



**PLANNING AND ZONING COMMISSION MEETING MINUTES
CITY OF DES PERES, MISSOURI
WEDNESDAY NOVEMBER 9, 2022
7:00 PM**

CALL TO ORDER

Chairperson Ahrens called the meeting to order at 7:00 p.m.

ROLL CALL

Anna Ahrens	Commission Chairperson	
Will Mura	Commission Vice Chairperson	
Terrie Gwin	Commission Member	
Tony Pawloski	Commission Member	
Rob Barringer	Commission Member	
Jim Jontry	Commission Member	
Jonathan Young	Commission Member	(ABSENT)
Mary McGrath	Commission Member	
Kurt Leinauer	Commission Member	
Derek Don	Commission Member	
Cynthia Kardesch	Commission Member	(ABSENT)
Mayor Becker	Mayor	
Alderman Pound	Aldermanic Rep	

The following staff members were present: Chris Graville, City Attorney; Scott Schaefer, Assistant City Administrator; Steve Meyer, Director of Public Works; Alexandra Knox, Public Works Admin; John Brancaglione, Des Peres On-Call Planner

AMENDMENT OF AGENDA

Chairperson Ahrens amended agenda to discuss Medwise before Zoning Text Amendments. Approved unanimously by voice vote.

APPROVAL OF MINUTES

Commissioner Don made a motion to approve the minutes as presented. Second by McGrath. Motion approved unanimously by voice vote.

OLD BUSINESS

1. Petition for Boundary Adjustment/Site Plan Approval/Conditional Use Permit 12030 MANCHESTER RD and 1087/1091 KINSTERN DR (MedWise Urgent Care)

Petitioner: Ashley Goodrich, Quick Trip of Tulsa

Commissioner Jontry gave a report of the subcommittee meeting held 11/3. The petitioners revised their plans and satisfied most of the initial concerns. The petitioner added fencing along the rear of the property, added a sidewalk along Kinstern, added landscaping and proved reduction in traffic but did not revise the color scheme of the building, as it is their national corporate branding colors. The subcommittee recommended approval provided that the color palate is changed. Mr. Meyer mentioned he had conversations with MedWise representatives the



45 morning after the subcommittee meeting and they are unwilling to deviate from their corporate
46 branding.

47 Mr. Graville asked if we'd received approval for a traffic study.

48 Steve answered the resolution will be on the Board of Aldermen agenda for next Monday to hire
49 Lochmueller to complete a traffic study.

50 Commissioner Barringer explained the commission should express what we want to see for
51 color palate/finishes, and try to negotiate with the petitioner.

52 Mr. Meyer mentioned our "Architectural Standards" don't clarify what is or is not allowed.

53 Commissioner Jontry claimed the subcommittee is not asking MedWise to come up with a new
54 color scheme, just one that is not as bright.

55 Commissioner Don mentioned MedWise is providing more than enough parking, they could
56 make their lot smaller and keep the large tree in the rear.

57

58 MedWise representatives will be present at the December meeting for a discussion and potential
59 recommendation to the Board of Aldermen.

60

61 **2. Petition for Zoning Text Amendment for PD-MXD**

62 Mr. Schaefer provided a recap of the decisions made at the October meeting. It was decided that
63 subcommittee meetings would be discontinued and the zoning amendments and Magnolia Ridge
64 would be discussed separately with isolated review processes. He stressed that minimum zoning
65 criteria for PD-MXD to core standards that all future projects should comply with and all other
66 development considerations should be negotiated during master site plan review. He gave the
67 example of a "two bucket" approach; with Zoning Amendments being #1, and Negotiated Master
68 Plan being #2. Bucket #1/Zoning Amendments are the minimum standards that tell the Planning
69 Commission what needs to be negotiated in Bucket #2. Zoning Amendments for PD-MDX
70 zoning include minimum acreage regulations, minimum parking standards, bulk standards, site
71 coverage standards, and commercial tenant space requirement. Specific topics such as covered
72 parking requirements, project density, signage, PILOTs, aesthetics and landscaping should be
73 negotiated during a project's petition for master site plan approval.

74

75 Staff and the commission went through the redlined document and spoke their thoughts for each
76 requirement.

77 Minimum acreage requirements for PD-MXD were reduced to 5 acres from 10. Minimum site
78 sizes may be waived by the Board if the proposed use is desirable or necessary in relationship to
79 the surrounding neighborhood or if it's in the public interest.

80 Multi-family developments may consist of one or multiple structures used for residential
81 purposes and must have some portion of its ground floor area dedicated to retail, service or
82 office. The proposed text amendment allows for waiver by the board of aldermen, but there was
83 discussion whether to omit an option for waiver.

84 Leases are not to be less than one year in term.

85 Current language states residential density shall not exceed 18 units per acre; Multi-family
86 density shall not exceed 30 units per acre. Staff studied the surrounding communities with
87 multifamily zoning and settled on a median density requirement. It was decided on a 200' buffer
88 from any building face, including parking garages, to any abutting single family residential
89 district.



90 The draft language states building heights not be greater than 5 stories or 72 feet and spells out
91 how heights would be measured.

92 Current zoning code language does not have minimum parking standards or covered parking,
93 proposed language state parking ratios shall not be less than 1.5 spaces per unit and resident
94 parking shall be primarily below grade or within an attached structure.

95

96 Chairperson Ahrens petitioned the audience for feedback.

97

98 Nancy Staley, 1819 N Ballas, asked when development lighting would be dictated. Mr.
99 Schaeffer answered a photometric study is required as part of the master site plan.

100

101 Mr. Schaeffer stated that John Brancaglione, would make revisions to the ordinance and provide
102 clean and redlined versions for the commission to review. The commission will meet for a
103 potential recommended vote in December, then move on to Magnolia Ridge discussions in
104 January.

105

106 **STATUS REPORTS**

107 **1. BOARD OF ALDERMEN**

108 Alderman Pound reported the Board has concluded budget season. There will be a public hearing
109 November 28. The Board approved three new positions overall – Human Resources, Planner and
110 Street Maintenance Worker. Mayor Becker added the Board has been looking at options for City
111 Hall renovations.

112

113 **2. SUBCOMMITTEE(S)**

114 1. SIGN COMMITTEE – None

115 2. FENCE COMMITTEE – None

116 3. ARCHITECTURAL REVIEW COMMITTEE – None

117

118 **OTHER ITEMS**

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120 **ADJOURNMENT**

121 Commissioner Jontry moved to adjourn the meeting, with a second by Commissioner Barringer.
122 Motion was approved by voice vote and the meeting was adjourned at 9:17 p.m.

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Chairperson Anna Ahrens

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Recording Secretary, Alexandra Knox