



**PLANNING AND ZONING COMMISSION MEETING  
CITY OF DES PERES, MISSOURI  
12325 MANCHESTER ROAD  
FEBRUARY 8, 2023 – 7:00PM**

**CALL TO ORDER**

**ROLL CALL**

**AMENDMENT OF AGENDA**

**APPROVAL OF MINUTES**

[December 14, 2022](#)

**OLD BUSINESS**

1. Revised Petition for Zoning Text Amendment for PD-MXD, Petition for Rezoning, Petition for Site Plan Approval for a 182-Unit apartment building with 4,000sqft commercial tenant space  
13431 Manchester Road – Magnolia Ridge Apartments  
Petitioner: Barn Owl LLC  
**Tabled pending Board of Aldermen action in February -THERE WILL BE NO DISCUSSION OF THIS PETITION AT THIS MEETING**
2. [Petition for Boundary Adjustment/Site Plan Approval/Conditional Use Permit](#)  
12030 Manchester Road and 1087/1091 Kinstern Drive  
Petitioner: Kimley Horn, OBO MedWise Urgent Care  
**Tabled until March pending material submittal and subcommittee meeting-THERE WILL BE NO DISCUSSION OF THIS PETITION AT THIS MEETING**
3. Amendment of the Municipal Code regarding [Home Occupations](#)  
Referred by Board of Aldermen for Discussion and Approval

**NEW BUSINESS**

1. Petition for Site Plan Approval and Conditional Use Permit  
12100 Manchester Road – Take 5 Carwash  
Petitioner: Rosa Morquecho-Rogue Architects
2. Amendment of the Municipal Code regarding Conditional Use Permits  
Referred by Board of Aldermen for Discussion and Approval in conjunction with passage of a [90 Day Moratorium on Issuance of CUPs](#)
3. Amendment of the Municipal Code regarding “Recreational” Marijuana Sales  
Referred by Board of Aldermen for Development of Requirements in conjunction with passage of a [90-day Moratorium on Comprehensive Marijuana Dispensary Facilities](#)

**STATUS REPORTS**

1. **BOARD OF ALDERMEN REPORT**
2. **SUBCOMMITTEE REPORT(S)**
  - a. SIGN COMMITTEE – None
  - b. FENCE COMMITTEE – 12800 Westledge
  - c. ARCHITECTURAL REVIEW COMMITTEE – None

**OTHER ITEMS**

**ADJOURNMENT**

**AMERICANS WITH DISABILITIES ACT**

The City of Des Peres will comply with the Americans with Disabilities Act. Individuals who require an ADA modification due to a disability to attend a meeting should contact the City Clerk at 314-835-6111 or [cityclerk@desperesmo.org](mailto:cityclerk@desperesmo.org) or use Relay Missouri 711 at least 72 hours in advance of the meeting date to communicate their needs.

Alexandra Knox, Public Works Admin

Posted January 27, 2023

Web posting [www.desperesmo.org](http://www.desperesmo.org)

Unless Otherwise Noted All Meetings Are Open to The Public. Subject to a motion duly made and adopted, the Planning and Zoning Commission may hold a ClosedMeeting pursuant to the cities provisions of the Revised Statutes of Missouri.