



CITY OF DES PERES
Department of Public Works

TO: City Administrator & City Clerk

FROM: Scott Schaefer
Assistant City Administrator

DATE: March 28, 2023

RE: Meeting Summary: Subcommittee on Magnolia Ridge Apartments

The subcommittee met at 4:03pm on Wednesday, March 27, 2023 inside the Council Chambers at the Des Peres Government Center. Those present included Commissioner Barringer, Arhens, McGrath, and Gwin. Commission Don was absent due to a scheduling conflict.

Staff in attendance included the Assistant City Administrator and Director of Public Works. Mayor Becker also attended the meeting as a spectator. Sign-in sheets were circulated amongst the crowd and will be retained on file.

Chairman Ahrens opened discussions on the Magnolia Ridge petition which focused on the following issues:

- The subcommittee discussed at length the proposed building elevations which currently envision a colonial-style aesthetic as an alternative to the modern-classic design that was featured in the original submittal. The subcommittee was later given a menu of design concepts to draw inspiration from including the Marlowe Apartments (Central West End) and the Mecato Grove mixed-use development located in Lake Oswego, Oregon. The petitioner agreed to incorporate feedback from the subcommittee and report back with visual renderings for further discussion.
 - The Director of Public Safety offered his preliminary impressions of the site plan which focused primarily on fire and ems compliance. Issues covered included water service, hydrant placement, sprinkler systems, standpipes for the parking garage, restrictions against storing barbeque equipment on exterior balconies, minimum height clearance for aerial trucks, and turning movements for emergency response equipment.
 - The subcommittee had a brief discussion on signage for the development which is likely to be confined to the main entrance by virtue of a monument sign detailing the primary user in addition to the ground-floor tenant mix. The subcommittee was adamant about restricting signage along the northern side of the property to avoid visibility from the adjacent residential districts.
 - Questions about whether onsite security personnel would be staffed on the premises to supplement routine police patrols. The petitioner advised that private security would not be provided unless circumstances dictated otherwise. According to the
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petitioner, an advanced security system would be installed which is commonplace in the industry. The Assistant City Administrator recommended that the security system have the ability to communicate directly with Public Safety to ensure timely responses.

- Questions regarding vehicle tags and whether tenants would be required to have them as a condition of living at the development for security purposes. The petitioner advised that tags would not be necessary given the limited functionality of the development beyond authorized tenants and their guests.
- Concerns about pets being allowed on the property and whether additional insurance would be required from the renter. The petitioner advised that certain animals would be allowed (with insurance) subject to a pet interview which is a growing trend for multi-family developments.
- Questions were raised about the mixture of commercial tenant spaces permitted on the site which currently provide for a coffee shop, fitness studio, and office space. The Assistant City Administrator recommended that the master site plan clearly establish a range of commercial uses that are permitted for the site which may include a restaurant in the future. The petitioner suggested that a full-service restaurant would likely not be feasible for the property given the buildout requirements and parking impact. However, a limited fast-casual restaurant may be pursued.
- The subcommittee questioned whether tenants would be subject to criminal background checks prior to awarding lease agreements. The petitioner advised that credit history and criminal background checks are both mandatory requirements for future tenants.
- A concern was raised about the visibility of rooftop equipment from the adjacent properties and whether additional screening would be required. The petitioner stressed that all rooftop equipment would not be visible from any direction based on current building elevations which are tall enough to avoid visibility from the ground.

Outcome: No decisions or recommendations were made during this meeting. The subcommittee unanimously agreed to hold a third meeting with no defined date.

The meeting was adjourned at 5:22pm following a motion by Commissioner Gwin and a second by Commissioner Barringer.

Respectfully submitted,



Scott Schaefer
Assistant City Administrator
March 28, 2023