



CITY OF DES PERES
Department of Public Works

TO: City Administrator & City Clerk

FROM: Scott Schaefer
Assistant City Administrator

DATE: Tuesday, May 3, 2022

RE: Meeting Summary: Subcommittee on Multi-Family Housing and Prospective Changes to the Zoning Code

The subcommittee met at 5:05pm on Tuesday, May 3, 2022 inside the Council Chambers at the Des Peres Government Center. Those present included Commissioner Barringer, Leinauer, Mura, Arhens and Don. Commissioner Young was absent from the meeting due to a scheduling conflict.

Staff in attendance included the Assistant City Administrator. Sign-in sheets were circulated amongst the larger crowd and will be kept on file.

The Assistant City Administrator advised that the purpose of the subcommittee was to continue discussions on whether to amend the comprehensive plan by identifying prospective locations in which multi-family housing might be appropriate in the future. To that end, those sites would become eligible for future redevelopment in which multi-family housing would be allowed pending a zoning change using planned development regulations.

Commissioner Barringer in his capacity as Chairman opened the meeting and advised that the subcommittee would be a closed forum in which comments from the audience would not be addressed to avoid disruptions. Chairman Barringer emphasized that the most appropriate venue for feedback would be the full Planning & Zoning Commission which meets again on Wednesday, May 11th.

The following talking points were raised and discussed by the subcommittee:

- General discussion on the importance of soliciting resident feedback and raising public awareness to determine whether amending the Comprehensive Plan to conceptually allow multi-family uses would be a desirable outcome. Various communication platforms were discussed including the city website, newsletter, and community satisfaction survey.
 - High-level discussion about the merits of permitting multi-family uses to accommodate aging in place – referring to a situation in which older residents choose to remain in their homes or communities instead of relocating to an institutional setting.
 - Questions about whether permitting multi-family housing might fundamentally change the character of the community which is currently limited to single-family uses. Staff
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clarified that while the housing portfolio in Des Peres is almost entirely owner-occupied, rental property does exist according to census data. However, because the city does not have an occupancy program, staff is unable to determine how much rental property is currently available.

- Concerns about high-density development occurring along the eastern stretch of Manchester Road (east of 270) given the high concentration of commercial development which already features close proximity to residential areas.
- Questions about the value of readopting a Future Land-Use Map as part of the Comprehensive Plan, suggesting that it may prematurely overstate our commitment to allowing certain types of redevelopment to occur on a specific tract of land. Staff advised that the Future Land-Use Map enables the city to proactively designate certain properties as appropriate for alternative land-uses which are not currently permitted on that particular site. While this doesn't automatically compel the city to pursue that change, it demonstrates our long-range planning capacity while defending future zoning decisions should the project become subject to redevelopment.

Outcome: No formal recommendations were established during this meeting. The subcommittee unanimously agreed to reconvene at 6:00pm on Wednesday, May 11th for the purpose of clarifying the subcommittee's progress which includes the following:

- A general consensus to explore amendments to the Comprehensive Plan that would conceptually allow mixed-used developments to occur along the Manchester Road commercial corridor (C-1 and C-2 zoning) but only on properties located west of Ballas Road using sites in excess of five (5) acres. The subcommittee is actively reviewing the Future Land-Use Map to determine what properties are most-conducive for mixed-use developments, if any.
- A general preference for utilizing Planned Development Mixed zoning (PD-MXD) as the vehicle for allowing high-density residential dwellings on the condition that commercial tenant space be preserved as part of the overall development. This would effectively eliminate the need to adopt new planned development regulations (PD-RMF) that would cater specifically to multi-family dwellings. No recommendations have been finalized as to what constitutes high-density residential dwellings at this point. Considerations for apartment uses, condominiums, and townhomes are all being discussed.

The meeting was adjourned at 6:55pm following a motion by Commissioner Ahrens and a second by Commission Mura.

Respectfully submitted,



Scott Schaefer
Assistant City Administrator
May 6, 2022