



TO: City Administrator, Assistant City Administrator and City Clerk

FROM: Kate Crimmins, City Planner

DATE: Wednesday, June 7, 2023

**RE: Planning & Zoning Commission
Text Amendment for Storage Uses Subcommittee**

The Planning and Zoning Commission subcommittee regarding a text amendment to allow Storage met at 10:30 AM on Wednesday, May 31 in the Council Chambers at Des Peres City Hall.

In attendance were Planning and Zoning Commissioners Robert Barringer, Will Mura, Kurt Leinauer, and Mary McGrath. Will Mura was nominated as chair of the subcommittee. Director of Public Works Steve Meyer and City Planner Kate Crimmins were also in attendance. The petitioner was inadvertently left off the meeting invitation, and therefore was not in attendance.

Commission members received a memo from Kate Crimmins dated May 25, 2023 regarding a potential method for adding storage as a conditional use to C-1 zoning districts.

The subcommittee members noted that storage as a primary use is typically limited to industrial zoning districts. They unanimously concluded that they do not feel there is a need or desire to add industrial zoning districts. They noted that in the current zoning code, storage can be a secondary use when the primary use is retail or another permitted use.

The subcommittee discussed the potential for adding storage to the zoning code as a conditional use in C-1 zoning districts. This would allow storage at the site upon receipt of a CUP for that use. It was noted that this would allow storage as a primary use with a CUP for any C-1 zoned property. The possibility of Planned District-Commercial zoning was also discussed. This could be used to allow storage at the site for only this property, although the Board of Aldermen would need to waive the minimum acreage requirement. It was noted that the site would be challenging to develop and due to the steep grade, limited access, and utility easement crossing the site.

The subcommittee members voted on the following recommendations to the Planning and Zoning Commission:

1. The Subcommittee recommends against adding a designated Industrial zoning district.
 - 4 in favor, 0 opposed.
 2. The Subcommittee recommends against adding storage as a conditionally permitted use to C-1 zoning districts.
 - 4 in favor, 0 opposed.
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3. The Subcommittee recommends a change to PD-C zoning for all commercial zoning requests as deemed appropriate.
 - 4 in favor, 0 opposed.
4. Regarding the request for storage at the Sam's Drive site specifically, the Subcommittee recommends that PD-C could be considered as a path for allowing storage as a primary use at this location. However, they will need more information before making further decisions on this specific site and request
 - 3 in favor, 1 opposed.

The meeting adjourned at 12:00 PM.