



PUBLIC HEARING

PROPOSED AMENDMENTS ON MULTI-FAMILY USES

DES PERES BOARD OF ALDERMEN
BILL 23-2972
JANUARY 23, 2023

WHAT THIS MEASURE DOES?

Recognizes “multi-family” as a permitted land-use category within the Planned Development Mixed (PD-MXD) Zoning District following approval of a Master Site Plan

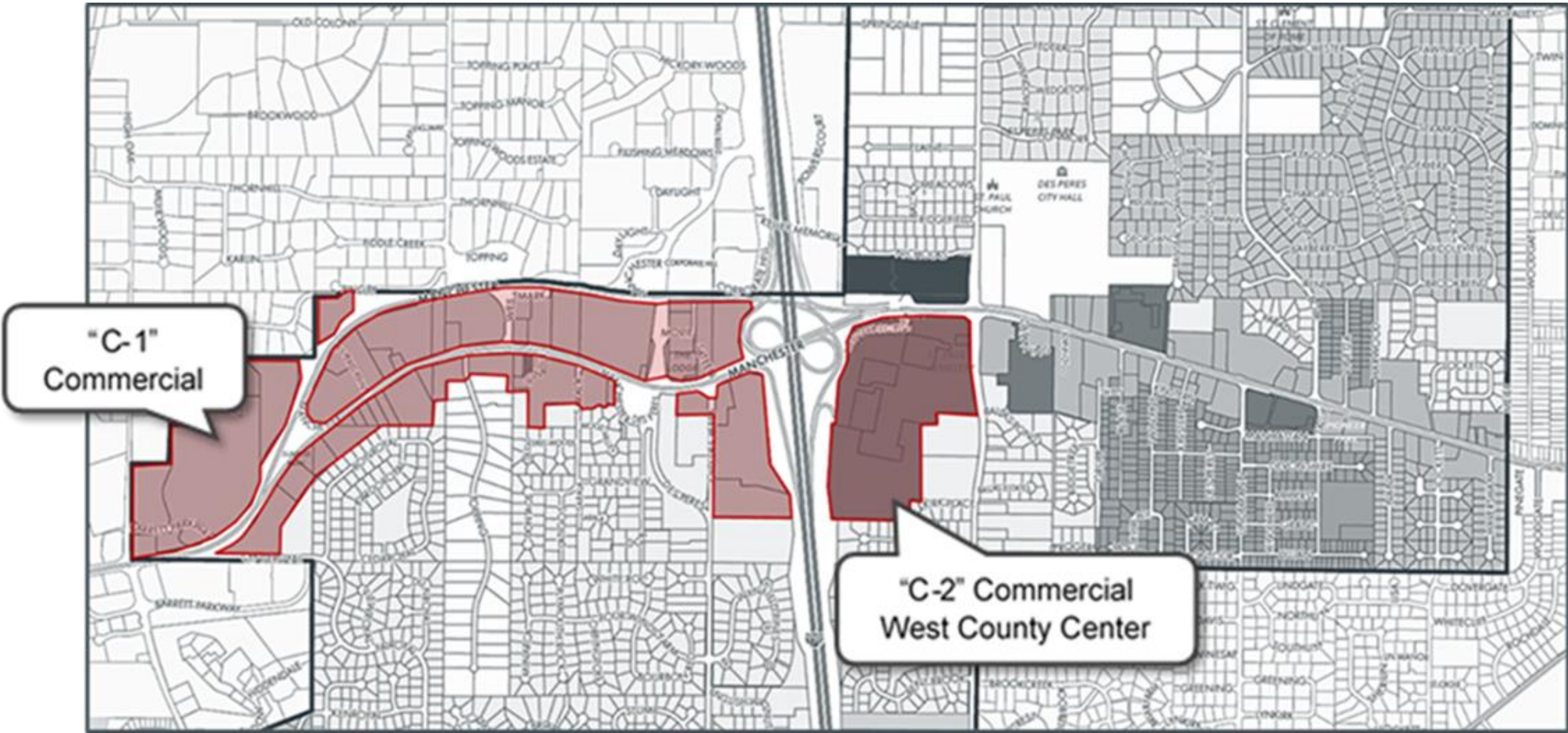
LAND USE TYPE	A	AA	B	D	E	F	C-1	C-2	C-3	PD-R	PD-C	PD-MXD
Residential												
Dwelling, single-family attached										P		P
Dwelling, single-family detached	P	P	P	P	P	P				P		
Dwelling, multi-family												P
Nursing Homes							C			P	P	P
Retirement Homes							C			P	P	P
C*=Use is conditional and subject to additional requirements related to the specific use.												

WHAT EXACTLY IS “MULTI-FAMILY”

- Building containing multiple residential dwellings that **may be owner or renter-occupied** but is not used for transient accommodations or short-term rentals (Airbnb, VRBO or VERBOH)
- Most cities DO NOT distinguish between owner-occupied and rental dwellings

CONDITIONS OF ALLOWING MULTI-FAMILY

1. Minimum acreage requirement of **ten (10) acres** to meet site eligibility unless otherwise waived by the Board of Aldermen
2. Limits multi-family uses to commercially-zoned properties located **west of Ballas Road**



**"C-1"
Commercial**

**"C-2" Commercial
West County Center**

OTHER NOTEWORTHY CONDITIONS

- Prohibition against **short-term rentals**. Establishes minimum residential lease of one (1) year for apartment purposes
- Project density may not exceed **30 units** per acre
- Must have **adequate buffers** separating the development from adjacent residential districts
- Maximum building height of **five (5) stories** measured from the first floor of tenant occupancy
- Establishes a minimum off-street parking ratio of **1.5 spaces** per dwelling

DISCRETIONARY STIPULATIONS

- Encourages but DOES NOT REQUIRE dedication of **ground-level commercial tenant space** as part of future multi-family projects. Standalone multi-family concepts are permitted but not openly encouraged.
- Encourages BUT DOES NOT REQUIRE that all multi-family projects include parking accommodations that are primarily **below-grade** or within **an enclosed structure**. Revisions allow for surface parking as necessary with limitations relative to drop-off, delivery, and waiting areas.

PLANNED DEVELOPMENT MIXED (PD-MXD)

Independent, freestanding zoning district in which the various underlying zoning regulations (parking, signage, landscaping) are **negotiated** and applied to a specific development

- Intended to **encourage creativity** for development of land that would otherwise be challenging under conventional zoning standards
- Created in 2018 as part of the Zoning Code rewrite

HOW PLANNED DEVELOPMENTS WORK?

1. Preliminary Site Plan: conceptual overview:
 - Targeted land-use, building location and size, setback requirements, parking, density, traffic impact, etc...
2. Final Development Plan: “in the weeds” discussions:
 - Landscaping design, construction phasing, signage, etc...

COMMON ISSUES?

- What are the financial implications of introducing multi-family to Des Peres?
 - Taxable benefits to offset service output, staffing and equipment needs?
 - Payment In Lieu of Taxes (PILOTs)?
- How do neighboring communities treat multi-family?
- Negative traffic impact of denser developments?
- How much discretion do PD districts really afford?

HOW DOES MAGNOLIA RIDGE FIT IN?

Zoning text amendments (and Comprehensive Plan) were initiated by **Barn Owl**.

P&Z has decided to disassociate the two petitions:

1. To avoid the perception that the pending zoning changes are being influenced by the development
2. P&Z has expressed interest in allowing multi-family uses independently from Magnolia Ridge

Comments or Questions?

