



CITY OF DES PERES
Department of Public Works

TO: City Administrator & City Clerk

FROM: Scott Schaefer
Assistant City Administrator

DATE: March 13, 2023

RE: Meeting Summary: Subcommittee on Magnolia Ridge Apartments

The subcommittee met at 4:05pm on Wednesday, March 15, 2023 inside the Council Chambers at the Des Peres Government Center. Those present included Commissioner Barringer, Arhens, McGrath, Don and Gwin.

Staff in attendance included the Assistant City Administrator and Director of Public Works. Sign-in sheets were circulated amongst the crowd and will be retained on file.

Commissioner Ahrens was unanimously appointed as subcommittee chairperson.

The Assistant City Administrator advised that the purpose of the subcommittee was to evaluate the Magnolia Ridge submittal, establish a consensus on desired changes, and issue a final recommendation to the Commission for subsequent review. The following talking points were raised by the subcommittee:

- Commissioner McGrath raised concerns about the overall traffic impact of the development with a specific focus on cut-thru traffic at Des Peres Pointe which may serve as the turnaround point for tenants attempting to access the property from the west. The petitioner advised that future tenants would be educated to utilize Des Peres Road as a means of accessing the property when traveling eastbound. The petitioner later insisted that retailers often embrace cut-thru traffic given the potential for higher sales and service volumes.
 - Concerns about future visibility of the development from the north (via Town and Country) were discussed at length with a specific focus on landscaping buffers, preservation of existing trees, and placement of modular retaining walls. Conceptual renderings were provided by the petitioner to help visualize the various building elevations from all directions.
 - Commissioner Gwin questioned whether the general public would have access to commercial amenities located on the ground floor, or whether those amenities would be limited to the population of the development. The petitioner expressed a willingness to recruit commercial tenants with a capacity to service both. The petitioner went on to clarify his intentions to populate the lower level with a coffee shop, fitness studio, and office space.
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- General questions were raised about parking capacity and how minimum parking requirements would be impacted by tenant (commercial) turnover. The Assistant City Administrator advised that while the current submittal meets the parking standard of 1.5 spaces per unit, the city should attempt to identify and anticipate future commercial users which may demand a different parking requirement. Those parking arrangements should be incorporated into the Master Development Plan to avoid excess or insufficient parking loads based on the authorized tenant mix.
- Commissioner Barringer conveyed a general preference for the original building elevations which were modified in October 2022 to incorporate colonial-style architectural elements. The petitioner agreed to produce a menu of alternative design options for the subcommittee to review – one of which would draw inspiration from The Lodge Community Center.
- Concerns about whether blasting techniques would be permitted during the construction phase given the amount of bedrock located onsite. The Assistant City Administrator conveyed his preference to avoid blasting which could be stipulated in the Master Development Plan if needed. Controlled demolition permits fall under St. Louis County jurisdiction.
- Questions about signage were raised and whether the development would feature an entry monument at the primary entrance off Manchester Road in addition to wall signage as permitted under city codes. The petitioner conveyed preliminary interest in preserving a monument sign at the main entrance which would include information on the various commercial tenants. The petitioner later emphasized that no signage would be directed north facing residential property.
- Discussions took place regarding stormwater control (as required by MSD) and the potential for constructing underground detention to create additional buffer space between the proposed parking lot and the adjoining residential properties to the north.

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

The meeting was adjourned at 5:31pm following a motion by Commissioner Don and a second by Commissioner McGrath.

Respectfully submitted,



Scott Schaefer
Assistant City Administrator
March 16, 2023