CITY OF WEBSTER GROVES
April 6, 2021

The City Council met this date in a regular session, via Zoom, which was available to the public via teleconference, at 7:35 pm.

Present at Roll Call: Mayor Gerry Welch
Councilmember Laura Arnold
Councilmember Pam Bliss
Councilmember David Franklin
Councilmember Emerson Smith
Councilmember Karen D. Alexander
Councilmember Sarah Richardson

A quorum was present.

Also present: Dr. Marie Peoples, City Manager
Mr. Neil Bruntrager, City Attorney
Ms. Katie Nakazono, City Clerk

RECOGNITION
The Mayor and Council recognized Hixson student Colette Giezentanner for winning the St. Louis Post Dispatch Regional Spelling Bee.

The Mayor and Council recognized Assistant City Manager/Director of Finance and Administration Joan Jadali on her last meeting.

PUBLIC HEARINGS
Zoning Code Text Amendments - Two Family Residential: Proposed Amendments Include Clarifications to the Use and Dimensional Regulations Regarding Single Family Attached Dwellings and Two-Family Dwellings in the “A4” Seventy-Five Hundred Square Foot Residence District in Sections 53.070 and 53.100 and Amended Definitions Related to These Uses in Section 53.020

Mayor Welch opened the public hearing. Mara Perry, Director of Planning and Development, gave a brief presentation. (See Exhibit A, page 1-15). She stated that the two text amendments overlap some, so some sections will be in both hearings. This is something staff took on with some direction from the Council. Many communities around the country are looking at different ways to address affordable housing, inclusive zoning, equitable housing – but most of those are larger, transit intensive cities. We were trying to balance these issues while being an inner-ring suburb. She reviewed the timeline and research (See Exhibit A, page 2). She reviewed the history of Zoning in general as well as in Webster Groves (See Exhibit A, page 3-5). Per the Zoning Code, two-family dwellings are allowed in the “A4” District, but when you dig deeper it is limited by location (See Exhibit A, page 6). She reviewed key items that were discussed by the Plan Commission (See Exhibit A, page 7).
Councilmember Franklin asked about the justification for allowing legal non-conforming lots for single-family versus multi-family, is that just precedential or historical? Ms. Perry stated that it is precedential and historical, but we also don’t want to do a taking of someone’s land. If you let me go to the next couple of maps you will see why we did this. We didn’t have to change anything in our Code to allow substandard lots to have a single-family dwelling. She showed a map of lots that meet the 7,500 square foot minimum (See Exhibit A, page 9). She reviewed setbacks (See Exhibit A, page 10-12). She reviewed parking for two family dwellings (See Exhibit A, page 12) as well as floor area ratio (See Exhibit A, page 13). Ms. Perry discussed accessory dwelling units. We proposed not making any changes to that Code at this time, but talked about discussing them in the future (See Exhibit A, page 14). She showed a map with the historic districts that might be impacted by this amendment (See Exhibit A, page 14). All new construction and additions have to adhere to historic district guidelines which are already in place. She reviewed the Use Chart for two-family residential (See Exhibit A, page 15). She stated that they are asking to keep the public hearing open for additional public comment.

Councilmember Arnold thanked Ms. Perry, Mr. Jendusa, and the Plan Commission for all the work put in on this. She asked about the impact on neighborhood home values if we begin to have duplexes built within “A4” districts. I can’t find evidence on this.

Ms. Perry stated that one of the articles in the packet addressed that. When they are attached, St. Louis County creates an assessment value that I believe is quite similar to a single-family home, but I am not an expert on that.

Mayor Welch asked about ownership. Is it typically two separate owners or one ownership? Ms. Perry stated that it depends. It can be a condo plat and split them half and half. You can also do it where someone owns it and rents half, or owns it and rents both. There are a lot of different configurations.

Councilmember Franklin asked if people have come and asked about building two-family buildings. Ms. Perry stated that they have. Two-family as well as townhouse configurations.

Councilmember Franklin asked if it was more individuals or developers. Ms. Perry stated that it was more individuals, but she has spoken with a couple of developers briefly. We are getting to the point where there are very few lots left. I don’t have anything specific.

Councilmember Franklin clarified that the Code has always explicitly allowed two-family dwellings, but because of the regulations, it is as if we didn’t really allow them.

Mayor Welch asked if this would accommodate two patio homes. I hear a lot of people asking about patio homes. Ms. Perry stated that it would. A patio home is typically two side-by-side houses with a first and second floor with patios off the back. Side-by-side rather than on top of one another.

Councilmember Alexander asked about dwellings with a full wall between them. Ms. Perry stated that this would allow for that. They are essentially single-family attached dwelling units.
April 6, 2021

Right now, detached units require a six-foot side lot on either side and the fire code requires ten feet.

Mayor Welch asked about someone who owns multiple lots. Ms. Perry stated that the Plan Commission considered that and would want to look at it some more. We still have the ability to expand these types of amendments.

Mayor Welch stated that across Laclede Station in Shrewsbury there are examples of townhouse style dwellings as well as patio homes. These are a good visual.

The Deputy City Clerk read remarks received in advance of the meeting from:
- Mike Driskill (Exhibit B)
- Mary Gordon (Exhibit C)

Clark Hotaling thanked Mara and Danny for their hard work on this. I truly hope this is a starting point and not an endpoint. The conversation of home value versus the diversity of people that can live in Webster based on class and race far outweighs this mythical discussion about property value and way of life. I want to repeat my comment from last night at the Plan Commission that the more housing options that we have here in Webster Groves, the better. I think we are very restrictive which keeps a lot of people out of our community, and is not the kind of community I want to retire to. My 26-year-old son just moved to Columbia, Missouri. He lives with five other professionals. That would not be allowed here. I think they add a tremendous amount to the community. Thanks again for all your work.

A motion was made by Councilmember Arnold, seconded by Councilmember Bliss, to keep the Public Hearing open until the April 20, 2021 meeting.

MEMBERS VOTING:
AYES: ARNOLD, BLISS, FRANKLIN, SMITH, ALEXANDER, RICHARDSON, WELCH
NOES: NONE

Mayor Welch stated that the public hearing would be kept open until the April 20, 2021 Council meeting.

BILL #9145 - FIRST AND SECOND READING – NOT CONDUCTED
BILL #9145 ENTITLED: AN ORDINANCE AMENDING CHAPTER 53, THE ZONING CODE OF WEBSTER GROVES, BY AMENDING THE USE AND DIMENSIONAL REGULATIONS FOR SINGLE FAMILY ATTACHED AND TWO-FAMILY DWELLINGS IN THE “A4” SEVENTY-FIVE HUNDRED SQUARE FOOT RESIDENCE DISTRICT IN SECTIONS 53.070 ET. SEQ.; 53.100 AND AMENDED DEFINITIONS RELATED TO THOSE USES IN SECTION 53.020 AND MATTERS RELATED THERETO

Councilmember Franklin stated that he is a little concerned about the perception of multi-family housing in Webster Groves. I think there is an antiquated belief that we are going back to the ideas of whatever the perception was in the 60s. Councilmember Bliss clarified that we aren’t talking about multi-family, we are talking about two-family here.

Mayor Welch opened the public hearing. Mara Perry, Director of Planning and Development, gave a brief presentation. (See Exhibit A, page 15-30). She stated that this is similar to the last one. We had a City Council Work Session discussion on this in February 2020. One reason we brought this before the Council is that we have made some amendments to different elements or areas of the 1956 Zoning Code. There are some great things about how the Code was written, but we did have some things we wanted to address as certain types of development were coming in. She reviewed the history of Zoning Code amendments (See Exhibit A, page 16) including Floor Area Ratio (page 17), new home numbers (page 18), and a map of new home locations (page 18). She reviewed Gross Floor Area (See Exhibit A, page 19-20). We also looked at recent additions (See Exhibit A, page 22). We pulled a few other cool maps together (See Exhibit A, page 23). She reviewed additional charts on square footage (See Exhibit A, page 24). She returned to the language of the proposed amendment.

Councilmember Arnold stated that it sounded like you said only one of the new homes would not have been able to be built under the new regulations. Ms. Perry stated that only one would not be able to go to ARB to ask for additional square footage. 34 could not be built under the current conditions.

Councilmember Franklin asked about adding an addition on a lot under 10,000 square feet. Is there a workaround if I want a greater square footage? Ms. Perry stated that there was not. If they have an attached garage and want to build a new home and detach the garage, they could build a larger home. She also noted that the square footage of the garage is a ratio in relation with the house. That keeps you from building a garage as big as your house.

Councilmember Arnold asked if in terms of a workaround, we are going to be relying on the judgment of the ARB, aren’t we? Ms. Perry stated that we are, but it is a fairly extensive process with a lot of research for the applicant.

Ms. Perry reviewed the proposed amendment regarding Preservation of Grade (See Exhibit A, page 25-27). She reviewed the definition for half-story (See Exhibit A, page 27-28). We are getting some very large rear elevations, so the proposal was to go to 50%. The last few, including side yard setback and yard projections are simple (See Exhibit A, page 29-30).

Mayor Welch stated that all of this is a balancing act. Being able to balance putting in some new housing that is contextually appropriate.

Councilmember Bliss stated that this took some inventive visualization for us to understand this.

Councilmember Richardson asked for additional clarification on half-stories. Ms. Perry addressed the half story issue.
A motion was made by Councilmember Bliss, seconded by Councilmember Arnold, to keep the Public Hearing open until the April 20, 2021 meeting.

MEMBERS VOTING:
AYES: BLISS, FRANKLIN, SMITH, ALEXANDER, RICHARDSON, WELCH, ARNOLD
NOES: NONE
Mayor Welch stated that the public hearing would be kept open until the April 20, 2021 Council meeting.

BILL #9146 - FIRST AND SECOND READING – NOT CONDUCTED
BILL #9146 ENTITLED: AN ORDINANCE AMENDING CHAPTER 53, THE ZONING CODE OF WEBSTER GROVES, BY AMENDING THE DIMENSIONAL REGULATIONS TO CLARIFY LOT COVERAGE AND HEIGHT REGULATIONS IN SECTIONS 53.043, 53.053, 53.063, 53.073 AND 53.202; AND AMENDING DEFINITIONS RELATED TO THE DIMENSIONAL REGULATIONS IN SECTION 53.020 AND MATTERS RELATED THERETO

REMARKS OF VISITORS
The Deputy City Clerk read submitted Remarks of Visitor comments received by 4 p.m. on April 6, 2021, into the record. Submissions were received from:
- Dave Buck (Exhibit D)
- Farrell Carfield (on behalf of the Alliance for Interracial Dignity) (Exhibit E)

NEW BUSINESS – MAYOR, COUNCILMEMBERS, CITY ATTORNEY, CITY MANAGER
No New Business.

BILL #9144 THIRD READING
On motion of Councilmember Bliss, seconded by Councilmember Arnold, BILL #9144 ENTITLED: AN ORDINANCE OF THE CITY OF WEBSTER GROVES, MISSOURI, AMENDING CHAPTER 4, “BOARDS AND COMMISSIONS”, ARTICLE VII, “ARTS COMMISSION”, SECTION 4.363 "COMPOSITION OF THE ARTS COMMISSION" AND MATTERS RELATED THERETO, having been introduced and read twice on March 16, 2021, was taken up its title read a third time and placed upon its passage to become Ordinance #9144.
Mayor Welch called for the vote on Bill #9144.
MEMBERS VOTING:
AYES: FRANKLIN, SMITH, ALEXANDER, RICHARDSON, WELCH, ARNOLD, BLISS
NOES: NONE
Mayor Welch stated that Bill #9144 was approved.

NEW BUSINESS
BILL #9147 – FIRST AND SECOND READING
Councilmember Richardson introduced BILL #9147 ENTITLED: AN ORDINANCE AUTHORIZING AN AGREEMENT BETWEEN ST. LOUIS COUNTY AND THE CITY OF WEBSTER GROVES, FOR CONSTRUCTION AND ONGOING MAINTENANCE
OF STREETSCAPE IMPROVEMENTS IN THE OLD ORCHARD BUSINESS DISTRICT; AND OTHER ACTIONS RELATED THERETO, and at the Councilmember’s request, the Bill was read twice, first and second times by title only, and placed on the agenda for future consideration of the Council.

Mayor Welch asked if this is an extension or a continuation of what is already approved. Ms. Perry stated that it is both.

BILL #9148 – FIRST AND SECOND READING
Councilmember Franklin introduced BILL #9148 ENTITLED: AN ORDINANCE AMENDING CHAPTER 10 “PUBLIC WAYS AND PLACES”, ARTICLE II “EXCAVATIONS”, SECTION 10.120 “APPLICATION FOR PERMIT” TO INCREASE EXCAVATION PERMIT FEES TO COVER THE ADDITIONAL COSTS OF SUCH INSPECTIONS WITHIN THE CITY OF WEBSTER GROVES, AND REPEALING ORDINANCE #8791, and at the Councilmember’s request, the Bill was read twice, first and second times by title only, and placed on the agenda for future consideration of the Council.

CONSENT AGENDA
A motion was made by Councilmember Arnold, seconded by Councilmember Bliss, to approve the Consent Agenda.

Mayor Welch called for the vote on the Consent Agenda.

MEMBERS VOTING:
AYES: SMITH, ALEXANDER, RICHARDSON, WELCH, ARNOLD, BLISS, FRANKLIN
NOES: NONE
Mayor Welch stated that the Consent Agenda was approved.

The following consent agenda was approved:
- Approval of Minutes – March 16, 2021
- Resolution #2021-18 – Adopting a Policy on Write-Offs of Uncollectible Billings for the City’s Ambulance Service
- Resolution #2021-19 – Amending the Budget for FY 2021
- Resolution #2021-20 – Authorizing the City Manager to Enter into an Agreement for a Construction Contract for the Streets Listed in the Mill and Overlay Program
- Resolution #2021-21 – Authorizing the City Manager to Enter into a Contract for the Newport/Yeatman Box Culvert Improvements
- Resolution #2021-22 – Authorizing the City Manager to Enter into an Agreement for a Lease for Copy Machines

APPOINTMENTS TO BOARDS AND COMMISSIONS
- Jane Porchey was appointed to the Historic Preservation Commission.
- Josh Bowlin was appointed to the Parks and Recreation Commission.

EXECUTIVE (CLOSED) SESSION
Councilmember Arnold made a motion, which was seconded by Councilmember Bliss, to go into Executive Closed Session per Attorney-Client Privileged Communications [MO Statute 610.021(1)], Real Estate [MO Statute 610.021 (2)], Personnel [MO Statute 610.021 (3)].
April 6, 2021

Mayor Welch called for the vote to go into Executive (Closed) Session.
MEMBERS VOTING:
AYES: ALEXANDER, RICHARDSON, WELCH, ARNOLD, BLISS, FRANKLIN, SMITH
NOES: NONE
Mayor Welch stated that the Council would go into Executive (Closed) Session.

ADJOURNMENT
There being no further business to come before the City Council, the meeting was adjourned at 9:56 p.m. on motion of the Mayor, duly seconded.

PASSED AND APPROVED this 20th day of April 2021.

CITY CLERK

MAYOR
Bill #9145
First & Second Reading

An Ordinance Amending Chapter 53, the Zoning Code of Webster Groves, by Amending the Use and Dimensional Regulations for Single Family Attached and Two Family Dwellings in the "A4," Seventy-Five Hundred Square Foot Residence District in Sections 53.070 et seq., Section 53.100, and Amended Definitions Related to Those Uses in Section 53.080 and Matters Related Thereto.

Residential Zoning Code

Other communities around the country are looking at equitable housing, affordable housing and inclusive zoning. Many of these are in large transit intense cities and not inner ring suburbs (Minneapolis, Portland, Seattle).

Need to look at the following when making wide-spread zoning changes:

Capacity of the infrastructure: local streets – traffic and parking

Capacity of utilities and city services
### 20-PC-06 Text Amendment
Two Family Residential

#### Bill #9145
First & Second Reading
An Ordinance Amending Chapter 53, the Zoning Code of Webster Groves, By Amending the Use and Dimensional Regulations for Single Family Attached and Two Family Dwellings in the “A4” Seventy-Five Hundred Square Foot Residence District in Sections 53.070 et seq., Section 53.100, and Amended Definitions Related to Those Uses in Section 53.020 and Matters Related Thereto

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#### Articles and Research
- IRES-net.com “Boulder: Attached Homes Could be Focus for Affordable Housing” February 16, 2018
- Metrotrend.com “Greater Salt Lake Housing 2018: Climbing Home Prices Push Growth into Attached Housing” August 22, 2018
- New York Times “Housing Market Slows, as Rising Prices Outpace Wages” September 29, 2018
- Slate.com “America’s Hottest Housing Debate is Coming to Oregon” December 14, 2018
- Citylab.com "Does Upzoning Boost the Housing Supply and Lower Prices? Maybe Not." January 31, 2019
- City of St. Petersburg – Multi-Family Development, Townhouse or Condominium development packet
- City of Tacoma, WA Affordable Housing page
- HUD “Evidence Matters – Landlords and Vouchers” Winter 2019
- American Planning Association Zoning Practice June 2019 – Housing Affordability
- American Planning Association Zoning Practice May 2020 – Inclusive Zoning

#### City Council Work Session Discussion
March 19, 2020

#### Plan Commission Hearings Held
October 5, 2020
November 2, 2020
December 7, 2020
January 4, 2021
February 1, 2021
March 1, 2021 – Hearing Closed for Vote
Bill #9145
First & Second Reading
An Ordinance Amending Chapter 53, the Zoning Code of Webster Groves, By Amending the Use and Dimensional Regulations for Single Family Attached and Two Family Dwellings in the "A4" Seventy-Five Hundred Square Foot Residence District in Sections 53.070 et seq.; Section 53.100; and Amended Definitions Related to Those Uses in Section 53.020 and Matters Related Thereto

20-PC-06 Text Amendment
Two Family Residential

History - Zoning
Zoning Code 1923

20-PC-06 Text Amendment
Two Family Residential

History - Zoning
Zoning Code 1923 Revised in 1950
20-PC-06 Text Amendment
Two Family Residential

Bill #9145
First & Second Reading
An Ordinance Amending
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District in Sections 53.070 et
seq.; Section 53.100; and
Amended Definitions
Related to Those Uses in
Section 53.020 and Matters
Related Thereto

History - Zoning
Zoning Code 1923
Revised in 1930

20-PC-06 Text Amendment
Two Family Residential

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seq.; Section 53.100; and
Amended Definitions
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History - Zoning
Zoning Code 1923
Revised in 1930
Zoning Code approved Sept. 20, 1956
Bill #9145
First & Second Reading
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Amended Definitions
Related to Those Uses in
Section 53.020 and Matters
Related Thereto

History - Zoning
Zoning Code 1933
Revised in 1930
Zoning Code approved Sept. 20, 1956

SECTION 1. "A4" SEVENTY-FIVE HUNDRED SQUARE FOOT
RESIDENCE DISTRICT REGULATIONS

The regulations set forth in this section or any part thereof in this ordinance shall refer to the district regulations in the "A4" Seventy-Five Hundred Square Foot Residence District.

Use Regulations: A building or premises may be used only for the following purposes:

1. Any use permitted in the "A" Twenty Thousand Square Foot Residence District.

2. Two-family dwellings which comply with the minimum lot area per family, yard and parking regulations of the "A4" Seventy-Five Hundred Square Foot Residence District where forty (40) percent or more of the frontage on the same side of the street between two intersecting streets is occupied by other two-family or multiple dwellings.

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Residential Zoning Code
"A4" Seventy-Five
Hundred Square
Foot Residence
District
Already allows for
two-family but is
limited by location.
<table>
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<tr>
<th>Bill #9145 First &amp; Second Reading</th>
<th>Residential Zoning Code</th>
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<td>An Ordinance Amending Chapter 53, the Zoning Code of Webster Groves, By Amending the Use and Dimensional Regulations for Single Family Attached and Two Family Dwellings in the &quot;A4&quot; Seventy-Five Hundred Square Foot Residence District in Sections 53.070 et seq., Section 53.100, and Amended Definitions Related to Those Uses in Section 53.020 and Matters Related Thereto</td>
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| 20-PC-06 Text Amendment  
Two Family Residential |
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<td><strong>Residential Zoning Code Considerations</strong></td>
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<td>- Definitions</td>
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<td>- Minimum lot sizes</td>
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<tr>
<td>- Width of lots</td>
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<td>- Floor Area Ratio</td>
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<td>- Setbacks for shared units</td>
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<td>- On site parking requirements</td>
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<td>- Accessory dwelling units</td>
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<td>- Capacity of the infrastructure: local streets – traffic capacity</td>
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<td>- Capacity of utilities and city services</td>
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Two Family Residential |
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<td><strong>Two Family Residential – Definitions</strong></td>
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<td>Updated definitions include:</td>
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<td>- Dwelling, Single-Family Attached</td>
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<td>- Dwelling, Two-Family</td>
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<tr>
<td>New definitions include:</td>
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<td>- Party wall</td>
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Focus on refining distinctions between definitions of already existing allowed uses and expanding their availability as options in the city.
Bill #9145
First & Second Reading

An Ordinance Amending Chapter 53, the Zoning Code of Webster Groves, By Amending the Use and Dimensional Regulations for Single Family Attached and Two Family Dwellings in the "A4," Seventy-Five Hundred Square Foot Residence District in Sections 53.070 et seq.; Section 53.100; and Amended Definitions Related to Those Uses in Section 53.020 and Matters Related Thereto
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Two Family Residential

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Two Family Residential – Side Yard Setbacks

Existing "A4" Zoning
- 6ft minimum side yard setback standard for single family dwellings
- Sections in blue will be discussed in the public hearing for 20-PC-07

A two-family dwelling is two single-family dwelling units, adjoined into one building, built on one lot
- When the two dwelling units are built side-by-side on one lot, connected by a party wall, no minimum setback distance or open space will be required between dwelling units

An attached single-family dwelling is two single-family dwellings units, adjoined as one building but built on two separate lots
- No minimum setback distance or open space will be required between dwelling units
Two Family Residential – Side Yard Setbacks

Existing "A4" Zoning
- 6ft minimum side yard setback standard for single family dwellings

Typical Single family (detached)

Two Family Residential – Side Yard Setbacks

A two-family dwelling is two single-family dwelling units, joined into one building, built on one lot
- When the two dwelling units are built side-by-side on one lot, connected by a party wall, no minimum setback distance or open space will be required between dwelling units
- Standard 6ft setback required on the outer side yard

Two family dwelling (one lot)
20-PC-06 Text Amendment
Two Family Residential

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seq.; Section 53.100; and
Amended Definitions
Related to Those Uses in
Section 53.020 and Matters
Related Thereto

Two Family Residential – Side Yard Setbacks
An attached single-family dwelling
is two single-family dwellings
units, adjoined but built on two
separate lots
- No minimum setback distance
  or open space will be required
  between dwelling units
- Standard 6'6" setback required
  on the outer side yard

Attached single family
(2 to 4 lots)

20-PC-06 Text Amendment
Two Family Residential

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Related Thereto

Two Family Residential – Parking
Minimum parking requirements for both units
Keeping existing code requirements for numbers of
parking spaces per dwelling.
## 20-PC-06 Text Amendment
### Two Family Residential

**Bill #9145**  
First & Second Reading  
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### Two Family Residential – Floor Area Ratio

Existing "A4" Zoning
- FAR standards for single family (detached) and single family attached would be the same
- Sections in blue will be discussed in the public hearing for 20-PC-07

FAR standards for two-family dwelling on one lot could not exceed what would be allowed for a single family dwelling on the same lot
- Up to 2,000 sqft per unit on 7,500 sqft lot  
- Combined 2,400 sqft on 7,500 sqft lot
- Up to 3,000 sqft per unit on 10,000 sqft lot  
- Combined 3,400 sqft on 10,000 sqft lot

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## 20-PC-06 Text Amendment
### Two Family Residential

**Bill #9345**  
First & Second Reading  
An Ordinance Amending  
Chapter 53, the Zoning Code  
of Webster Groves, By  
Amending the Use and  
Dimensional Regulations for  
Single Family Attached and  
Two Family Dwellings in the  
"A4" Seventy-Five Hundred  
Square Foot Residence  
District in Sections 53.070 et seq.; Section 53.100; and  
Amended Definitions  
Related to Those Uses in  
Section 53.020 and Matters  
Related Thereto

### Two Family Residential – Floor Area Ratio

- **List Coverage:**  
  1. **A maximum Floor Area Ratio (FAR) for a single-family detached residence or attached dwelling shall not exceed:**  
     - A. For lots 7,500 square feet or less in area, 0.35 or 2,660 square feet, whichever is greater
     - B. For lots greater than 7,500 square feet but less than 10,000 square feet, 0.32 or 2,660 square feet, whichever is greater
     - C. For lots 10,000 square feet or greater but less than 20,000 square feet, 0.30 or 3,000 square feet, whichever is greater
     - D. For lots 20,000 square feet or greater in area, 0.25 or 3,000 square feet, whichever is greater

- **A maximum Floor Area Ratio (FAR) for a two-family dwelling shall not exceed:**  
  - A. For lots greater than 7,500 square feet but less than 10,000 square feet, 0.32 per unit
  - B. For lots 10,000 square feet or greater in area, 0.25 per unit or 1,600 square feet per unit, whichever is greater

- **Total ground area covered by all buildings, excluding accessory buildings, shall not exceed lots permitted (50%) of the lot size.**

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13
20-PC-06 Text Amendment
Two Family Residential

Bill #9145
First & Second Reading
An Ordinance Amending Chapter 53, the Zoning Code of Webster Groves, By Amending the Use and Dimensional Regulations for Single Family Attached and Two Family Dwellings in the "A4" Seventy-Five Hundred Square Foot Residence District in Sections 53.070 et seq., Section 53.100; and Amended Definitions Related to Those Uses in Section 53.020 and Matters Related Thereto.

Two Family Residential – Accessory Dwelling Units
City code already allows "accessory dwelling units" for immediate family members of the homeowner (i.e., "mother-in-law suites")
- Can be located within main house house, attached, or detached
- Subject to setback, size, building, and occupancy standards

City staff is not proposing or recommending any relaxation of these standards that would allow rental or condo ADUs for occupancy by individuals who are not immediate family members of the resident homeowner.

20-PC-06 Text Amendment
Two Family Residential

Bill #9145
First & Second Reading
An Ordinance Amending Chapter 53, the Zoning Code of Webster Groves, By Amending the Use and Dimensional Regulations for Single Family Attached and Two Family Dwellings in the "A4" Seventy-Five Hundred Square Foot Residence District in Sections 53.070 et seq., Section 53.100; and Amended Definitions Related to Those Uses in Section 53.020 and Matters Related Thereto.

Two Family Residential – Historic Districts
All new construction or additions would need to follow the historic district guidelines for that district.

Would need to adhere to the design guidelines already associated with the historic district.
20-PC-06 Text Amendment
Two Family Residential

Bill #9145
First & Second Reading
An Ordinance Amending Chapter 53, the Zoning Code of Webster Groves, By Amending the Use and Dimensional Regulations for Single Family Attached and Two Family Dwellings in the "A4" Seventy-Five Hundred Square Foot Residence District in Sections 53.070 et seq., Section 53.100, and Amended Definitions Related to Those Uses in Section 53.020 and Matters Related Thereto

Two Family Residential – Use Chart
Adding distinct use in Sec. 53.100
- Single family dwellings, attached

Two family dwellings, already an allowed use in "A4" with regulations, is expanded to be allowed throughout "A4" District

USE TABLE FOR RESIDENTIAL DISTRICTS

<table>
<thead>
<tr>
<th>Districts</th>
<th>A1</th>
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Staff is requesting you keep the hearing open for continued discussion on this topic. Public input can continue to be taken at that meeting.
20-PC-07 Text Amendment
Residential Dimensional Regulations

Bill #9146
First & Second Reading
An Ordinance Amending Chapter 53, the Zoning Code of Webster Groves, By Amending the Dimensional Regulations to Clarify Lot Coverage and Height Regulations in Sections 53.043, 53.053, 53.063, 53.073 and 53.202; and Amending Definitions Related to the Dimensional Regulations in Section 53.020 and Matters Related Thereto

City Council Work Session Discussion
February 4, 2020

Plan Commission Hearings Held
October 5, 2020
November 2, 2020
December 7, 2020
January 4, 2021
February 3, 2021
March 1, 2021 – Hearing Closed for Vote

20-PC-07 Text Amendment
Residential Dimensional Regulations

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History of Zoning Amendments

2006 Amendments were made to the Zoning Code related to three concerns:

a. Garage dominated street-facing facades
b. Homes looming over neighboring houses
c. Detached garages looming over neighboring homes

2017 Code Amendments made including:

a. Floor Area Ratio
b. Height and ½ story definition
c. Zoning Code definitions
20-PC-07 Text Amendment
Residential Dimensional Regulations

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F.A.R. (Floor Area Ratio)

Lot Coverage:
1. A maximum Floor Area Ratio (F.A.R.) for a single-family detached
   residence or attached dwelling shall not exceed:
   A. For lots 5,600 square feet or less in area: 0.35 or 5,600 square feet
      whichever is greater.
   B. For lots greater than 5,600 square feet but less than 10,000 square
      feet: 0.35 or 5,600 square feet, whichever is greater.
   C. For lots 10,000 square feet or greater but less than 20,000 square
      feet: 0.30 or 20,000 square feet, whichever is greater.
   D. For lots 20,000 square feet or greater in area: 0.25 or 6,000 square
      feet, whichever is greater.

Attached garages account for 1/4 of their
square footage.
Bill #9146
First & Second Reading
An Ordinance Amending Chapter 53, the Zoning Code of Webster Groves, by Amending the Dimensional Regulations to Clarify Lot Coverage and Height Regulations in Sections 53.043, 53.053, 53.063, 53.073 and 53.252; and Amending Definitions Related to the Dimensional Regulations in Section 53.020 and Matters Related Thereto

20-PC-07 Text Amendment
Residential Dimensional Regulations

New House Approvals
Last three plus years (since the last code amendment) have been highest levels in more than ten years
2020 — (with COVID) 19 new homes approved
2021 — 6 new homes approved in the first quarter with 7 more approved by ARB or under review

<table>
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<td>2020</td>
<td>218</td>
<td>27</td>
</tr>
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20-PC-07 Text Amendment
Residential Dimensional Regulations

F.A.R. (Floor Area Ratio) – Recent New Homes

- Almost 8,400 single family residential lots in the City
- Just under 7,800 lots are 7,500 square feet or less (22.29%)
- Last ten years – 170 new homes
- 30 on lots 7,500 square feet or less (27.69%)
- 98 – new house square footages over 2,600 square feet (57.6%)
20-PC-07 Text Amendment
Residential Dimensional Regulations

Bill #9446
First & Second Reading

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F.A.R. (Floor Area Ratio) – Recent New Homes

Data gathered on 93 homes submitted in 2017-2020
- 45 homes had an F.A.R. of 25% or less
- 36 homes had an F.A.R. between 25-35%
- 12 homes had an F.A.R. greater than 35%
- F.A.R. ranged from 7.62% to 40.75%
20-PC-07 Text Amendment
Residential Dimensional Regulations

Gross Floor Area – Recent New Homes

- 2017 Amendment reduced the size guaranteed to 2,500 square feet on lots 7,500 sq ft or less in lot area
- 13 of the 27 homes were built to 96% or more of the maximum allowable size on the lot

New Home Sizes on Lots with 7,500 sqft or Less in Lot Area (2017-2020)

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20-PC-07 Text Amendment
Residential Dimensional Regulations

Gross Floor Area – Recent New Homes

- 2017 Amendment reduced the size guaranteed to 1,800sqft on lots greater than 7,500 sq ft but less than 10k sq ft in lot area
- 14 of the 28 homes were built to 96% or more of the maximum allowable size on the lot

New Home Sizes on Lots > 7,500sqft & < 10,000sqft in Lot Area (2017-2020)
20-PC-07 Text Amendment
Residential Dimensional Regulations

F.A.R. (Floor Area Ratio) – Recent New Homes

- 44 of the 156 new houses (28.0%) built in 2014-2020 would have been impacted by 2021 proposed FAR amendment.
- 9 of these 44 were built prior to 2017 amendment and would also not be allowed by right currently
- Only 3 of these 156 new houses could not have been built with ARB approval to build to up to 40% FAR

F.A.R. (Floor Area Ratio)

Almost 8,100 single family residential lots in the City

- Approximately 4,424 lots are less than 10,000 sq ft and have a single family dwelling (54.5%)
- Approximately 2,180 of these 4,424 existing homes (6.3%) could not currently add a 400sqft addition by right
- Approximately 354 of these 4,424 existing homes (8.2%) could not add a 400sqft addition after the proposed text amendment by right

Code allows for standard lots to be legal to rebuild a single family home
20-PC-07 Text Amendment
Residential Dimensional Regulations

F.A.R. (Floor Area Ratio)

Most existing homes are eligible to seek an exception from ARB to build up to 40% FAR, if appropriate in the context of nearby homes.

Approximately 164 of the 444 homes (37%) on lots that are less than 10,000 sq ft could not currently add a 4080 sqft addition even with ARB approval to build to 40% FAR.

1. The Architectural Review Board (ARB) may approve construction of a new detached single-family dwelling, or addition to an existing detached single-family dwelling resulting in a floor area ratio (FAR) of up to forty percent (40%) if the ARB concludes that the construction will not result in a dwelling, or building, with excessive and unreasonable density or bulk or having a visual impact that is excessive or having a visual impact that is excessive in relation to the lot or on which a permit has been issued within one hundred fifty (150) feet of the proposed site in excess of one or more of the following factors:
   A. Gross Floor Area
   B. Height of building or height of roof
   C. Front elevation building width or percentage of lot width occupied by the building
   D. Other significant design features such as roof lines, massing, elevation articulations, and material or quality of architectural design, provides that it is not of such a nature as to be expected to produce beyond reasonable doubt an adverse affect on the stability and value of surrounding properties, and that finding is not based on personal preferences as to style or choice of architectural style.

20-PC-07 Text Amendment
Residential Dimensional Regulations

F.A.R. (Floor Area Ratio) – Recent Additions

- 23 of the 235 additions (9.9%) built in 2014-2020 would have been impacted by 2021 proposed FAR amendment.
- 3 of these 23 were built prior to 2017 amendment and would also not be allowed by right currently.
- Only 1 of these 235 additions could not have been built with ARB approval to build to up to 40% FAR.
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20-PC-07 Text Amendment
Residential Dimensional Regulations

Gross Floor Area

Last ten years – 170 new homes
73 – demolished a house of less than 1,200 square feet
42 – demolished a house between 1,201 and 2,000 square feet
28 – vacant lots
20-PC-07 Text Amendment
Residential Dimensional Regulations

Gross Floor Area - Former Homes compared to New Homes
- The average size of former houses on lots less than 10k sq ft was 1,107 sq ft
- On average, new houses were 1,435 sq ft larger than the former house on the same lot

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20-PC-07 Text Amendment
Residential Dimensional Regulations

F.A.R. (Floor Area Ratio)

0. Lot Coverage.

1. A maximum Floor Area Ratio (F.A.R.) for a single-family detached residence or attached dwelling shall not exceed:
   A. For lots 2,000 square feet or less in area, 0.25 or 2,000 square feet, whichever is greater;
   B. For lots a greater than 2,000 square feet but less than 10,000 square feet, 0.32 or 3,000 square feet, whichever is greater;
   C. For lots 10,000 square feet or greater but less than 20,000 square feet, 0.39 or 3,200 square feet, whichever is greater;
   D. For lots 20,000 square feet or greater in area, 0.25 or 6,000 square feet, whichever is greater;

Attached garages account for 1/4 of their square footage.
20-PC-07 Text Amendment
Residential Dimensional Regulations

Preservation of Grade
- Intended to keep homes from sitting much higher than the houses on either side.
Bill #9146
First & Second Reading
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20-PC-07 Text Amendment Residential Dimensional Regulations

Preservation of Grade

1. The finished first floor elevation at the front facade of a new residential structure shall not exceed by more than one foot the average finished first floor elevation at the front facade of adjacent properties with frontage on the same street.

2. When the allowed finished floor elevation of a new residential structure exceeds the finished floor of an adjacent residential structure by more than three (3) feet, the side yard setback of the new structure shall be increased by one (1) foot for every six (6) inches the new structure's finished floor site above the adjacent lower structure. This increased side yard setback shall only apply to the side adjacent to the lower structure.

3. The Director of Planning and Development may approve variations from the above upon finding that the proposed variation is necessary to adequately address issues including, but not limited to, storm water runoff, sanitary sewer, and the general welfare of the community.

- Intended to keep homes from sitting much higher than the houses on either side.
Bill #9146
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20-PC-07 Text Amendment
Residential Dimensional Regulations

Preservation of Grade

- Intended to keep homes from sitting much higher than the
houses on either side.

Half Story Definition

"Story, Half" shall mean a space under a sloping roof where the gross floor area of
any portion measuring more than five (5) feet from the finished floor to the finished
ceiling is equal to or less than seventy-five (75) fifty (50) percent of the gross floor area
of the floor below. Areas which constitute more than seventy-five (75) fifty (50) percent
of the gross floor area of the floor below shall count as a story in the height
regulations.
20-PC-07 Text Amendment
Residential Dimensional Regulations

Half Story Definition
- Portion of the upper level and how much square footage it can encompass.
20-PC-07 Text Amendment
Residential Dimensional Regulations

Bill #9416
First & Second Reading
An Ordinance Amending Chapter 53, the Zoning Code of Webster Groves,
By Amending the Dimensional Regulations to Clarify Lot Coverage and Height Regulations in Sections 53.043, 53.053, 53.063, 53.073 and 53.202; and Amending Definitions Related to the Dimensional Regulations in Section 53.020 and Matters Related Thereto

Side Yard Setback
- Intended to keep homes from sitting much higher than the houses on either side.

   c. Side Yard Setback. The minimum side yard setback shall be established in the following manner:

   1. There shall be a side yard on each side of the building having a width of not less than twenty (20) feet.

   2. Residential structures existing as of September 20, 1968 which are closer to the side property line than twelve (12) feet may be enlarged, provided any addition is no closer to the side property line than twelve (12) percent of the lot width at the front yard setback, and is not reduced to less than five (5) feet.

Yard Projections
- Intended to keep homes from sitting much higher than the houses on either side.

   h. Yard Projections

   1. Every part of a required yard or court shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of eaves, flat cornices, dormers, lookouts, ornamental features, and awnings provided, however, that none of the above projections shall project into a minimum side yard more than twenty-four (24) inches.

   2. Terraces, uncovered porches, platforms, sunsets, walls and ornamental features which do not extend more than three (3) feet above the level of the ground shall have a setback of three (3) feet from the adjacent side lot lines.

   3. Open balconies, enclosed fire escapes, fireproof outside stairways, and balconies opening upon fire towers, and the ordinary projections of chimneys and flues into the rear yard may be permitted by the Building Inspector for a distance of not more than three and one-half (3 1/2) feet and where the same is so placed as not obstruct light and ventilation.
<table>
<thead>
<tr>
<th>Bill #9146</th>
<th>Residential Dimensional Regulations</th>
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</thead>
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<tr>
<td>First &amp; Second Reading</td>
<td>Residential Dimensional Regulations</td>
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<td>An Ordinance Amending Chapter 53, the Zoning Code of Webster Groves, By Amending the Dimensional Regulations to Clarify Lot Coverage and Height Regulations in Sections 53.063, 53.053, 53.063, 53.073 and 53.202; and Amending Definitions Related to the Dimensional Regulations in Section 53.020 and Matters Related Thereto</td>
<td>Staff is requesting you keep the hearing open for continued discussion on this topic. Public input can continue to be taken at that meeting.</td>
</tr>
</tbody>
</table>
Katie Nakazono - remarks of visitors

From: Deluxemd <deluxemd@aol.com>
To: "CityCouncil@webstergroves.org" <CityCouncil@webstergroves.org>
Date: 4/6/2021 1:52 PM
Subject: remarks of visitors

Ive heard that City council is considering multi family housing the A4 district? I do not believe this is a good idea in keeping with the tradition of Webster Groves. Do the residents of the district even know about this?? Not a good idea here.

Mike Driskill

Webster resident
Katie Nakazono - Remarks of Visitors

From: Mary Gordon <gordonmr9221@gmail.com>
To: <citycouncil@webstergroves.org>
Date: 3/30/2021 2:15 PM
Subject: Remarks of Visitors

My husband and I have lived in Webster Groves since 1991 and have raised our child here. I am dismayed by the proposal to change the A4 zoning category to include duplexes for reasons both of process and substance:

1) A change in the zoning that downgrades the value of 21% of the homes in Webster Groves deserves more public discussion than this has received. I have heard almost nothing about this proposed change; the planning commission and the city council both should have initiated a public discussion on this matter rather than trying to make such a momentous change so quietly. Additionally, I have observed that many Webster residents are less engaged with the community than usual during this covid period. All the more reason to make this a big public discussion that listens to and balances all perspectives and interests of the Webster Groves community.

2) Webster Groves already has a wide range of housing options, from expensive to affordable homes. Our neighboring communities, some of which are part of the Webster Groves School District, also have affordable housing.

3) The reclassification of all the A4 properties at once is changing the status of too much real estate too quickly.

4) Webster Groves has been a community of single-family homes for over 100 years. It has been a stable community where children raised in Webster Groves want to come back to raise their families here. This proposed change will affect the nature and stability of the community, by encouraging fewer homeowners and more renters. It will cause the immediate diminution in value of the 21% of homes that are zoned A4 and the likely decrease in value of all homes in Webster Groves, as it becomes a less desirable place to live. Property taxes support our community and our schools, and if property values decrease and property tax collections go down, then our schools and community will suffer. People will no longer find Webster Groves an attractive community in which to live, raise a family, and grow old.

Mary Gordon
Katie Nakazono - Dave Buck "Remarks of Visitors" at Zoom Regular City Council Meeting, 4/6/21

From: Dave Buck <dave@buckstl.com>
To: "citycouncil@webstergroves.org" <citycouncil@webstergroves.org>, "people... 
Date: 4/6/2021 11:28 AM
Subject: Dave Buck "Remarks of Visitors" at Zoom Regular City Council Meeting, 4/6/21

To Mayor, City Council & City Staff,

(First line below sung to the song "Roxanne" by Sting & The Police)

"JOAN, you don't have to leave and take flight. JOAN, you don't have to vanish into the night."

The long-time #1 City Council Visional Direction & Goal has been "Ensure Financial Security" defined as "The Webster Groves City Council will ensure financial security through maintenance of a healthy reserve fund and operating without annual deficits in its general fund."

I am no financial wizard, but I think Joan led this effort and consistently performed exceptionally well against this goal, particularly in difficult and turbulent times, as Director of Finance, Assistant City Manager, and Interim City Manager.

Annual budget development and management is a team sport that depends on trust, partnership and collaboration. But when it came to developing the numbers, understanding them, justifying them and explaining them in common everyday language, Joan was the smartest person in the room and the most selfless.

To borrow from Teddy Roosevelt's great quote, "The credit belongs to the person actually in the arena." And my perception was Joan stood strong in the City's financial arena each and every day fighting the good fight and keeping the Good Ship Lollipop afloat.

Importantly, whenever I had a question from the cheap seats, she ALWAYS, ALWAYS, and WITHOUT FAIL fielded my question, did not set it aside but answered it promptly. She was not only a great financier, but a great representative of the City.
I never had the privilege of meeting and knowing Dawn Cole but I wish her and Joan all the best as they write the next chapters of their life stories.

PEACE.

Dave
Dear Council members, Mayor Welch, Dr. Peoples, and Chief Curtis,

Thank you for taking up the potential reauthorization of the Police Community Engagement Board this evening. We at the Alliance are grateful to have had the opportunity to talk with most of you in recent days about how we might use the sunset deadline as an opportunity to revise the PCEB's enacting ordinance and build upon how the Board has evolved in the initial years.

I'm attaching a draft position statement that lists the four areas where we will propose revisions. We are currently working to synthesize what we've learned from conversations with you and the PCEB chair, and we intend to provide a detailed proposal by the end of the month.

We look forward to working together to further realize the promise of the Police Community Engagement Board.

P.S. AID's Culture of Inclusion & Housing Team is also excited to see consciously inclusive zoning changes on your agenda -- thank you to city staff for the good work.

Sincerely,

Farrell Carfield, on behalf of AID's "Strengthening the PCEB Initiative"
DRAFT Position on Reauthorization and Revision of Webster Groves’ PCEB Ordinance

Rationale:
The Webster Groves Police Community Engagement Board (PCEB) was created in September 2018 “to strengthen and build upon the positive relationships between the City’s Police Department and the Webster Groves community through collaboration, partnerships, and outreach and carrying out the duties assigned to the Board by this Article.” According to the ordinance, the PCEB will sunset on October 1 2021 unless reauthorized. Given the steps the board has already taken and their commitment to advancing equitable policing in Webster Groves, the Alliance for Interracial Dignity wants to support them by advocating for reauthorization with a revised ordinance that will further focus and empower them. Our proposed revisions will help the PCEB build and strengthen bridges between the police force and all citizens of Webster Groves, leading to improved racial equity and a safer community for everyone.

Proposed Changes to the Ordinance:

1. Include a clear charge to promote community engagement by strengthening mechanisms for community input/community listening
2. Include updated guidance relating to board membership, structure and selection process
3. Acknowledge the national and local context of systemic racism in policing and name racial equity as a focus for the PCEB
4. Empower the PCEB to review police related incidents, data, policy, and other reports, while retaining clarity that the Board has no oversight over personnel