



**FOREST PARK SOUTHEAST
DEVELOPMENT COMMITTEE**

April 24, 2018

5:30 P.M.

MEETING AGENDA

1. **Introductions**5 Minutes

2. **Minutes from November 28, 2017**2 Minutes

3. **4366 Manchester:** Request for support for Conditional use
 - Park Central Presentation.....5 Minutes
 - Business Presentation5 Minutes
 - Public Comments.....5 Minutes
 - Committee Comments.....5 Minutes

4. **Closed Session**20 Minutes



**FPSE Development Committee Meeting Minutes
November 28, 2017 at 5:30 pm
at 4512 Manchester, St. Louis, MO 63110**

Committee members in attendance: David Wolfe, Guy Slay, John Boldt, Brian Phillips, Mark Mangapora, Tom Ernst, Meredith Jones, and Patrice Willis.

Staff in attendance: Abdul Abdullah and Matt Green

Others in attendance: Bill Barnes, Christopher Walker, Ron Coleman, David Mason and Steve Noles.

1. Minutes from August 29, 2017

- Brian Phillips Motioned for approval, Seconded by Guy Slay. Motioned passed 8-0.

2. 805 S. Vandeventer: Request for Site Plan Approval & Special Use Permit

- A. Abdullah began with the Park Central Presentation of the proposed site at 805 S. Vandeventer. The project is seeking to construct a family owned free standing, all masonry and real stucco Raising Cane's Chicken Fingers restaurant that will serve as one of the few family friendly, affordable, cook to order quick service eating establishments in the area. This small site currently exists as a vacant under-utilized parking lot.
- A. Abdullah explained that the buildings current footprint is projected to be 2,913 sq. ft and set on a 31,558 sf lot.
- A. Abdullah stated the Site is currently zoned K (Unrestricted).
- A. Abdullah Stated that property is currently owned by David Mason.
- A. Abdullah Stated that the project has a projected cost of \$4,225,000.
- A. Abdullah stated that the project is expected to be complete 130 days following issuance of permit.
- A. Abdullah stated that the site is projected to have 33 parking spaces and they will be hidden behind the building away from the line of site from Vandeventer.
- A. Abdullah informed the committee that the proposed parcels had an air rights easement and restriction on the site and as a result the parcels proposed would not allowed for a project/building to be built to the standards outline in the code. The code calls for a two story building to be built for new construction, however because of the air rights issue, only a one story building could be built , and could never conform to the FPSE form based code.
- A. Abdullah recommended approval of the project with the following conditions:
 1. Move the building footprint to a zero-lot line along Vandeventer Avenue and reconfigure the drive-thru lane
 2. Join the Grove CID and pay for related legal costs
 3. Repave sidewalks along Vandeventer Avenue & Gratiot Street
 4. Install Street trees along Vandeventer Avenue & Gratiot Street
 5. Install at least 2 bike racks on site
 6. Install adequate lighting and cameras on site

- B. Barnes from Noles properties gave a high level overview of Canes Parent Company and how they operate. Bill Barnes stated that Canes would utilize brick to match the neighborhood aesthetics for building materials, and join the Grove CID.
- Christopher Walker from Raising Canes stated that this project was not asking for any tax abatement from the city.
- Guy Slay asked with the air rights restrictions would the project look into building the building as high as legally possible.
- M. Mangapora ask could the drive trough be reconfigured on the parking lot and the building moved to make the drive through less visible from Vandeventer.
- B. Barnes from Noles stated that the configuration of the current drive through was attributed to a life safety issues and to preserve the safety of customers.
- Earnest suggested that the building have a door and windows facing Vandeventer.

3. Closed Session

- P. Willis made a motion to approve site plans and variance with the suggested Park Central Staff recommendation and the following additional conditions: that the building be all bricks, windows visible from Vandeventer Avenue and a pedestrian entrance on the street, and the building built as high as the building can go without violating the billboard's visibility easement, and Canes will come back before the committee with updated site planes for review by the committee. B. Phillips seconded the motion. The Motion passed 5-3-0.

Site Address: 4366 Manchester St. Louis MO, 63110

Company Name: Fresh Art Photography

Request: Support letter for a Conditional Use hearing.

Contact Person(s): Jodie Allen

Mailing Address: 248 Calvert Ave. Webster Groves, MO 63119

Company Owner(s) / Principal(s): Jodie Allen

Project Information

Building Owner: Austin Barzantny, President of Grove Properties

History of Site:

The site was previously the home to Mission St. Louis. The site has been vacant since 2016. The site is now utilized as a rental commercial space by the Grove Properties.

Proposed Project/Business:

The owner of Fresh Art Photography Jodie Allen is seeking to move her business Fresh Art Photography from her current location in Webster Groves to 4366 Manchester, currently owned by Grove Properties. The functions and activities this business will conduct in this space are photographing new born babies, children, families and personal branding head shots, as well as host meetings and workshops on photography. This business will activate a space that has been empty for a two-year period.

Square footage of Business:

1,325 sf of retail space

Current Zoning:

NC1 (Neighborhood Center Type 1) Under the FPSE Form Based Code the area is zoned for primary retail use on the first floor. The code list prohibited retail uses and allowable retail uses. Any retail use not mentioned by name is classified as a conditional use. The use requested is not mentioned or listed and is defaulted to a conditional use.

Project Timeline:

Conditional Use Hearing Date with St. Louis City:	May 10, 2018
Expected Opening Date:	May 14, 2018
Occupancy Capacity:	25 people

History of Business and Experience

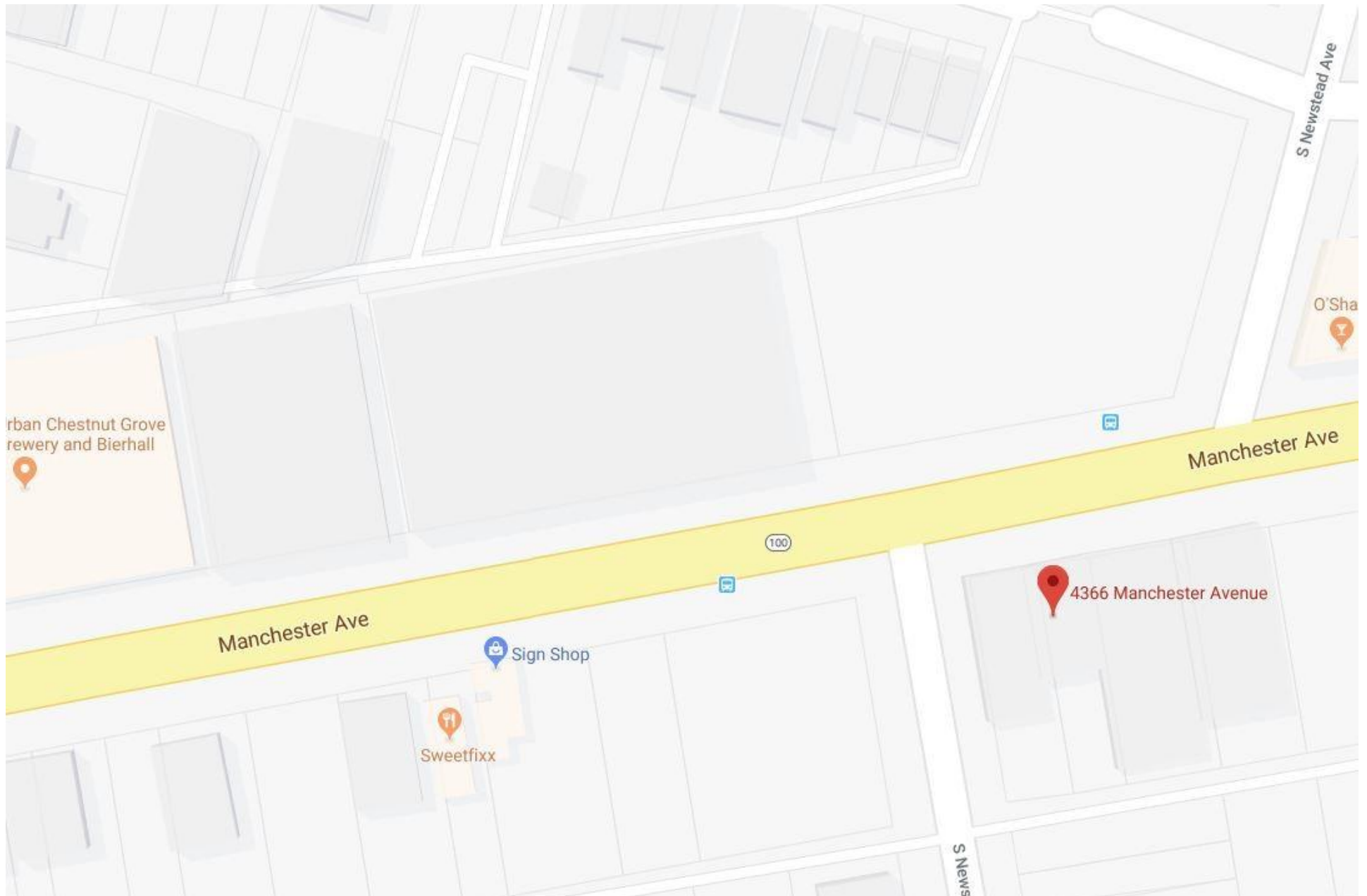
The owner Jodie Allen has been a professional photographer since 2006 and started Fresh Art Photography in 2009. The Business has no known violation or nuisance issues in its current location in Webster Groves.

Park Central Staff Recommendation

Support the proposed conditional use proposed by Fresh Art Photography with the following conditions:

1. Agree to sign the Grove Good Neighbor Agreement.

Property Location



Current Property (viewed from Manchester)

