



**FOREST PARK SOUTHEAST
DEVELOPMENT REVIEW COMMITTEE**

March 26th, 2024

Park Central Development: 4512 Manchester Ave. Ste. 101, St. Louis, MO 63110
6:30 PM

<https://us06web.zoom.us/j/88690376468?pwd=bINBTERxOWp1KzczSHpKaGdFVW93Zz09>

Meeting ID: 886 9037 6468
Passcode: 364128

MEETING AGENDA

1. Call to Order

2. Approval of Previous Meeting Minutes.....2 Minutes

3. 4368 Hunt Ave.: Developer Presentation and Public Comment

- Staff Presentation.....5 Minutes
- Developer Presentation.....15 Minutes
- Public Comments.....15 Minutes
- Committee Comments.....5 Minutes

4. Update on 4312-20 Vista & 1401-09 Tower Grove.....10 Minutes

5. Committee Applications.....10 Minutes

6. Upcoming Meeting Schedule2 Minutes

7. Public Comments

8. Closed Session10 Minutes

February 27, 2024 FPSE Development Review Committee Meeting Minutes
6:30pm Via Zoom

Members Present: Rachel Siegert, Kurtis Eisenbath, Ryan Day

Absent members: Guy Slay, Patrick Brown

Others Present: A Abdullah (Park Central), D Wright (Park Central), M Browning (Alderman), C Nolan (resident), H Koch (Resident)

Call to Order

The meeting was called to order at 6:35pm.

Public Comment

C Nolan asked about The Monarch project on Kingshighway. A Abdullah noted that the committee added another meeting (now Saturday, 4/20) to hear more feedback from the community- that will be the next time the committee convenes on the project and nothing is happening related to the project virtually before then. Alderman Browning noted that they are also taking the time to prepare answers for all of the questions that have been asked so far and the developer will bring more information at that time. A Abdullah noted that the feedback that has been received in this process has led to a new timeline on the proposal.

Alderman Browning noted that the temporary opening of the Oakland gate is to allow the demolition company to enter the site without going through the neighborhood and that it is not a permanent opening of the gate.

R Siegert reflected that traffic plans and design seem to be the most heard questions at this point. R Day reflected those concerns, adding wanting to go through more of the traffic plans. K Eisenbath noted that at the first meeting he conveyed wanting to see a better traffic plan and is also hopeful of seeing more.

C Nolan inquired how the development envisions not largely increasing traffic through the surrounding neighborhood. She also asked about what the developer envisions for short-term rentals and R Siegert and Alderman Browning confirmed that there will not be any short-term rentals. Alderman Browning also noted that the traffic concerns are a big reason why the timeline is pushed back.

Meeting Minutes

R Day made a motion to approve the previous meeting minutes. K Eisenbath seconded the motion. All in favor; motion carries.

4372 Vista Ave. Conditional Use Presentation

A Abdullah presented on behalf of The Improv Shop, as they were unable to attend tonight's meeting. He noted that they are looking for a second space to teach classes and add a community space. It may not need a conditional use allowance, but it is included for this committee to review just in case.

He noted that they are looking to mostly use street parking, but potentially add parking behind the building for instructors. A Abdullah noted that the average class size would be 5-10 people.

A Abdullah recommended the use, with the addition of any potential cameras tying into the existing FPSE network.

He reviewed some questions that he asked the Improv Shop, noting that they do not imagine staying open later than 10pm and that the number of days open may be 4-5 days of the week for the community space.

K Eisenbath and R Day noted that it seems to make sense and follow existing and previous conditions. R Day noted that his only hesitation may be whether a curb cut would be required for a potential parking addition behind the building. K Eisenbath and R Day reflected that they do not feel as though they would need to add parking behind the building.

R Siegert inquired how the City may classify the use, noting that this potential conditional use seems to be relatively aligned with previous uses. She wondered whether the business has talked to neighbors around the building. The committee noted that The Improv Shop has signed the Grove Good Neighbor Agreement.

Committee Applications

A Abdullah provided an overview of the committee applications and went through an introductory presentation on the applications. All current committee members present expressed an interest in continuing on.

A Abdullah noted that the committee will initially look to nominate five residents who have applied. He noted that the committee should look to have a work session to have a larger committee in place.

Public Comment

At the beginning of the meeting.

Closed Session

R Siegert made a motion to support the conditional use, noting that if there is surface parking added, that it be accessed from the alley rather than the street (Newstead); K Eisenbath seconded the motion. All in favor; motion carries.

Meeting was adjourned at 7:29pm.

Forest Park Southeast Development Review Committee

March 26th, 2024:

6:30 PM

Park Central Development :

4512 Manchester Ave. Ste. 101



Request for Zoning Variance
on Single-Family Residence

4368 Hunt



Project Description

- Currently a vacant lot, the owner acquired the property after the previous owner attempted a rehabilitation of a building that collapsed
- The project seeks to build a two-story residential house as well as build out the basement, totaling 2,600 sq. ft., in addition to a secured carport
- The project is currently waiting for a conditional use hearing and is seeking a signed letter of support to move forward in **Neighborhood Center Type 2**.

Project Description

- **Property Owner: Anzac Developments (AD: Arch)**
- **Contact Person(s): Ben Ebert**
- **Mailing Address: 11040 Manchester Rd., Ste. 200W
Kirkwood, MO 63122**
- **Company Owners / Principals: Ben Ebert & Ryan Schulz**
- The company has built and rehabilitated several houses in FPSE over the past 10 years, most recently 4343 Hunt.

Project Information

Costs

- Acquisition: \$20,000
- Pre-development Soft Cost: \$10,000
- Construction Cost: \$390,000
- Contingencies: \$20,000
- Total: \$440,000
- Financial incentives being sought: No

Timeline Goal

- Site Control: Complete
- Construction Start: May, 2024
- Construction Complete: February, 2025
- Occupancy: February, 2025

Potential Variances

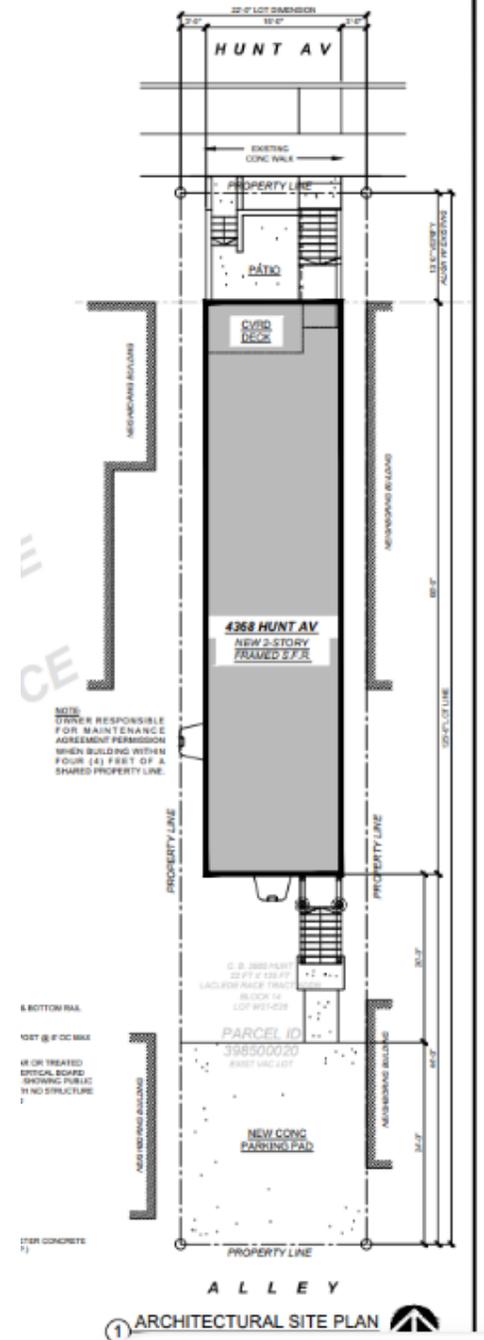
The project is seeking support for variances to the FPSE Form-Based Code overlay zoning district. This District is **Neighborhood Center Type 2**. While still subject to formal zoning review, some of the anticipated potential variances include:

- **Side Setback:** Project is requesting a 3' side setback (minimum is 5')
- **First Floor Ceiling Height:** Project is requesting a 9'10" first floor (minimum is 12')
- **Primary and Secondary Building Materials:** Project will present on building materials

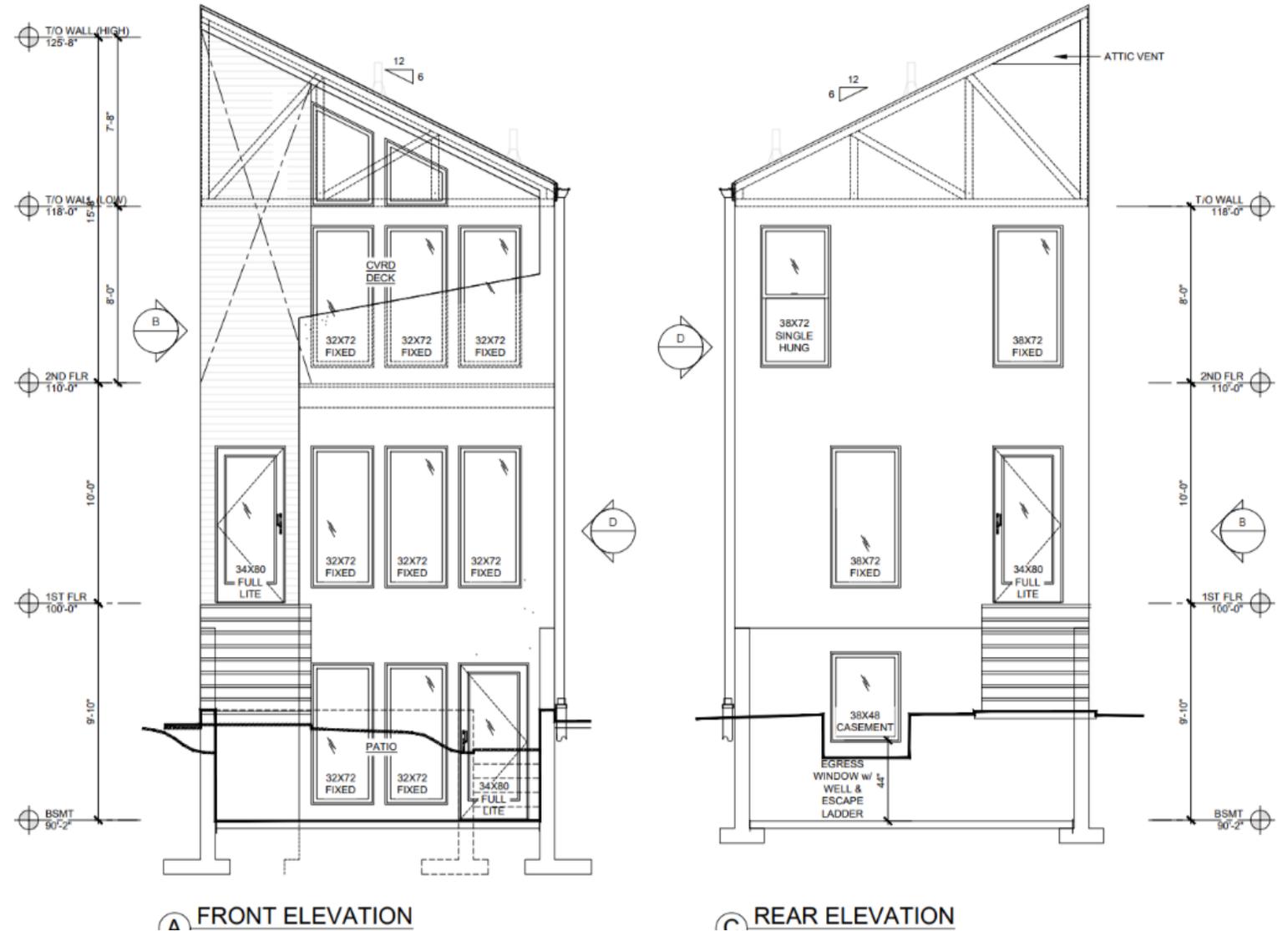
Current Conditions



Selections from Plans



Selections from Plans



Forest Park Southeast Development Review Committee

March 26th, 2024:

6:30 PM

Park Central Development :

4512 Manchester Ave. Ste. 101



Update on Previously Recommended Project

4312-20 Vista & 1401 Tower Grove



PROJECT SITE

NORFOLK AVE.

NORFOLK AVE.

TOWER GROVE AVE.

VISTA AVE.

VISTA AVE.

HUNT AVE.

HUNT AVE.

S. VANDEVENTER AVE.

SLPS Adams Elementary School

Boys & Girls Club of Greater St. Louis

Lamb's Bode Church

Missouri Foundation for Health

Marjuana Dispensary

Antique Motorcycle Museum

City Green Community Garden

American Sales & Service

New Rest in Home

Project Review

- **History of Site:**
 - The existing site has been vacant for multiple years with several past attempts to develop the site by other development teams.
- **Description of Project:**
 - **"Townhomes at Tower Grove"** positions rowhouses along a primary street in FPSE
 - The exterior of the building is 100% brick
 - The project aims to serve a growing need for housing in the neighborhood and support the restaurants and businesses nearby

Project Review

- **Committee Recommendation from 11/28/23**
 - Approved support for the project along with the variances as specified in the packet, understanding that the designers no longer needed one of them, and the committee added support for the difference in building materials (for EIFS) on the rear part of the building if it needed a variance.
- **Updates**
 - Added front door access for all units through an entry vestibule shared by every four units (requiring some floor plan and elevation changes)

Selections from Updated Plans



QTY: 38	QTY: 21

RM UNIT B1	QTY: 1	QTY: 1	QTY: 2	QTY: 2	QTY: —	QTY: 3	QTY: 1
RM UNIT B2	QTY: 1	QTY: 1	QTY: 2	QTY: 2	QTY: 2	QTY: 2	QTY: 1
ADDITIONAL SIDE ELEV B2	QTY: —	QTY: —	QTY: —	QTY: 8	QTY: —	QTY: —	QTY: —
ENTRY	QTY: —	QTY: —	QTY: —	QTY: 14	QTY: —	QTY: —	QTY: —

Selections from Updated Plans





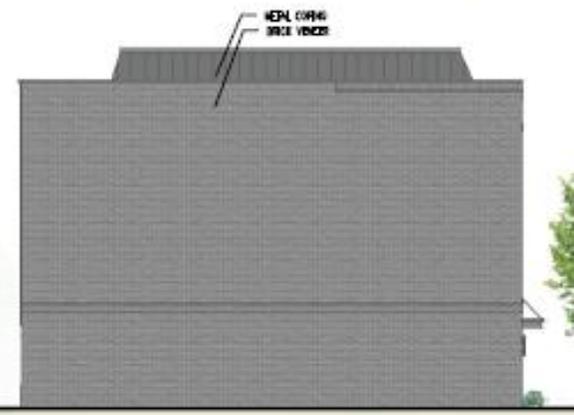
● WEST ELEVATION
SCALE: 1/8"=1'-0"



● WEST ELEVATION
SCALE: 1/8"=1'-0"

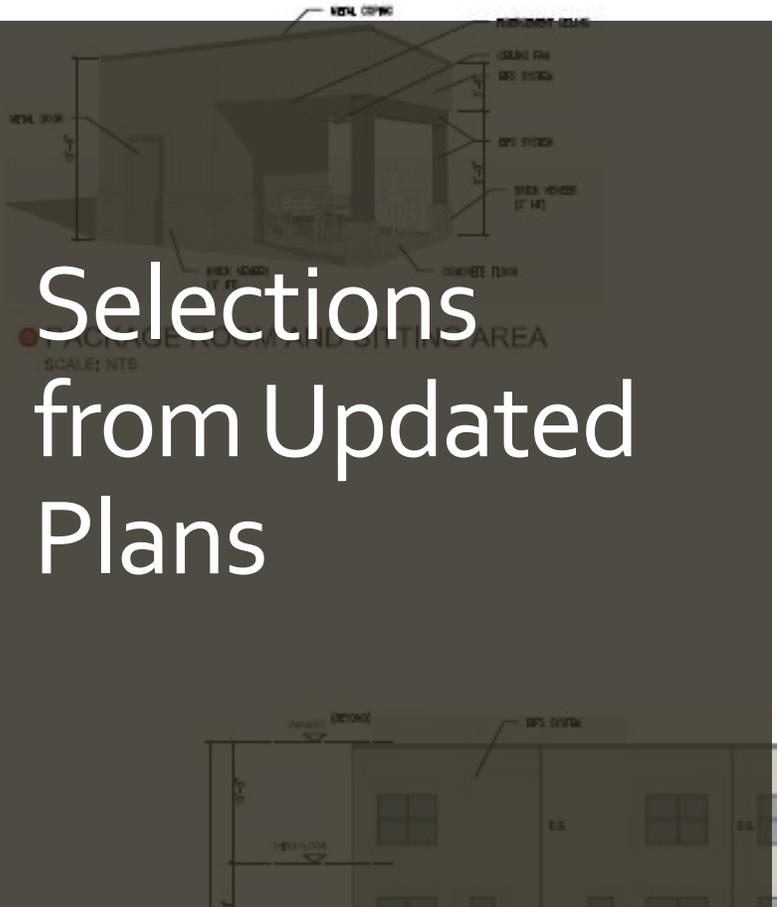


● SOUTH ELEVATION
SCALE: 1/8"=1'-0"



Selections from Updated Plans

● STORAGE ROOMS WITH AREA
SCALE: NTS



Selections from Updated Plans

