



**FOREST PARK SOUTHEAST  
DEVELOPMENT REVIEW COMMITTEE**

April 23<sup>rd</sup>, 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. 4464 Gibson Ave. : Developer Presentation and Public Comment**

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

**4. 4459 Norfolk Ave : Developer Presentation.....10 Minutes**

**5. Committee Applications.....3 Minutes**

**6. Public Comments**

**7. Closed Session .....10 Minutes**

March 26th, 2024 FPSE Development Review Committee Meeting Minutes  
4512 Manchester Suite 100

Members Present: Rachel Siegert, Ryan Day

Absent members: Guy Slay, Patrick Brown

Others Present: A Abdullah (Park Central) , Ben Hunt and Ryan Shultz, Zen Harbison

### **Call to Order**

The meeting was called to order at 6:32pm.

### **Public Comment**

No Public Comment

### **Meeting Minutes**

#### **4368 Hunt Ave. Variance Presentation**

A Abdullah presented gave a brief overview of the project at 4368 Hunt. Ave. The project is a single-family home. The project is seeking support for variances to the FPSE Form Based Code overlay zoning district. The Project is requesting a 3' side setback (minimum 5') First Floor Ceiling Height: Project is requesting a 9'10" first floor (minimum 12') and primary materials.

The Developer Ben Ebert gave an overview of the project. He discussed the layout and form of the building and the project. The primary discussion around the project centered on the developer's request to use Hardie Lap siding on the frontage of the primary building façade. The committee was in support of the project overall.

The committee discussed Hardie lap siding in great detail and the pros and cons of the building material and how far the material has come over the past two years.

#### **4312-10 Vista & 1401 Tower Grove Ave.**

A Abdullah gave an update on the project, and the updates to the project and site plan the developer incorporated into the project the feedback from the community. The primary change was the adding of doors and access into the design from Tower Grove Ave. to provide more interaction with the primary street of Tower Grove Ave. The committee was pleased with the changes.

### **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. The committee also set a date to review the additional applications received.

### **Public Comment**

At the beginning of the meeting.

**Closed Session**

R Siegert made a motion to support the overall project with the condition that a form based code approved material be used instead of Hardie Lap Siding, R Day. All in favor; motion carries.

Meeting was adjourned at 7:31 pm.

DRAFT

# Forest Park Southeast Development Review Committee

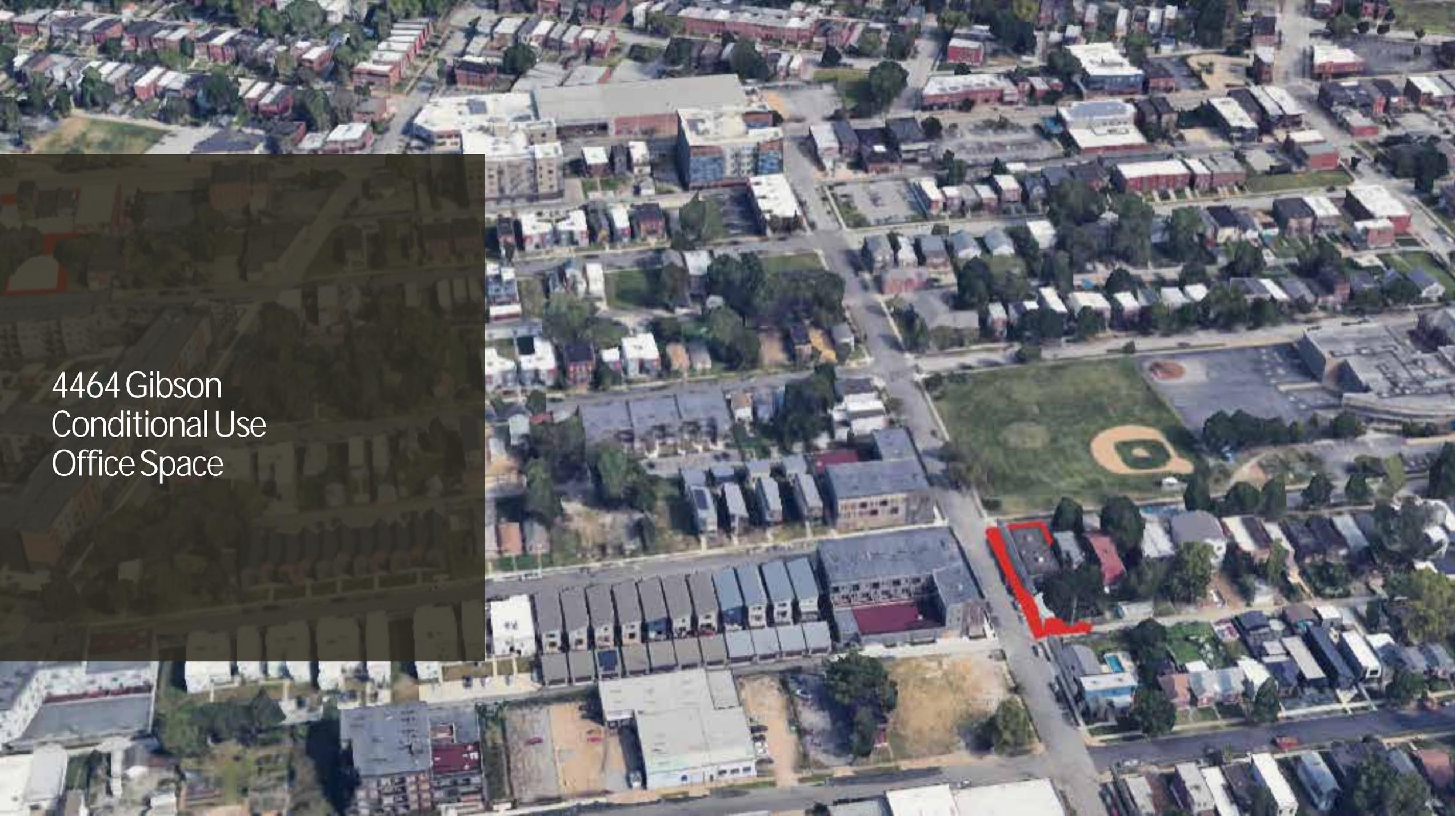
April 18, 2024

6:30 PM

Park Central Development:

4512 Manchester





4464 Gibson  
Conditional Use  
Office Space

## Project Description

- Property Owner: The Inventory, LLC.
- Contact Person(s): Dr. Wayne Barnes
- Mailing Address: 11 Princeton Avenue, St. Louis, MO. 63130
- Company Owners / Principals: Dr. Wayne Barnes
- Current zoning: Neighborhood General Type 3
- Square footage of project: 7,178
- Floor below street level: 4,022 SF
- Second Floor: 3,148 SF

# Project Description

## Description of Project

### History of Site:

- The property is s former church and Current Space of Tech Artistia Artist Loft

# Project Description

The property consists of 2 buildings, a church and a 2-story building. This request is to permit the use of the 2-story building for a laboratory function on the floor below street level (DNA Polymerase Technology, Inc., [klentaq.com](http://klentaq.com), Dr. Wayne Barnes) and a talk therapy wellness function on the second floor.

Under the FPSE FBC there is a designation as a artist studio. The City is treating the former artist loft space as an office space as its current zoning doesn't have that designation and will allow the user to be consider an office space as they consider a lab space and office and continue to operate as a continue use as an office.

After speaking with city staff, PCD Staff informed them the community supported the last use as an art studio space which fits in a residential area and the community would like the opportunity to weigh in on this new use as it is very different then an art studio.

# Project Information

## Costs

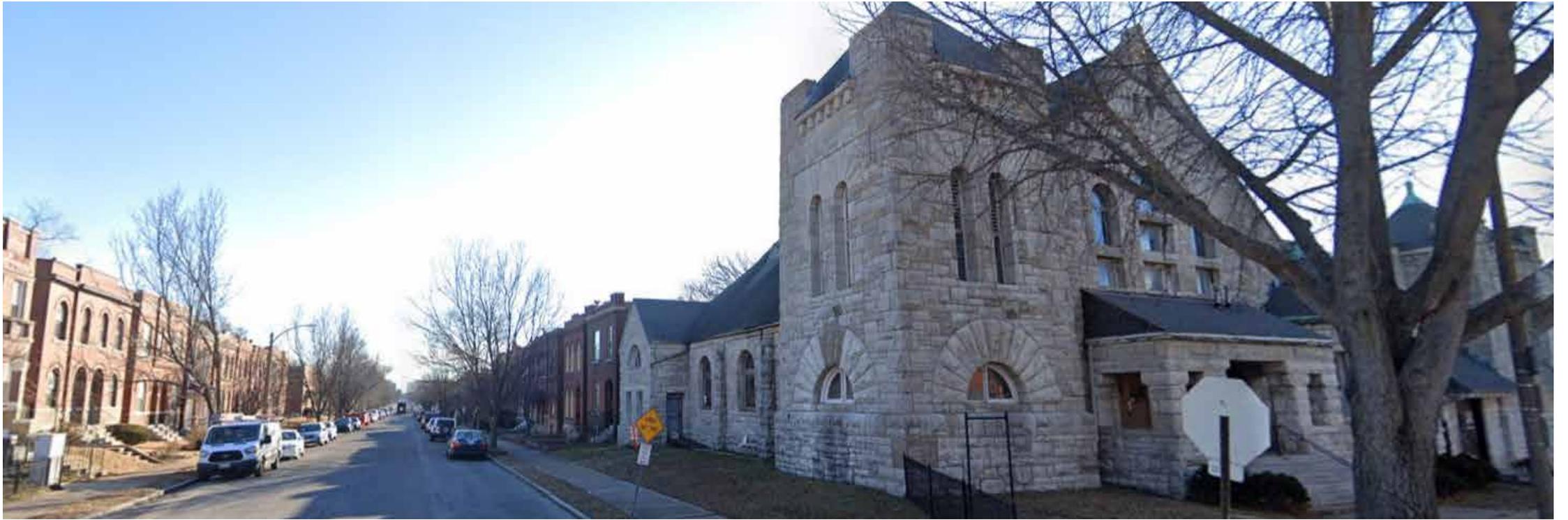
- Acquisition: \$75,000
- Pre-development Soft Cost: \$20,000
- Construction Cost: \$450,000
- Total: \$545,000
- Financial incentives: N/A

## Timeline

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

# Street View





Taylor and Gibson East Neighborhood facing View



Aerial view



n Heights United  
byterian Church

TechArtista Studios



Arco Ave

Gibson Ave

S Taylor Ave

Gibson Ave

4459 Norfolk  
Support for  
Variances



## Project Description

- Property Owner: Mersad Smajic
- Contact Person(s): Melinda Stewart
- Mailing Address: 7406 Leadale Dr, St. Louis, MO 63121
- Company Name: JEMZ Investments & Properties, LLC
- Current zoning: Neighborhood General Type 2
- Square footage of project: 3,070

# Project Description

## Description of Project

The project is proposing converting an existing single family to a 4 family by adding an addition to the rear and on the top. The project will be maintaining the existing side setbacks and providing a concrete parking pad in the rear. The units will be 2-bedroom units. There will be a concrete parking pad in the rear with 4 spaces .

## History of Site:

- The existing building, built in 1951, is a concrete block single family that appears, by Geo St. Louis, to have been vacant since 2016 with several complaints to CSB for debris, weeds and forestry.

# Project Information

## Costs

- Acquisition: \$75,000
- Pre-development Soft Cost: \$20,000
- Construction Cost: \$450,000
- Total: \$545,000
- Financial incentives: N/A

## Timeline

- Site Control: Complete
- Construction Start: May 2024
- Construction Complete: January 2025
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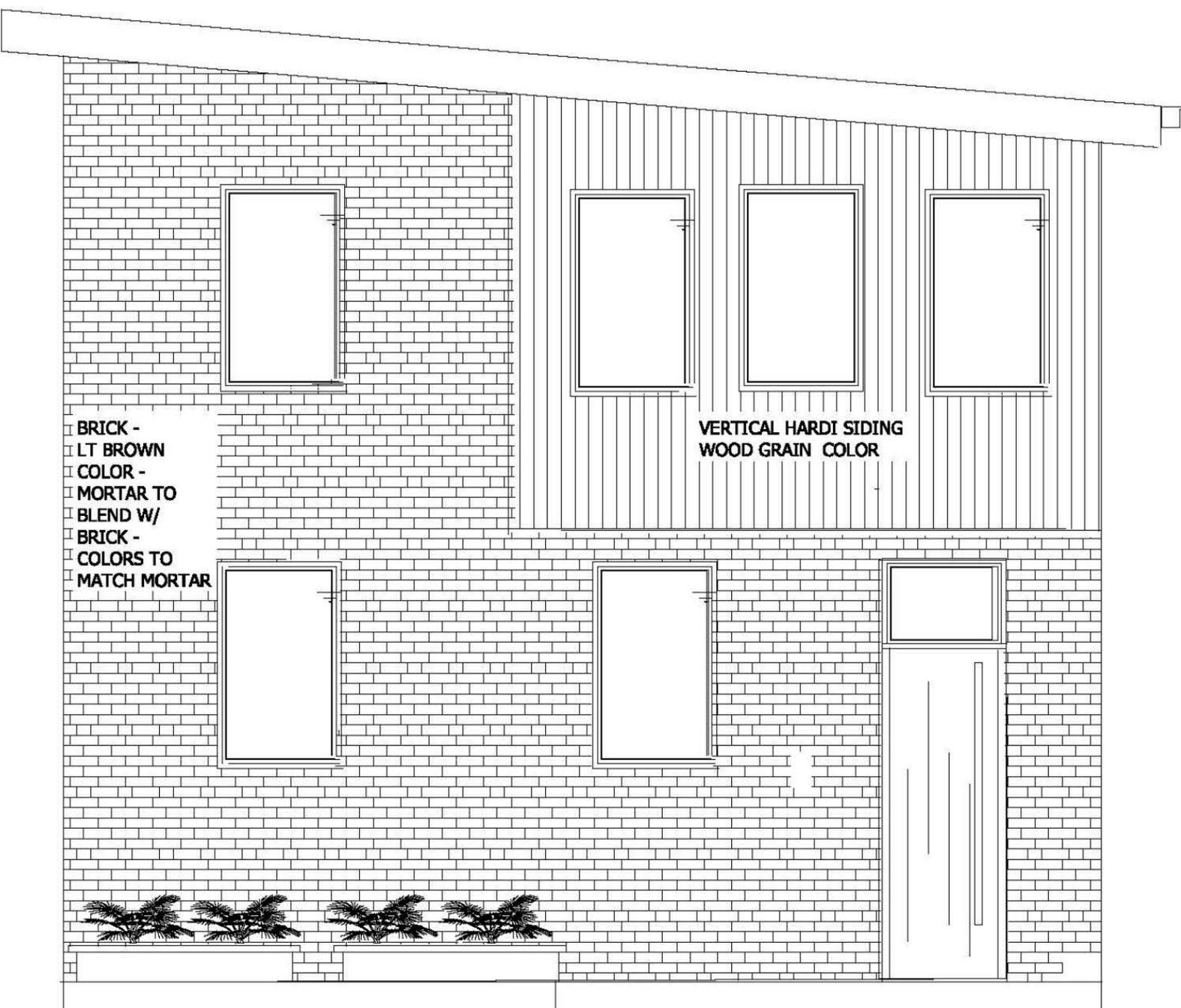
# Requested Variances

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

- **Rear Entry** : The project will seek to have rear entry access for 3 of the units.
- **Parking Variance**: There will be a concrete parking pad in the rear with (2) SPACES THAT COMPLY WITH THE Form Based Code and (2) spaces that are over the zoning compact car recommendation. Their compact car recommendation is 7'6" wide and ours are 8' wide.
- **First Floor Ceiling Height**: First floors ceilings are required to have a 12' minimum height. This design has a ceiling height of 10 ft. to limit overshadowing of adjacent existing structures.

# Street View





BRICK -  
LT BROWN  
COLOR -  
MORTAR TO  
BLEND W/  
BRICK -  
COLORS TO  
MATCH MORTAR

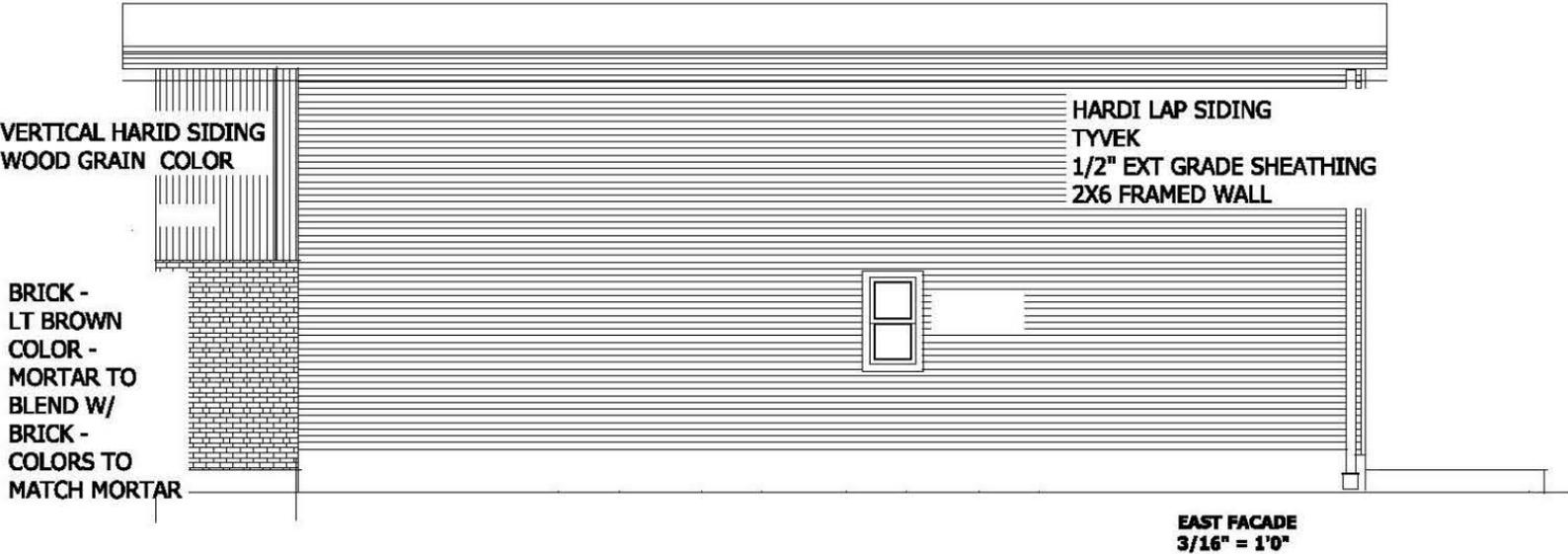
VERTICAL HARDI SIDING  
WOOD GRAIN COLOR

12'-0"

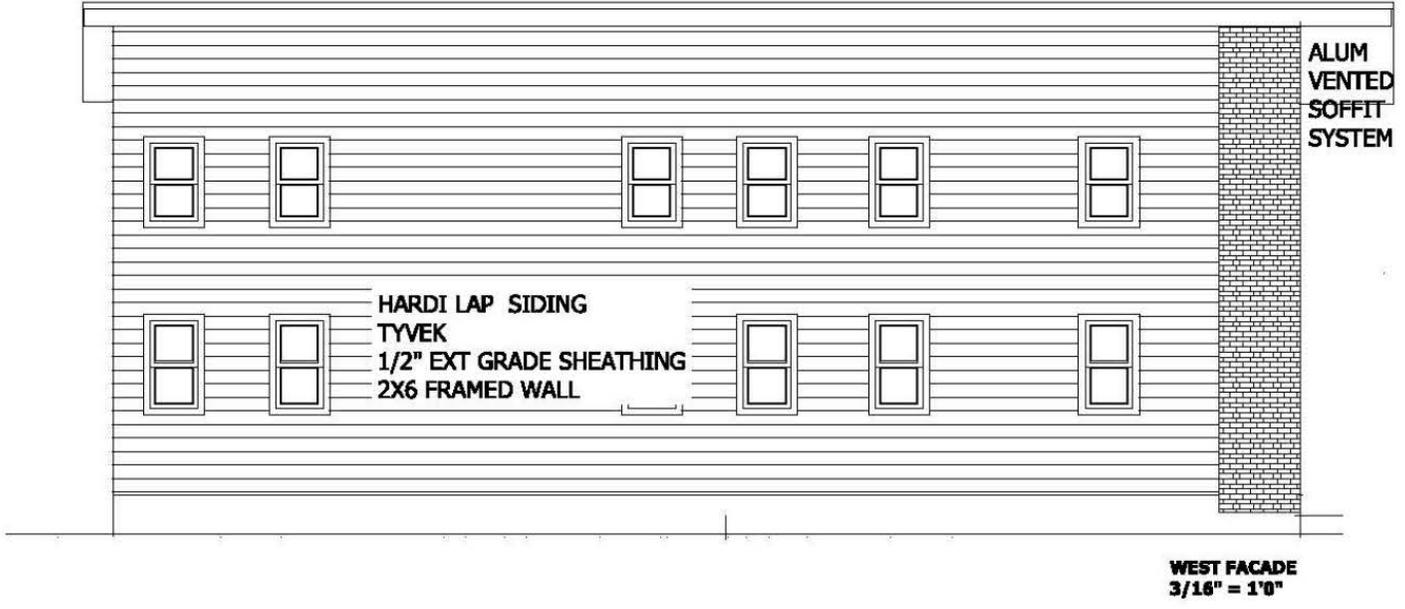
**FRONT FACADE**  
**1/4" = 1'-0"**

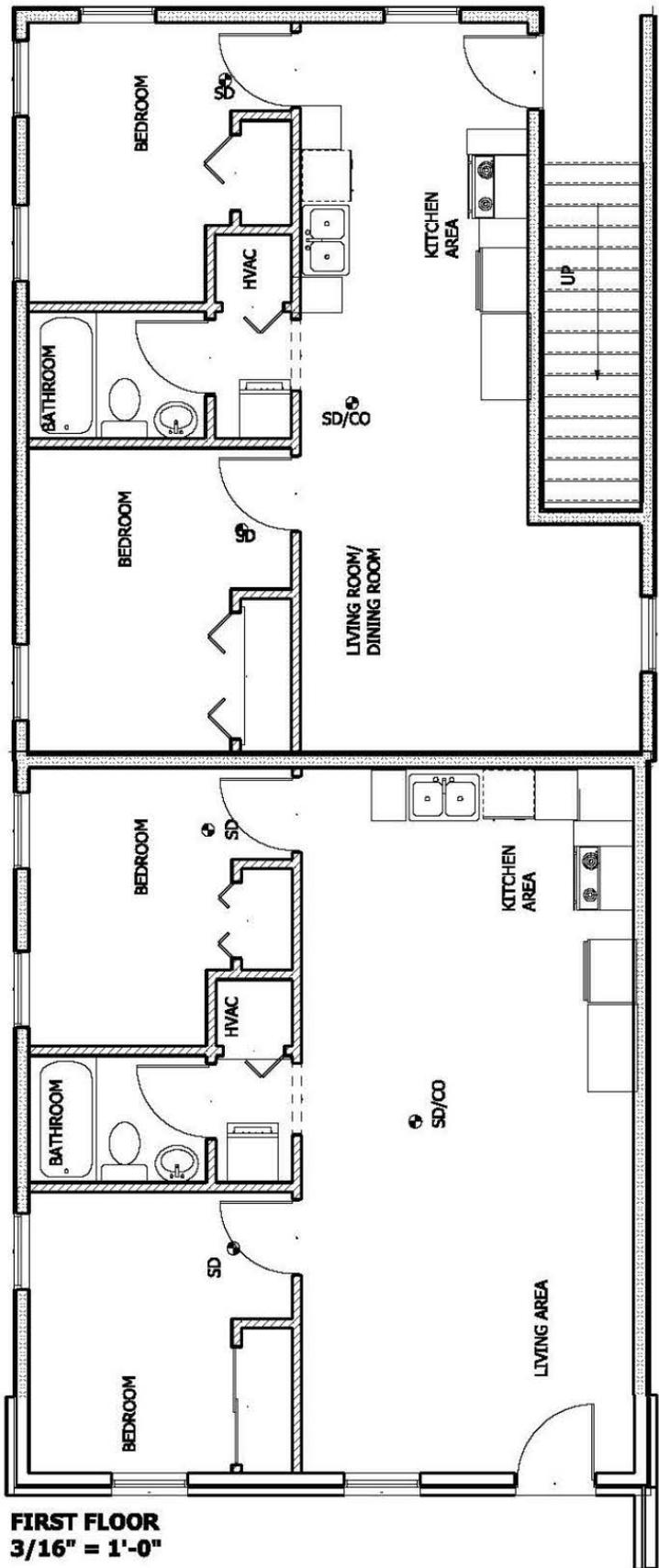


**REAR FACADE**  
**1/4" = 1'-0"**

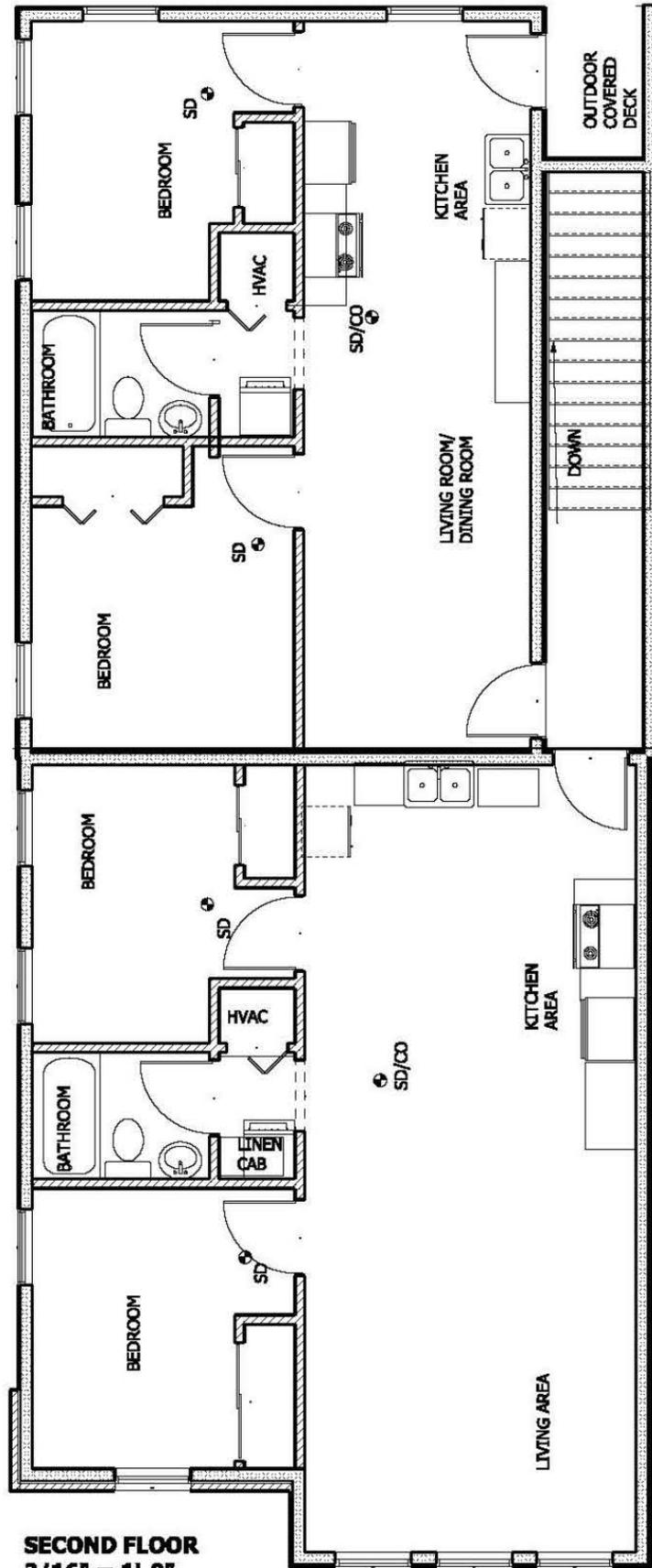


PREENGINEERED TRUSSES AT 4/12 PITCH  
COVERED W/ 3/4" EXT GRADE SHEATHING,  
30# BUILDING FELT, ASPHALT SHINGLES

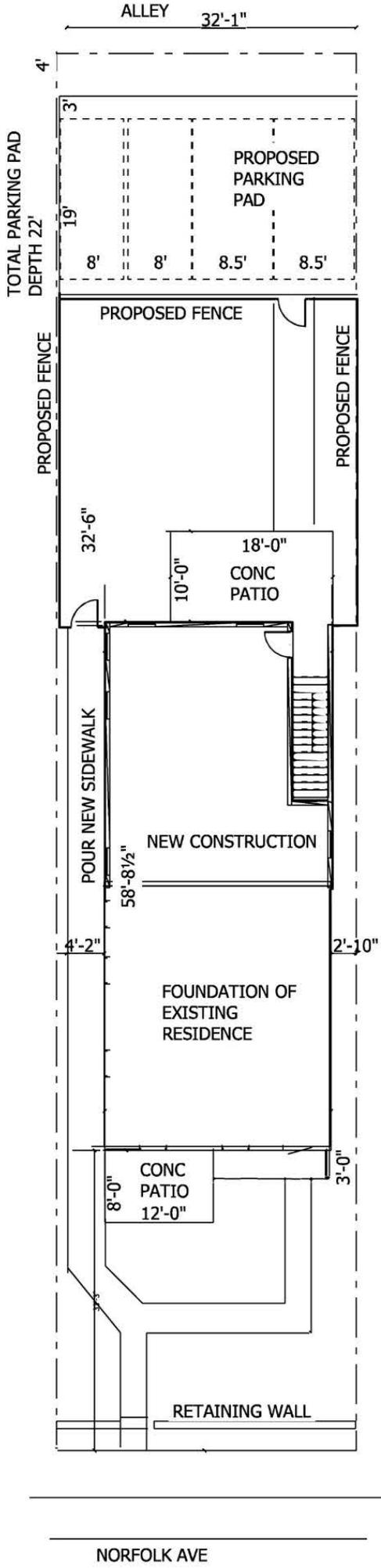




**FIRST FLOOR**  
 3/16" = 1'-0"

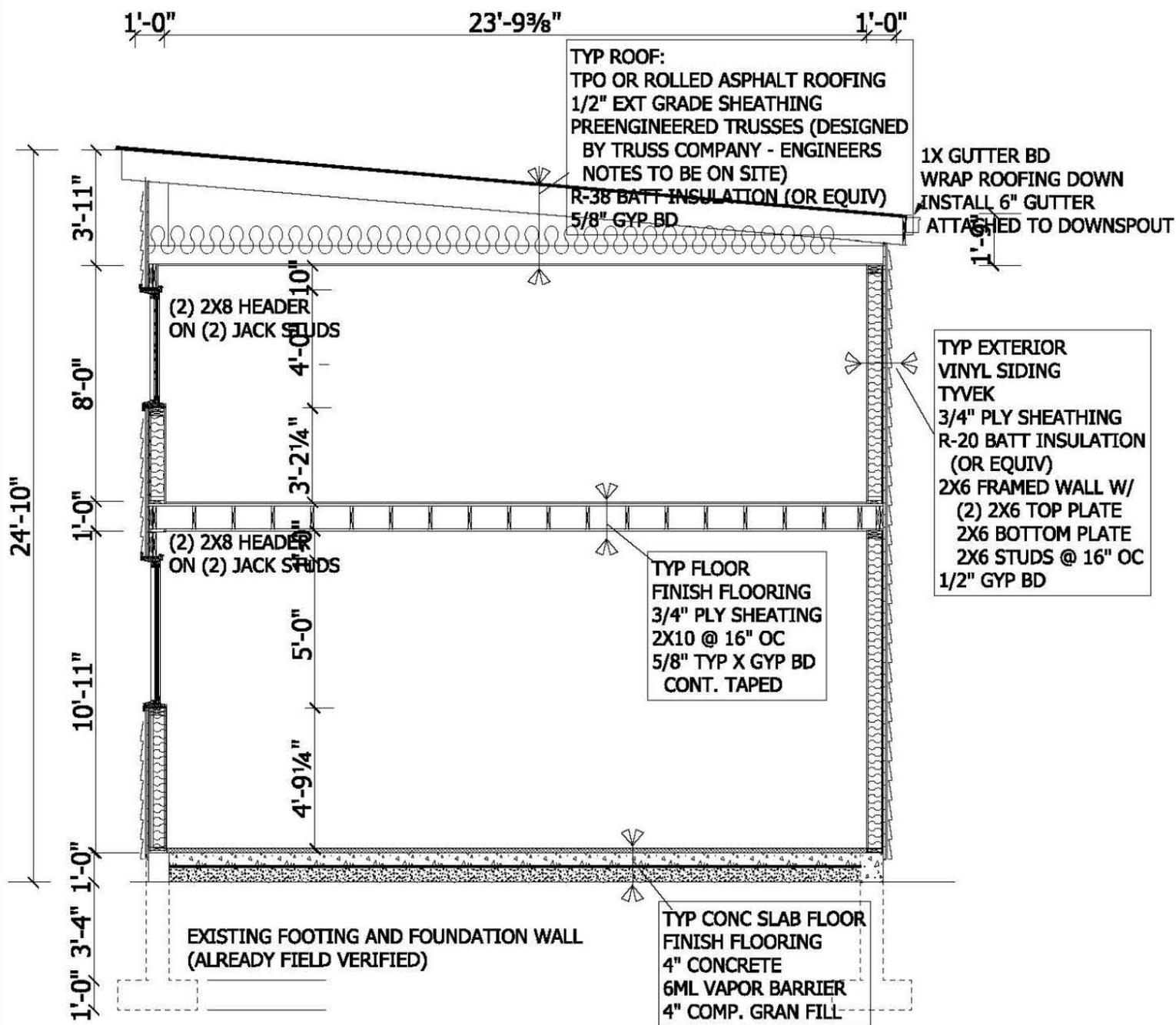


**SECOND FLOOR**  
 3/16" = 1'-0"



NOTE:  
 (2) COMPACT CAR SPACES  
 (MIN 7'6" WIDE X 19' LONG)  
 AND (2) REGULAR SPACES  
 8.5' X 19'

NORFOLK AVE



**CROSS SECTION W/ HEIGHTS**