



4534-4556 MANCHESTER PROJECT

**AUSTIN BARZANTNY
GROVE PROPERTIES
(VIA DAN DOELLING)**

4534 – 4556 MANCHESTER

**TONIGHT:
SHARE OVERVIEW OF
PROJECT**

COLLECT QUESTIONS

**ENCOURAGE YOU TO
ATTEND DEVELOPMENT
REVIEW COMMITTEE
MEETING**

**DEVELOPMENT REVIEW
COMMITTEE MEETING**

TUES, NOVEMBER 22 @ 7PM

fpsedevelopmentreview@gmail.com

4534 – 4556 MANCHESTER

OVERVIEW

Two months to engage with community before going back to Preservation Board to demo approval.

4-story mixed-used retail/residential building

First-floor retail

69 units (21 studio, 48 1-bed)

54 parking spaces

No tax incentives

\$11.7M and \$300k zoning-only building permit applications submitted for the building and parking lot on Swan.

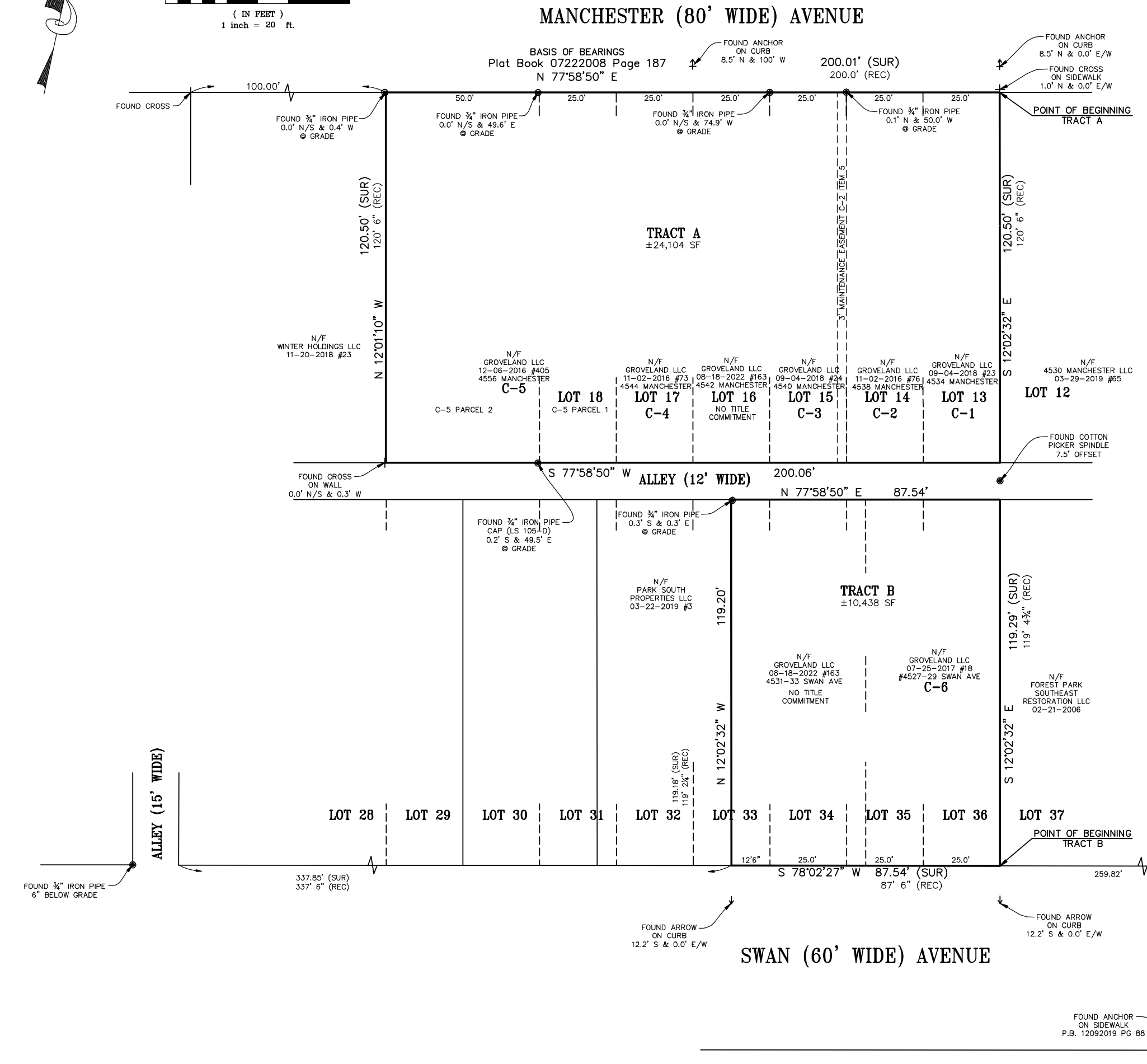
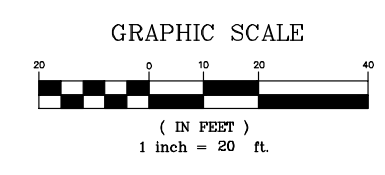





● SITE PLAN
 SCALE: 1"=20'

2022002

"GROVELAND'S GIBSON HEIGHTS ADDITION AMENDED PLAT BLOCK 6 RESUBDIVISION"
CITY BLOCK 5047
CITY OF ST. LOUIS, MISSOURI
ZONED - G-LOCAL COMMERCIAL AND OFFICE



TRACT A DESCRIPTION
 A tract of land being Lots 13 through 18 in Block 6 of Gibson Heights Addition Amended, together with a parcel adjoining on the west, and in Block 5047 of the City of St. Louis, Missouri, and said tract being more particularly described as follows:
 Beginning at the northeasterly corner of said Lot 13 on the southerly line of Manchester Avenue, 80 feet wide; thence along the easterly line of said Lot 13, South 12 degrees 02 minutes 32 seconds East 120.50 feet to the northerly line of an alley, 12 feet wide; thence along said northerly line, South 77 degrees 58 minutes 50 seconds West 200.06 feet to the westerly line of a parcel described in deed to Groveland LLC recorded as dolly no. 405 on December 6, 2016 in the Office of the Recorder of Deeds for the City of St. Louis; thence along said westerly line, North 12 degrees 01 minute 10 seconds West 120.50 feet to the southerly line of said Manchester Avenue; thence along said southerly line, North 77 degrees 58 minutes 50 seconds East 200.01 feet to the point of beginning.

TRACT B DESCRIPTION
 A tract of land being Lots 34, 35, 36 and the easterly 12 feet 6 inches of Lot 33 in Block 6 of Gibson Heights Addition Amended, together with a parcel adjoining on the west, and in Block 5047 of the City of St. Louis, Missouri, and said tract being more particularly described as follows:
 Beginning at the southeasterly corner of said Lot 36 on the northerly line of Swan Avenue, 60 feet wide; thence along said northerly line, South 78 degrees 02 minutes 27 seconds West 87.54 feet to the westerly line of said easterly 12 feet 6 inches of Lot 33; thence along said westerly line, North 12 degrees 02 minutes 32 seconds West 119.20 feet to the southerly line of an alley, 12 feet wide; thence along said southerly line, North 77 degrees 58 minutes 50 seconds East 87.54 feet to the easterly line of said Lot 36; thence along said easterly line, South 12 degrees 02 minutes 32 seconds East 119.29 feet to the point of beginning.

COMMITMENT NO. 1 (C-1)
 Lot No. 13 in Block No. 6 of Gibson Heights and in Block No. 5047 of the City of St. Louis, State of Missouri, fronting 25 feet on the South line of Manchester Avenue, by a depth Southwardly of 120 feet 5 inches to an alley.

COMMITMENT NO. 2 (C-2)
 Lot 14 in Block 6 of Amended Plat of Gibson Heights Addition and in Block 5047 of the City of St. Louis, Missouri, fronting 25 feet on the South line of Manchester Avenue, by a depth Southwardly of 120 feet 6 inches, more or less, to an alley.

COMMITMENT NO. 3 (C-3)
 Lot 15 in Block 6 of Gibson Heights Addition (Amended) and in Block 5047 of the City of St. Louis, Missouri, fronting 25 feet on the South line of Manchester Avenue, by a depth Southwardly of 120 feet 6 inches, more or less, to an alley.

COMMITMENT NO. 4 (C-4)
 Lot 17 in Block 6 of Gibson Heights Addition Amended Plat and in Block 5047 of the City of St. Louis, fronting 25 feet on the South line of Manchester Avenue, by a depth Southwardly of 120 feet 6 inches to they alley.

COMMITMENT NO. 5 (C-5)
 Lot in Block 5047 of the City of St. Louis, fronting 25 feet on the South line of Manchester Avenue, by a depth Southwardly of 120 feet 6 inches more or less to an alley, 12 feet wide, bounded on the West by a line 360 feet 4 inches East of the East line of Kingshighway Boulevard, as widened, measured along the South line of Manchester Avenue. (parcel 1)

COMMITMENT NO. 6 (C-6)
 Lot in Block 5047 of the City of St. Louis, Missouri, beginning at a point in the South line of Manchester Avenue, formerly New Manchester Road, 310 feet 4 inches East of the East line of Kingshighway Boulevard measured along the South line of Manchester Avenue; thence East along the South line of Manchester Avenue 50 feet; thence South 120 feet 6 inches to an alley; thence West along the North line of said alley 50 feet; thence North 120 feet 6 inches to the South line of Manchester Avenue and the point of beginning. (parcel 2)

COMMITMENT NO. 6 (C-6)
 The Eastern 18 feet 9 inches of Lot 35 and all of Lot 36 in Block 6 of Gibson Heights Amended Addition and in Block 5047 of the City of St. Louis, together fronting 43 feet 9 inches on the North line of Swan Avenue, by a depth Northwardly of 119 feet 4 inches, more or less, to an alley 12 feet wide.

ST. LOUIS CITY CERTIFICATE
 This plat has been approved by the Board of Public Service this _____ day of _____, 20____, Board Document Number _____

ST. LOUIS BOARD OF PUBLIC SERVICE

President _____ Secretary _____

We, the undersigned owners of the tract of land herein platted and further described in the foregoing Surveyor's Certificate, have caused the same to be surveyed and consolidated in the manner shown on this plat, which consolidation shall hereafter be known as:

"GROVELAND'S GIBSON HEIGHTS ADDITION AMENDED PLAT BLOCK 6 RESUBDIVISION"

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 20____

Groveland LLC

Austin Barzantny, Sole Member

State of Missouri }
 City of St. Louis } SS

On this _____ day of _____, 20____, before me appeared Austin Barzantny, to me personally known, who being by me duly sworn, did say that he is Sole Member of Groveland LLC, and that said instrument was signed and sealed on behalf of said Limited Liability Company, and said Austin Barzantny acknowledged that said instrument to be the free act and deed of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

My Commission Expires _____ Notary Public _____

LIEN HOLDERS CERTIFICATE
 The undersigned representative of _____ being the holder of a promissory note secured by a deed of trust encumbering the property described herein that is recorded in deed book _____ page _____ of the office of the recorder of deeds of St. Louis County, Missouri, does hereby join the execution of this plat.

In witness whereof, _____ has caused this plat to be signed this _____ day of _____, 20____.

Sign _____ Print _____

State of _____ }
 of _____ } SS

On this _____ day of _____, 20____, before me appeared _____ to me personally known, who, being by me duly sworn, did say that _____ is the _____ of _____ a Corporation of the State of _____ and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the _____ and State aforesaid, the day and year first above written.

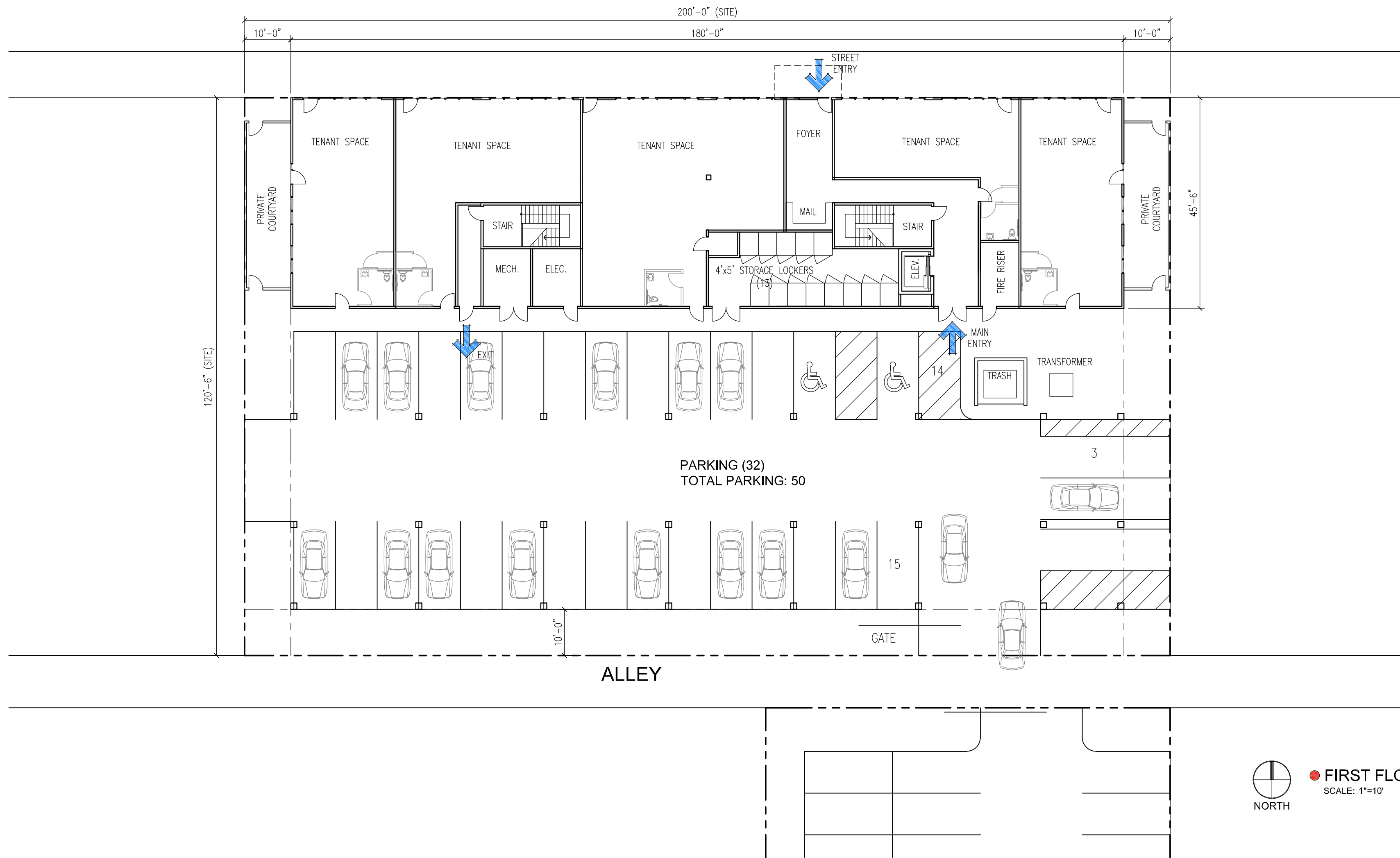
My term expires _____ Notary Public _____

- Source of Title: COMMITMENT NO. 1 (C-1)
 Inside Title Company, LLC authorized agent of Fidelity National Title Company commitment file no 220206-1, dated September 4, 2016, at 8:33 PM
 Address Reference: 4534 Manchester Avenue Saint Louis, MO 63110
- COMMITMENT NO. 2 (C-2)
 Inside Title Company, LLC authorized agent of Fidelity National Title Company commitment file no 219890-1, dated November 2, 2016, at 10:44 AM
 Address Reference: 4538 Manchester Avenue Saint Louis, MO 63110
- COMMITMENT NO. 3 (C-3)
 True Title Company authorized agent of Old Republic National Title Insurance Company commitment file no. T151779, dated July 13, 2015, 12:46 PM
 Address Reference: 4540 Manchester Avenue, St. Louis City, Missouri, 63110
- COMMITMENT NO. 4 (C-4)
 Inside Title Company, LLC authorized agent of Fidelity National Title Company commitment file no 219556-1, dated November 2, 2016, at 10:44 AM
 Address Reference: 4544 Manchester Avenue Saint Louis, MO 63110
- COMMITMENT NO. 5 (C-5)
 Inside Title Company, LLC authorized agent of Fidelity National Title Company commitment file no 219793-1, dated December 6, 2016, at 2:23 PM
 Address Reference: 4552 Manchester Avenue Saint Louis, MO 63110
- COMMITMENT NO. 6 (C-6)
 Inside Title Company, LLC authorized agent of Agents National Title Insurance Company commitment file no. 223039-1, dated July 25, 2017, at 8:18 AM
 Address Reference: 4527-4529 Swan Avenue, St. Louis City, Missouri, 63110

This is to certify that we, Topos Surveying Corporation, at the request and for the exclusive use of Groveland LLC have on the 16th day of September, 2022, executed a Property Boundary Survey in accordance with the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and Landscape Architects, on a Tract of Land being described hereon and located in the City of St. Louis, Missouri, and that the results of said survey are represented upon this plat. The subject property is an URBAN property as defined in said Standards. The bearing reference system and easements unless referenced are taken from the record plat. This plat may not show current zoning setbacks. This Property Boundary Survey is Non-Transferable.

PROJECT NAME: PROPERTY BOUNDARY SURVEY & CONSOLIDATION PLAT		PROJECT ADDRESS: 4534-56 MANCHESTER AVE & 4527-31 SWAN AVE ST. LOUIS CITY, MISSOURI, 63110	
TOPOS SURVEYING CORPORATION ORIGINAL CERTIFICATE NUMBER 000105			
Revisions	No.	Date	Description
	1	10-13-22	NLO CORRECTED TRACT A DESCRIPTION
TOPOS			
790 RUE ST. FRANCOIS		FLORISSANT, MISSOURI 63031	
Phone (314) 838-5806		Fax (314) 838-8141	
Drawn by: NLO	Checked by: PJW		
Sur. by: PD	Date: 09-28-2022		
PHILLIP J. WURM MO. REGISTRATION NO. PLS - 2278		Survey No. 0222-41 P	

MANCHESTER AVE.



4534-4556 MANCHESTER
SAINT LOUIS, MISSOURI

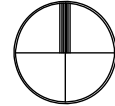




AREA SCHEDULE	
FIRST FLOOR	8,190 SF
SECOND FLOOR	16,975 SF
THIRD FLOOR	16,975 SF
FOURTH FLOOR	16,975 SF
TOTAL	59,115 SF

TOTAL PARKING SPACES	54
----------------------	----

UNIT SCHEDULE					
UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL
STUDIO	0	7	7	7	21
1-BEDROOM	0	15	15	15	45
1-BEDROOM "L"	0	1	1	1	3
TOTAL	0	23	23	23	69


TYPICAL FLOOR PLAN
 SCALE: 1"=10' (16,975 sf)

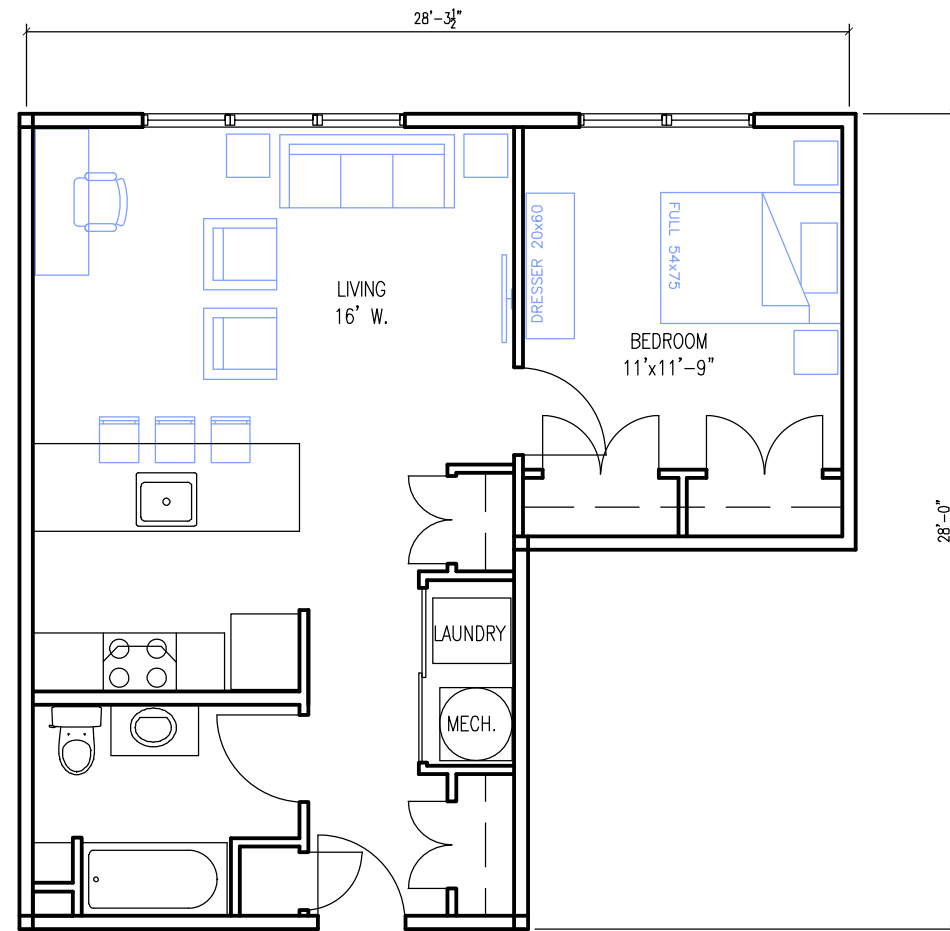
2022002



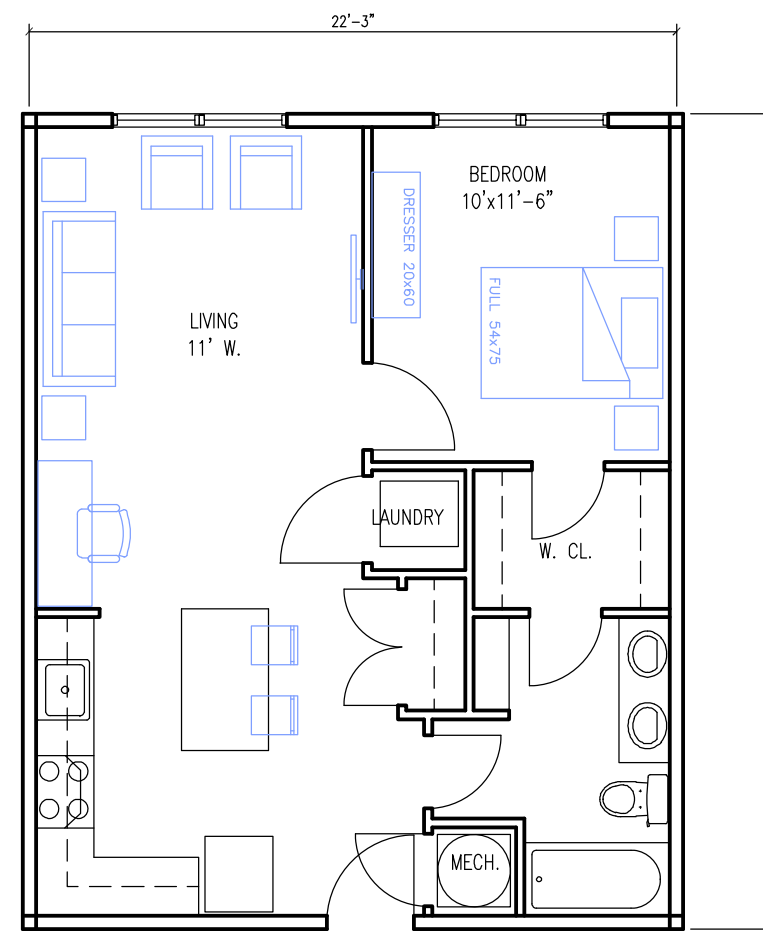
4534-4556 MANCHESTER

SAINT LOUIS, MISSOURI

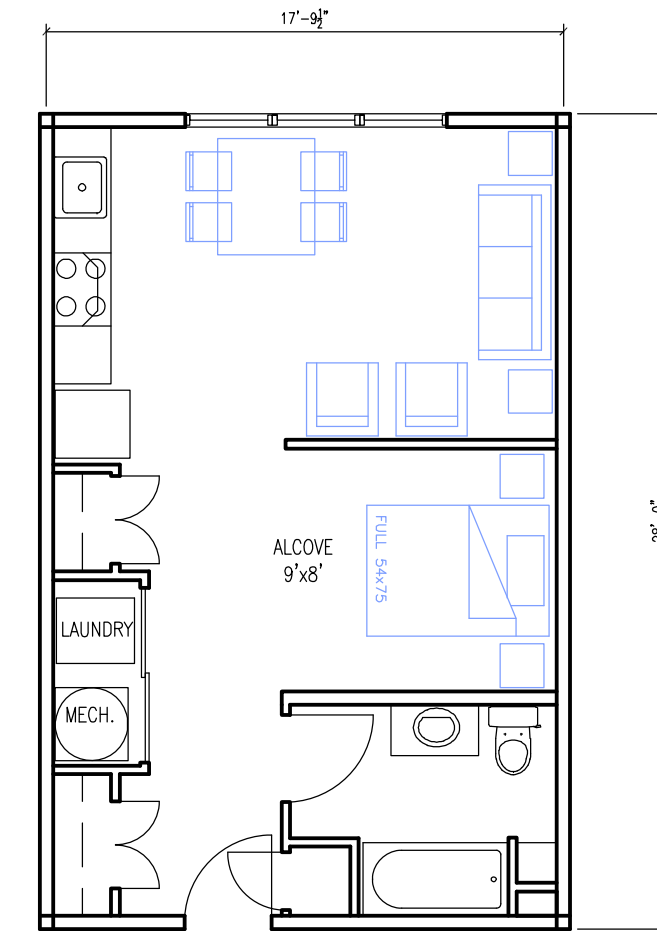
10.20.2022



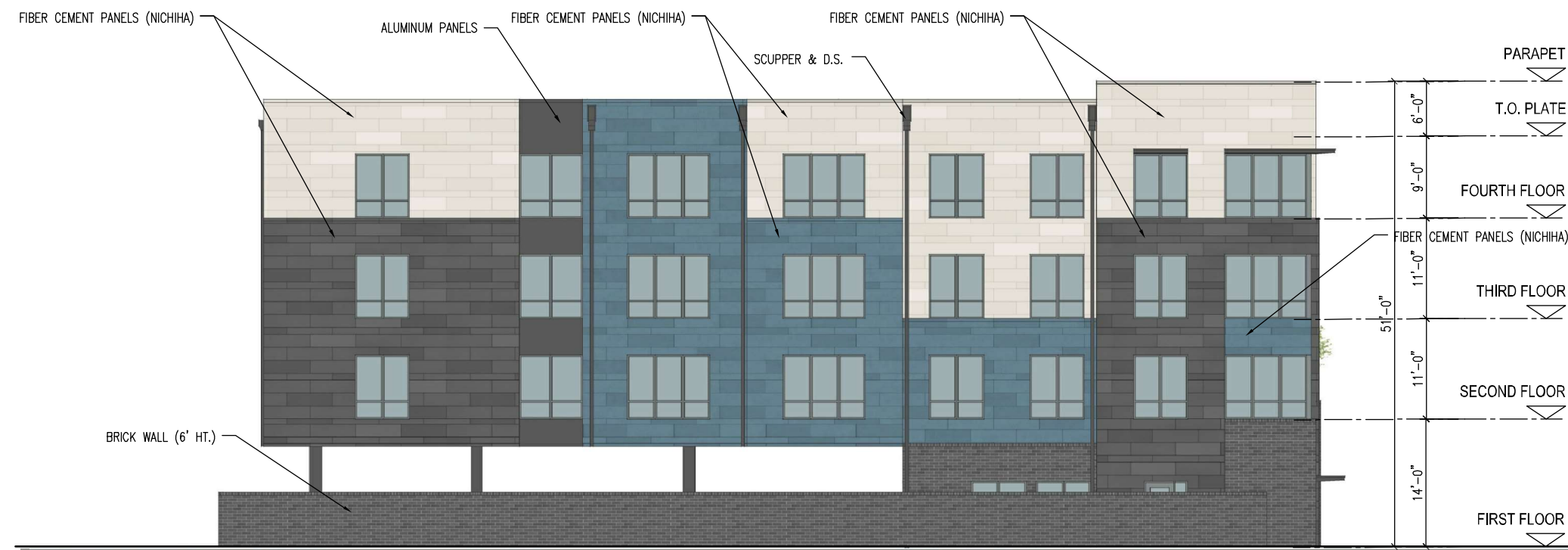
● 1-BEDROOM "L" UNIT (650 gross sf)
SCALE: 1/4"=1'-0"



● 1-BEDROOM UNIT (623 gross sf)
SCALE: 1/4"=1'-0"



● STUDIO (504 gross sf)
SCALE: 1/4"=1'-0"



● EAST ELEVATION
SCALE: 1"=10'



● WEST ELEVATION
SCALE: 1"=10'



● NORTH ELEVATION (FRONT ELEVATION)
SCALE: 1"=10'

2022002



4534-4556 MANCHESTER

SAINT LOUIS, MISSOURI

10.20.2022



● SOUTH ELEVATION (REAR ELEVATION)
SCALE: 1"=10'

2022002

4534-4556 MANCHESTER

SAINT LOUIS, MISSOURI

10.20.2022



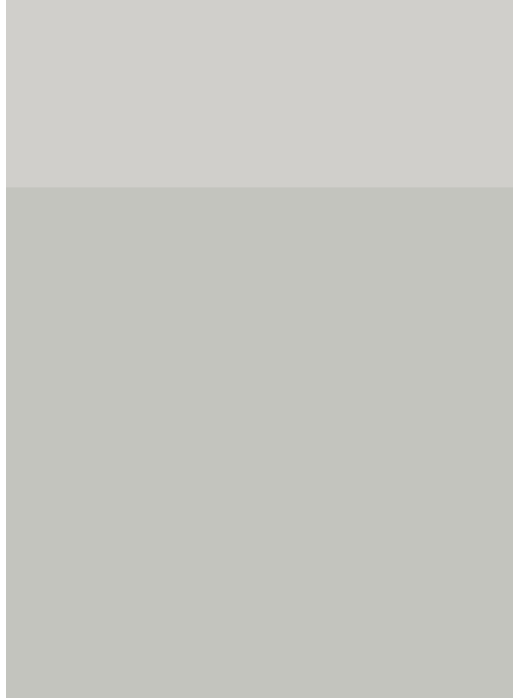
2022002



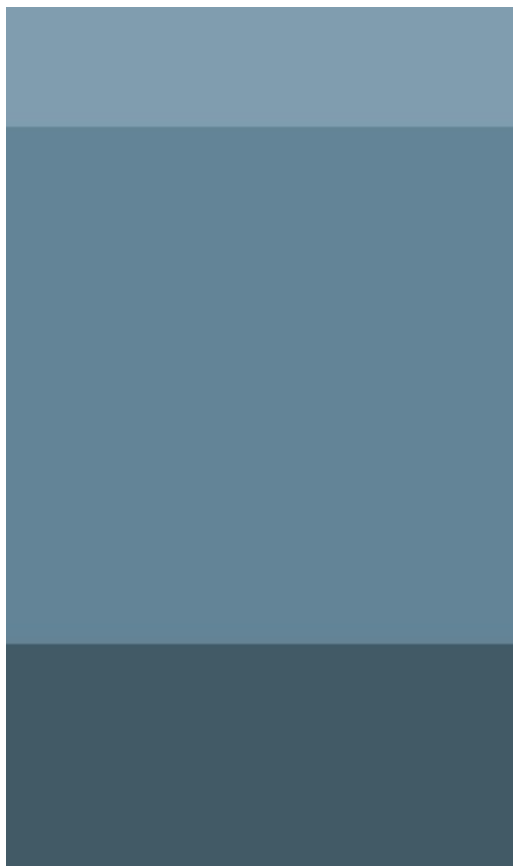
BRICK VENEER
Ebonite Smooth



WINDOW & METAL PANEL COLOR
Deep Cavern



FIBER CEMENT BOARD COLOR
Allegheny River – 20%



FIBER CEMENT BOARD COLOR
Felted Wool – 80%



FIBER CEMENT BOARD COLOR
Americana – 10%



FIBER CEMENT BOARD COLOR
Granite Falls – 70%



FIBER CEMENT BOARD COLOR
Oceania – 20%



FIBER CEMENT BOARD COLOR
Industrial Revolution – 20%



FIBER CEMENT BOARD COLOR
Black Widow – 80%

DESIGN ALLIANCE
architects

4534-4556 MANCHESTER
SAINT LOUIS, MISSOURI

Preservation Board



October 24, 2022

DEVELOPMENT REVIEW COMMITTEE

7:00 Development Presentation

4534-4556 Manchester by Groveland LLC (Austin Barzantny)

7:20 Public Questions and Comments

[Public Dismissed]

8:00 Committee Review of 4534-4556 Manchester
Recommendation to Alderwoman Pihl

8:10: Committee Review of 4210 Manchester (Changes)
Recommendation to Alderwoman Pihl

8:15 Review Applications (Alderwoman Pihl)

8:30 Committee Business

9:00 Adjourn

Upcoming Developments

4570 Gibson | Single Family House | Babylon Construction
Arbor on Arco | 160 Units (HotelApartment) & Garage | Restoration St. Louis
4211-4219 Chouteau | Unknown Scope | AJC Partners
4352 Vista | Single Family House | Melinda Stewart
4324-4328 Papin | Demolition | City Lighting Products Company
4100 Manchester(former Attitudes) | Mixed Use | AHM Group
Kingshighway | Luxury Apartments | Lux Living

DEVELOPMENT REVIEW COMMITTEE MEETING

TUES, NOVEMBER 22 @ 7PM

**Grace & Mercy
(1211 S. Newstead.)**

fpsedevelopmentreview@gmail.com