



**FOREST PARK SOUTHEAST
DEVELOPMENT REVIEW COMMITTEE**

November 28th, 2023

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

<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. 4312-20 Vista & 1401-09 Tower Grove: Developer Presentation and Public Comment

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

4. 4452-54 Manchester: Appeal Review.....5 Minutes

5. Committee Applications.....5 Minutes

6. Public Comments

7. Closed Session10 Minutes

Next Meeting: December 12th

September 26, 2023 FPSE Development Committee Meeting Minutes
6:30pm 4512 Manchester Ave, Suite 101, St. Louis, MO 63110 & Zoom

Members Present: Guy Slay, Ryan Day, Rachel Siegert, Kurtis Eisenbath (Zoom)

Absent members: Patrick Brown

Others Present: A Abdullah (Park Central), D Wright (Park Central), B James (Park Central; Zoom), M Browning (Alderman), B Pratt (Presenting Developer), J Mueller (Presenting Designer), D Bellon (business owner), D Doelling (resident), Peter Monterubio (Zoom), Tom (Zoom), Kaleena Menke (resident, online), Cammie Holiday (Zoom), Chad Fox (business owner), Clayton Higginbotham (business owner), Matthew Ryffel (resident), Billy Thompson (business owner), Sarah Kogan (resident), Peder Hulse (resident), Elliott Boyle (resident, architecture student), Percy Green III (resident), Shaun B (resident), Larry Richter (resident), Devin Clark (resident), Robert Moloski (resident), Brian and Erica Adler (residents), Vince Parisi (resident), DJ Short (resident), Kyle Klemm (resident), Jill (developer), Ky Barclay (resident)

Call to Order

The meeting was called to order at 6:30pm.

Approval of Previous Meeting Minutes

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

4452-54 Manchester Conditional Use Permit

R Siegert brought up a short committee discussion on the church at this address that has been vacant for some time. There was an applicant who proposed a medical spa use; the committee encouraged the applicant to come to a meeting. The applicant did not attend a meeting and a conditional use permit was approved by the planning commission. The Board of Public Service noted that the committee can appeal the decision and it will cost \$200 to do so. Medical uses are prohibited in the form-based code on the first floor. A Abdullah noted that Park Central would pay the fee if the committee chose to appeal. R Siegert and R Day both signaled interest in appealing. G Slay made a motion to appeal the conditional use and ask the applicant to return to the neighborhood planning process; R Day seconded the motion. All in favor; motion carries.

4576 Manchester Community Discussion

A Abdullah wanted to bring up that the owner of the property has painted it pink and the owner of the property shows up as an adult use. He noted that adult uses are not an allowed use of the form-based code and that the property owner has been notified of this inconsistency with the form-based code.

Permits Applications and Board of Adjustment Hearing Notices

A Abdullah wanted to bring up for the committee that when a formal notice is planned, it is passed through the Alderman's office and Park Central to make sure that the community is aware of potential developments. M Browning is working on making sure the City is aware of this development review process before allowing applicants to appear before any boards.

4100 Manchester: Developer Presentation and Public Comment

Developer Presentation Review

R Siegert reintroduced the project from the last neighborhood meeting and invited B Pratt to present the proposed development. B Pratt reviewed the existing conditions of the current vacant building with some of the renderings of the proposed development. Full notes of this presentation can be found in the previous meeting's minutes. B Pratt wanted to underline the multi-modal aspect of the proposal, linking different non-auto routes, as well as integrating art into the redevelopment. He also reflected again on the need for a few different variances requested at the last meeting. B Pratt noted the historical uses of the building: an old post office and restaurant before becoming Attitudes, underlining some of the concerns about the condition of the building. B Pratt is concerned about the amount of renovation needed to get up to code at the minimum, not considering the amount of work needed to make it usable for tenants.

B Pratt noted that after feedback on wanting to see more input on creating a mural for the building, the developer reached out to some organizations and did not have a firm answer on partnering. He then requested that if this project moves forward, he would ask a member of the committee to be on the team for identifying a proper mural.

Public Comments

R Siegert presented a summary of the written comments submitted to the committee. There were emails submitted both in support and in opposition to the development.

Brian Adler, a resident of FPSE expressed support for the project. He reflected on wanting to see Attitudes still there, but that it has been empty for a while and would love to see a building come up in its place.

Elliott Boyle, a resident of the Grove and urban design graduate student, wanted to state opposition from a form perspective and a community perspective. They noted that they thought it was too tall for the street's width and that they were concerned about the natural light for all the residents in the future building. They also wanted to call attention to the concerns for the LGBTQIA+ community, as two patio bars would be visible from the upper floors of the building. E Boyle also expressed concern about it being mostly a residential project and not contributing to daytime people on the street as well as a lack of a need for market rate units.

Devin Clark, a homeowner in the FPSE neighborhood, spoke about his family's love of the neighborhood and comfortability. He gave strong support of the building and adding it to the neighborhood. He reflected that he thought that the building's height was not too much.

Chad Fox of Rehab Bar and Grill spoke, noting that he found the design very nice. He first brought up concerns about street parking for the new building, especially given historical requirements on parking for businesses and his past requirement to pay for them. He expressed other concerns about parking availability and new businesses taking parking away. He expressed strong admiration for the sense of community in the Grove as well as the strong inclusivity. He also spoke about how he currently receives noise complaints early in the evening on weekends and there would be a need to work on sound proofing to make sure that he avoided complaints. C Fox also wanted clarity on the amount of construction and time spent throughout the process, noting that his business lost a significant amount of revenue during other construction nearby that corner. He expressed love for his community, but that his community faces strong opposition right now and that he feels inclined to voice his strong opinion for requesting guaranteed supports. He brought a picture of his business that was recently published in the Riverfront Times without Pride flags in front of it (that are always there) and that he feels strongly about asking serious questions about this development. B Pratt confirmed that he was unaware of the article in the news or had any idea that it would be included as such. He confirmed that there will be no parking spaces taken away and K Spencer noted that there will be ten spaces total for the development. B Pratt also responded to the form-based code parking requirements as encouraging less parking, tied to the Sarah Street connector. He also noted construction would be 14-16 months, market rents would cost between \$1450-\$2300.

Jill, a developer in St. Louis who works with redeveloping historical buildings. They spoke about the feasibility for receiving multiple tax credits and the potential ability to build on top of the existing structure. They are opposed to the development. They later noted that they think it is a good plan, but that they would encourage historic reuse and adaptive reuse of the property. They also read a letter submitted to the City, reflecting on the historical significance of the building and the value of it for the community. The letter included reflections about how essential Attitudes was as a safe space in the neighborhood as well as an anchor for Manchester Avenue.

Clayton Higginbotham, wanted to underline that everyone is offering comments for the betterment of the neighborhood. He wanted to express extreme concern about the impact that residential developments would have on businesses in the Grove. He also wanted to express a concern for displacement and gentrification in this neighborhood through this development and would strongly encourage reconstructing that particular building.

Billy Thompson, owner of Tropical Liquors and homeowner, is in support of the development and wanted to ask questions. He did confirm that noise violation concerns are extremely valid. He wanted to underline the need to keep that part of Manchester as an inclusive space for the community. B Pratt responded to some of the noise concerns, reflecting that he would be looking to mitigate noise concerns through construction. He also noted that he is not interested in closing any businesses nearby. B Thompson also wanted to clarify that he sees a need for development in the Grove and that preserving a building that was formerly a nightclub for it as a nightclub is a difficult decision to make. He noted that he does see a need to voice concern for how development impacts the entire community. He reflected on not fully matching development and gentrification, as the community does need new community to thrive, with a need for retail and other attractions to bring in more people. C Fox noted how Attitudes was the safest place for the LGBTQIA+ community in St. Louis, as it represented a beacon for the community. The two reflected on the need for all businesses in the Grove to be embrace safety.

Percy Green, resident of FPSE, inquired about the current developments for the city and B Pratt responded that his company has built in other parts of St. Louis. P Green reflected that parking is an obvious need for the area and wanted to ensure the space remains clean. He also asked the board who gets to make the decision. R Seigert confirmed the process, with a non-binding recommendation to the Alderman before moving through the Historical Preservation Board.

Ky Barclay, an employee of the Dogwood in the Grove, reflected on how important safety was in bars. They also noted how a mural cannot express the importance of that building to the community and that they would like to see something else added to this proposal that preserves the history of the LGBTQIA+ community.

Sarah Kogan spoke in support of the proposed development. She reflected on the history of Attitudes, noting how the previous owners sold the space, but came back to try to keep it going. She also reflected on the official closing of Attitudes in August, 2020, reading part of the going away message the business posted on social media. She continued to reflect on the impact of the pandemic on the street frontage, with some increased vacancies and a need for more development. She continued on, reflecting on the inclusivity and accessibility of the neighborhood, noting that preserving a vacant building does not support the neighborhood.

Peder Hulse spoke in support of the project, as a resident of the neighborhood. He noted wanting to see that parcel develop, as he is also a property owner in the neighborhood with a current vacancy that he would like to see filled. He noted how there are not many more big developments in the works for the neighborhood and he would like to see more people in the neighborhood.

K Spencer stated support of the building, but not support of where the building will be located. She noted how inclusive the neighborhood is and the need to maintain that feeling. She reflected on her experience in opening the Dogwood, as her family purchased the property in 2017. She noted how it would have been easy to tear down the building and build something new, as it was extremely expensive to preserve crucial aspects of the building. In this sense, she spoke to the history of that building as a 1941 Kroger grocery store, preserving that piece of the building. She reflected on all the considerations that property owners have to take in when redesigning the building, asking the developer to take into

consideration for full quality. She also expressed how much it means to everyone to keep the façade of the building, incorporating it in some way to the front of the building. She also expressed concern for parking.

Kyle Klemp, not someone who lives in the Grove, reflected that he would like to see decreased emphasis on parking.

D Bellon spoke about the history of the Grove, starting in 1977. He talked about renovating a building for Nancy Novak, another bar owner. He also spoke about the pink façade on the building, as it showed up on the building without the property owner's consent initially. D Bellon also reflected on security concerns around Attitudes near the end of its business. He reflected on parking problems, as he pointed to Chroma allowing the lot at Sarah and Chouteau to be free. He spoke in support of the development, as he believes the entrances to the neighborhood do not welcome everyone in. He also spoke about the upcoming development at the corner of Sarah and Manchester as another lot to potentially be talked about in the future. He noted the recent closing of Beast, reflecting that businesses in the neighborhood need more people.

DJ, a resident of the neighborhood, spoke in support of the development. He spoke in support of the fewer available parking spaces in the neighborhood as a positive thing. He also spoke about the positives in having a larger building at the entrance of the neighborhood.

The committee moved to Zoom comments. A Abdullah read the comments from the Zoom meeting and are listed below:

K Menke reflected on the desire to see the engineering report presented to the committee.

P Monterubio expressed concern about adding new rental units to the neighborhood with the impact on housing prices for those who already live there. He also asked about the potential of for sale units in the neighborhood and seconded a concern about increased traffic.

K Menke added that while they love the idea of a car-free environment in the Grove, there are concerns about accessing groceries from the neighborhood without a car. They also inquired about the stormwater management requirements for the project and were interested in hearing about green stormwater infrastructure being discussed as it relates to this proposal. Additionally, K Menke expressed concern about a large building mass with dark colors adding to the heat island effect, asking the developer to balance that impact on the area.

Committee Comments

G Slay opened committee comment, noting that he likes the proposal, but that he places such a high value on the historical component of the property. When he returns to the property itself, there is a lot of value in preserving that history. He noted how positive this city cultivates LGBTQIA+ community and that it is a great component of St. Louis. He noted that the city was considerably welcoming. He spoke to the history of this city as a place where visitors from neighboring states could visit and not worry about who you were as a human and that Attitudes helped create it. He reflected on the façade of the building, as there may be ways for it to happen, but that it might not work for the use proposed. He noted that he believes the building can be repaired and restored positively and with viability. He expressed how important that building is for small business owners and local ownership of the building. He spoke to the development potentially erasing LGBTQIA+ history and encouraged looking at other potential models.

R Day reflected on the history of the neighborhood and personal memories of meeting his husband at Ernie's, which is now Sultan. He noted how important that building is for him and expressed a need for preserving some history. He asked the developer to expand on the potential to include parts of the current structure in the future. B Pratt reflected that their analysis of the project was that it would not be feasible given the current condition of the building. The designer added that density is an important part of the project, with a need for the project to go up, with the economic feasibility of adding four stories to that building being tough, as it would include a need to add more foundational

support to the building. The idea of preserving material from the façade was something that they have incorporated some of that history in the pink glazing of the building. He stated disagreement with G Slay regarding the ability to build on top of the first floor.

K Eisenbath asked questions about the variances, especially the side setback. B Pratt reflected on the narrowness of the lot, reflecting that the setback requirement would take out a sizeable portion of the lot. He also asked about the windows on the west side of the building, with B Pratt noting that those windows are for offices and are aware of future developments in that case. K Eisenbath then inquired about the financing portion of the project, with B Pratt noting that his company feels strongly that they are prepared to put together the capital stack to complete the process.

G Slay asked about positive urban planning and why would the developer not want to build on a vacant lot. B Pratt noted that the building had been on the market for multiple years and that the company was interested in finding a way to preserve the building, but that they found this proposal as the best possible option. He addressed a potential difference of opinion in the room for evaluating the feasibility of the building and reflected that their reports suggested it would be challenging.

C Fox then asked how long the building has been vacant and when the current owner closed on the property. B Pratt noted that it was purchased in 2020 and has been vacant for at least that long. C Fox noted that he tried to purchase that building in 2020, but was outbid, and that he tried to secure a long-term lease on the property. B Pratt confirmed that he does not own the building, but has the owner option. G Slay asked why a developer would not look at buildings and properties on the west side of Manchester for infill housing. He mused on if money was available, why would it not go where it would have the biggest impact. G Slay shared that he thinks it would be a bad look for St. Louis if that building was torn down and turned into a residential-based development. He also reflected that not all people in the LGBTQIA+ community would agree with him.

R Siegert reflected on the importance of this building for the community. She then spoke about the validity of noise concerns for bars in the neighborhood, suggesting that all leases could include a portion about noise in a commercial corridor. A Abdullah reflected on the history of the form-based code, as it was put into plans that the corridor was a commercial one. R Siegert stated the reality that the building is vacant and something needs to go into that space, with an opportunity for an additive project on that corner. She also reflected on the positives of not having a large parking lot on that corner of the commercial district. Concluding, she expressed a need to grapple with preserving a piece of LGBTQIA+ history. She thanked everyone for contributing comments on the proposal as well as everyone attending the meeting. She also thanked B Pratt for returning.

C Fox inquired about seeing if the Grove could become an entertainment district, as it would alleviate many concerns.

G Slay asked about the vacancy of the building and how available it has been to the community. B Pratt confirmed that the group that currently owns the building acquired the building in 2020. G Slay questioned if people outside of the real estate community knew that the building was available for use. C Fox noted that he tried to acquire the building, but that it was untenable for him to do so. G Slay also noted his gratitude for the development community in the city. He expressed that the lack of a sign on the building seemed to suggest that no one was interested in showing the building and may not have brought in smaller developers.

A Abdullah indicated that PCD would look into zoning and form-based code for how noise complaints may be handled.

Closed Session

The committee moved into closed session at 8:36pm.

R Siegert made a motion to recommend approving the proposal, with the additions that the mural designs be further developed to reflect LGBTQIA+ history and that the mural designs be formed through a local committee. Separately, the

developer properly notify their residents about moving into a commercial district, making everyone aware of noise concerns while the city goes through a change in how it legislates noise concerns. R Seigert, K Eisenbath, and R Day voted in favor of the motion; G Slay opposed. 3-to-1 voting; the motion carries.

Meeting was adjourned at 9:03pm.

DRAFT



**Park Central
Development Committee Application**

This information will be provided to Park Central’s Development Review Committee, which meets monthly and is made up of neighborhood stakeholders. It will also be included in Park Central’s meeting announcement and published on Park Central’s website.

Include photographs of the site and if applicable the building’s interior. Also, include site-plans and renderings of your project. If a conditional use please provide pictures of your proposed space, renderings if possible, and pictures of current business location if applicable.

Date: 11.14.2023

Site Address: 1401-09 Tower Grove Ave, 4312-20 Vista Ave

Request to the Committee: Approval of project design and requested variances from the Forest Park Southeast Form-Based District

Company Name: Spitzberg-Lassen Holdings

Contact Person(s): Mr. Sean Lassen

Mailing Address: 8151 Clayton Road Suite 301, St. Louis, MO 63117

Company Owners / Principals: Sean Lassen & Aaron Spitzberg-Smith

Project Information:

1. Description and history of site (for business seeking a conditional use please give the name of the owner of the building being leased and history of the business):

The existing site has been vacant for years with several past attempts to develop the site by prior development teams. Townhomes at Tower Grove is a unique design of rowhouses prominently positioned along a "primary street" in The Grove. The variation in earth tones of all-brick design bridges the transitional gap between traditional St. Louis brick and contemporary designs found throughout the neighborhood. The design focuses on connecting the residents to the community by bringing the living space to the street frontage. Each module incorporates a patio, balcony, and roof deck to promote a strong neighborhood presence.

2. Current zoning: Neighborhood General Type 3 (NG3) of the Forest Park Southeast Form-Based District

3. Square footage of project/business:

37,359sf, including roof decks and balconies.
12,913sf footprint

4. Thoroughly Explain the Proposed Project/Business and Use: Residential, 14

“Rowhouse” modules that are a two-story townhouse over a single-story garden unit for a total of 28 dwelling units.

5. Project Costs (For Rehab and New Construction Projects):

Acquisition: \$750,000
Pre-development Soft Cost: \$200,000
Construction Cost: \$4,000,000
Total: \$4,950,000

6. Project Timeline:

New Construction or Rehab

Site Control: Yes
Construction Start: April 1st, 2024
Construction Complete: April 1st, 2025
Occupancy: April 1st, 2025

For Conditional Use Applicants

Conditional Use Hearing Date with the City of St. Louis: N/A
Expected Opening Date: NA/A
Occupancy Capacity: N/A

7. For Conditional use hearing is this use conditional or prohibited use with the FPSE Form Based Code? N/A

8. What relevant experience does your team have?

Spitzberg-Lassen Holdings is a St. Louis real estate company that focuses on creating modern apartment communities through renovation, development, and management. Our focus is on the tenant experience and lifestyle. We have completed over 70 apartment projects in the City of St. Louis.

Design Alliance Architects is an architectural firm that exists to transform communities with good design. Design Alliance was incorporated in 1977 and has been under present ownership since 1982. The composition of our experienced professional staff is diverse and covers both architecture and interior design with an emphasis in multifamily housing.

9. Does the project utilize high quality exterior and interior materials (Construction projects only)? The exterior of the building is 100% brick at both the primary and secondary street-facing elevations as well as the sides facing the neighbors and alley. At the rear of the building that faces the parking lot, the exterior insulation finish system will

be utilized as an efficient building envelope.
The unit interiors will be high-end and durable finishes.

10. Will the project add value to the area?

A new residential building whose residents serve the growing need for housing in The Grove that also supports the growing assortment of restaurants and businesses in the neighborhood.

Add to the vibrancy and urban fabric of the neighborhood through increased density, a walkable location, and outdoor spaces that engage the streetscape.

The project will be funded 100% by a private entity. The project team is not seeking any incentives or tax abatements.

11. Does the project fill a need for the area (Construction projects only)?

Infill development along primary streets reflects and supports the growth that has taken place in The Grove. The Townhomes on Tower Grove keeps with Forest Park Southeast design performance standards by promoting walkability and site density. The project also helps capture neighborhood demand for residential living as evidenced by new infill ranging from single-story shotgun homes to multifamily podium buildings.

12. Does the project enhance the amenities for the area? Yes, the residents of the development will support the neighborhood businesses as patrons.

13. Is the project restoring a historically significant building? No

14. Is it the highest quality project for the site (Construction projects only)?

Yes, we

15. Will the project remove an eye sore from the area?

Yes, it is currently an un-maintained empty lot.

16. How many parking spaces will the project have? Will the parking be hidden from the street (Construction projects only)?

Twenty-six parking spaces are hidden from the street and accessed directly off of the alley.

17. What special features if any will the project provide?

Off street parking

Roof decks and balconies allow the tenants to connect with the neighborhood. This neighborhood connection also allows for more eyes on the streets, which improves neighborhood security.

18. Will the project be unsuccessful without financial incentives from the City of St. Louis? If so, explain.

No, the project team is not seeking any incentives or tax abatements.

19. **Has your business or any business ever been deemed and nuisances and or had its license business or liquor revoked. If so when and what where the details associated with the violations?** No

Forest Park Southeast Development Committee

November 28th, 2023:

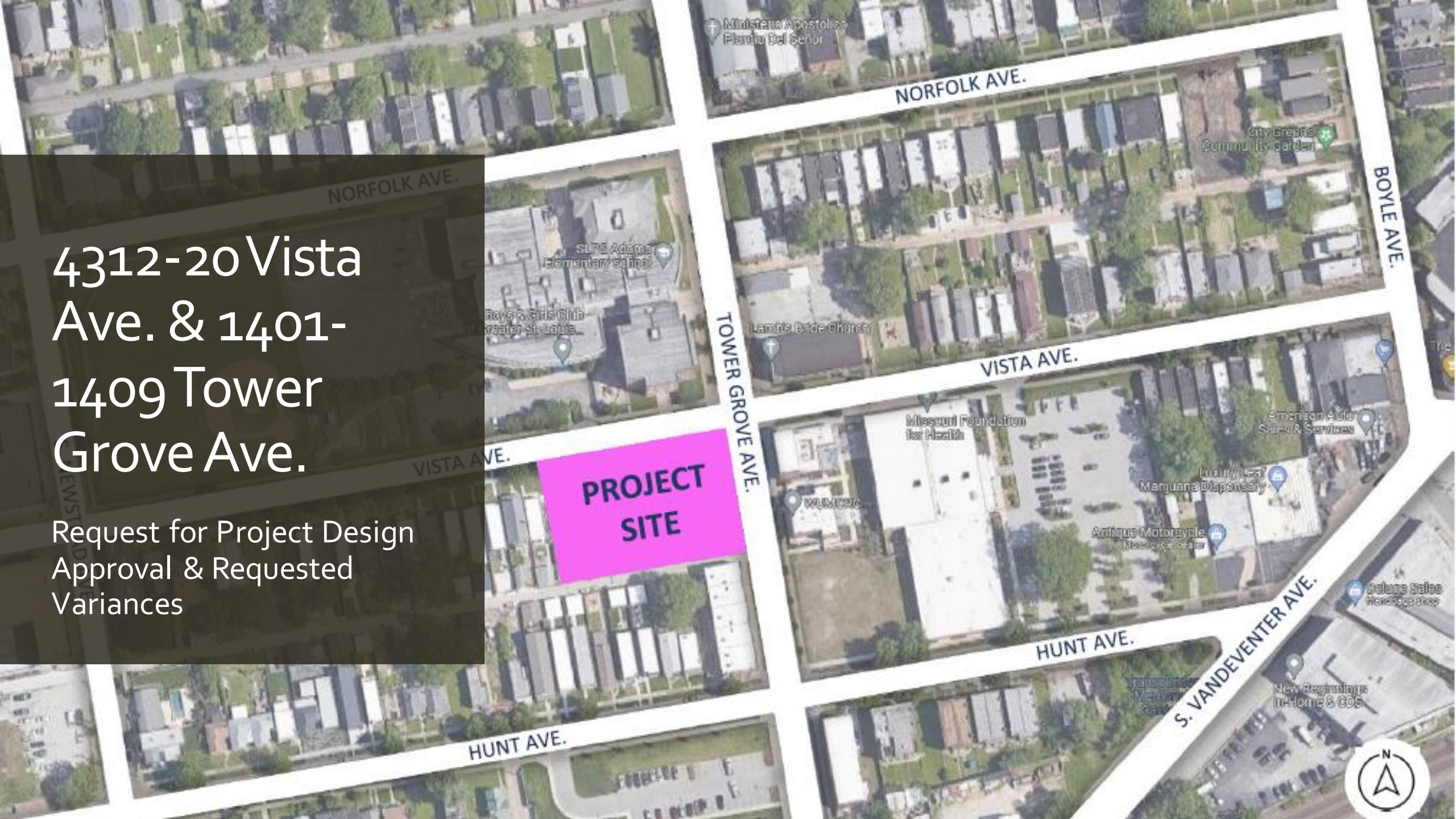
6:30 PM

Park Central Development :
4512 Manchester, Suite 101



4312-20 Vista Ave. & 1401-1409 Tower Grove Ave.

Request for Project Design Approval & Requested Variances



PROJECT SITE

NORFOLK AVE.

BOYLE AVE.

VISTA AVE.

TOWER GROVE AVE.

HUNT AVE.

S. VANDEVENTER AVE.

HUNT AVE.



Project Description

- **Property Owner: Spitzberg-Lassen Holdings**
- **Contact Person(s): Sean Lassen**
- **Mailing Address: 8151 Clayton Rd. STE 301; St. Louis, MO 63117**
- **Company Owners / Principals: Sean Lassen & Aaron Spitzberg-Smith**
- **Spitzberg-Lassen is a real estate company that has completed more than 70 apartment projects in the City of St. Louis**
- **Design Alliance Architects is an architectural firm that has been under the same ownership for 41 years, focusing on multifamily housing.**

Project Description

- **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, with every unit including a patio and balcony along with a roof deck to encourage active street frontage.
 - 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 Information

Costs

- Acquisition: \$750,000
- Pre-development Soft Cost: \$200,000
- Construction Cost: \$4,000,000
- Total: \$4,950,000
- Financial incentives: N/A

Timeline

- Site Control: Complete
- Construction Start: April, 2024
- Construction Complete: April, 2025
- Occupancy: April, 2025

Project Information

- 14 rowhouse modules that are a two-story townhouse over a single-story garden unit, **totaling 28 dwelling units**
- 12,913 sq. ft. footprint
- 28 parking spaces: the surface parking alleviates the pressure of street parking demand and is tucked behind both rowhouses' wings and accessed from the alley.
- The project will be constructed without the benefit of tax incentives.

Project
Information:
Exterior
Building
Material

The variation in earth tones of all-brick design bridges the transitional gap between traditional St. Louis brick and contemporary designs found throughout the neighborhood.

- 100% brick exterior at both the primary and secondary street-facing elevations as well as the sides facing the neighbors and alley.
- The part of the building that faces the parking lot behind the building will have an exterior insulation finish system
- Unit interiors will be high-end and durable finishes

Requested Variances

The project is seeking support for variances to the FPSE Form-Based Code overlay zoning district. This District is **Neighborhood General Type 3**. While still subject to formal zoning review, anticipated variances include:

- **Average Building Setback at Primary Street:** All building facades are required to have a 0' minimum setback from primary street. This design has a setback of 3.09 ft. to allow for patio & balcony insets
- **Average Building Setback at Side Street:** Buildings are required to have a 10' maximum setback from side street. This design has an average setback of 10.75 ft. to allow for aligning setbacks with adjacent existing properties
- **Alley Building Setback:** Buildings are required to have a 10' maximum setback from alley. This design has an alley setback of 70 ft. to allow for parking
- **Alley Parking Setback:** At-grade lots are required to have a 10' minimum setback from alley. This design has an alley parking setback of 0 ft. to allow for adequate parking and reduce street parking pressure
- **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.

4312-20 Vista Ave. & 1401-1409 Tower Grove Ave. – Project Summary

Est. Investment: \$4.95 million

Rowhouse Units:
28 market-rate units
(14 2-story townhomes and 14
single-story garden units)

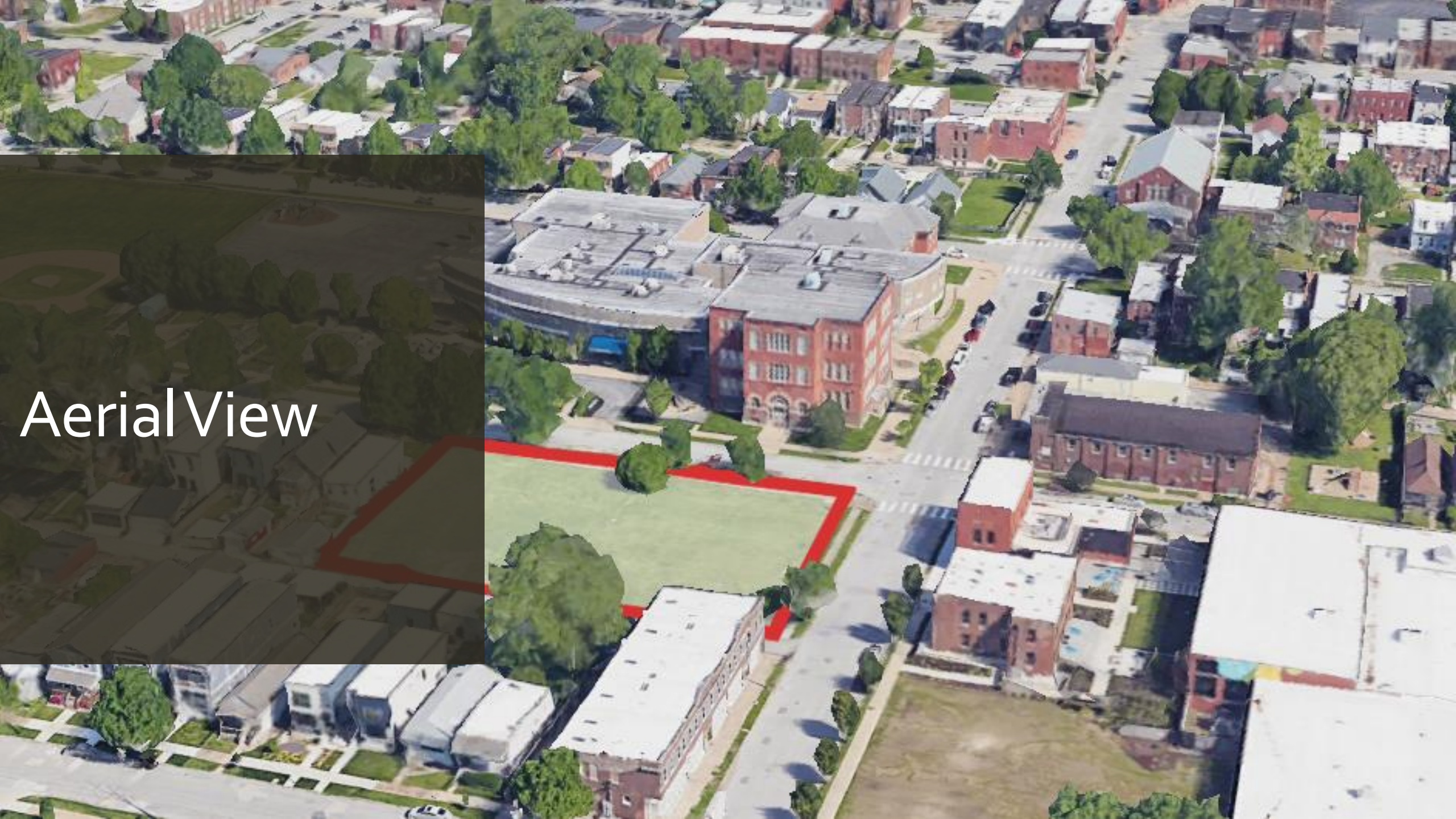
Parking: 28 Spaces

No Incentives Requested





Existing Conditions



Aerial View

Landscape View



Exterior Elevations



Vista Ave. Elevation



Tower Grove Ave. Elevation

Elevations

Site Plans Full Site

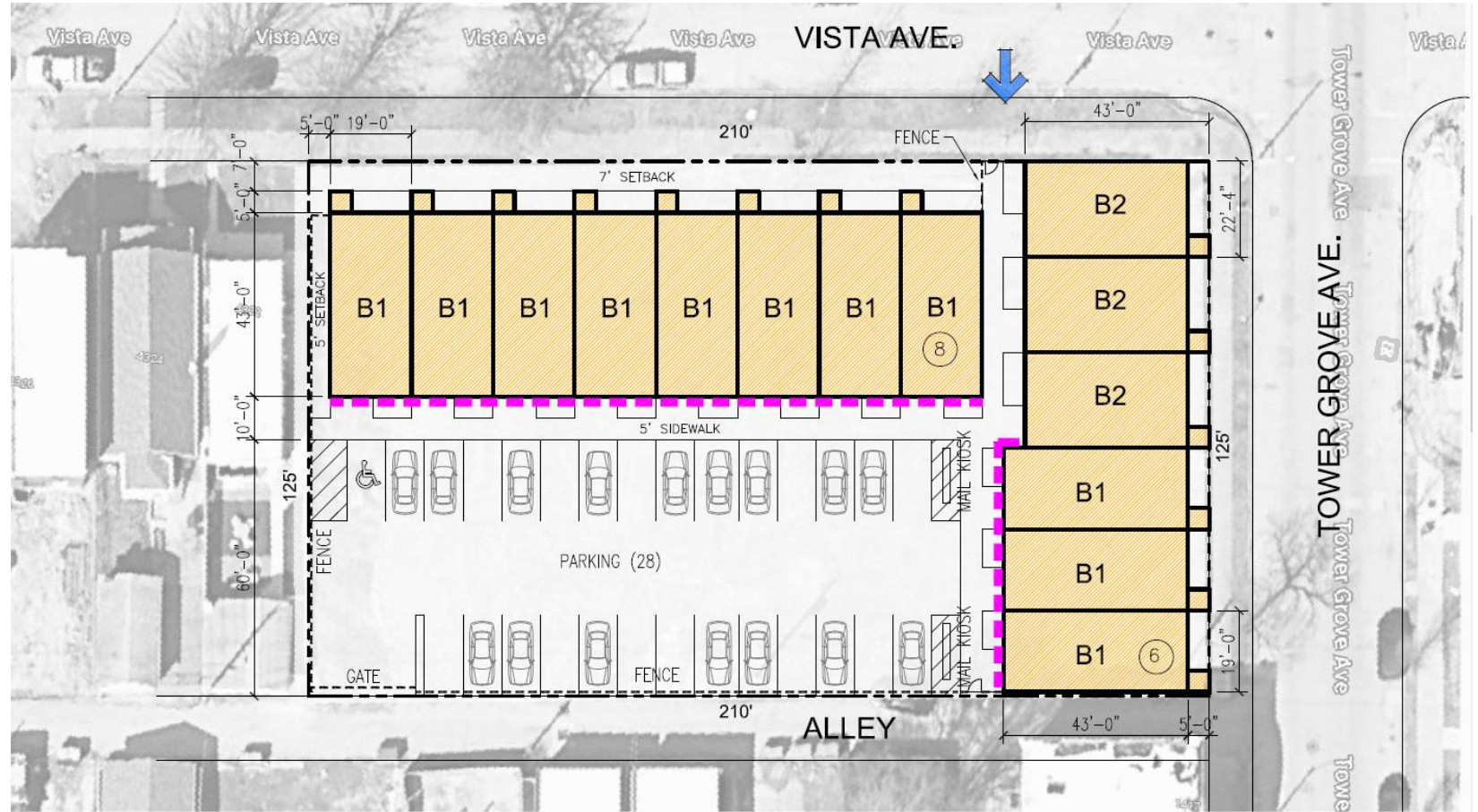
Six Modules Along Tower Grove

Eight Modules Along Vista

Parking Lot Behind Building Frontage

28 Parking Spaces

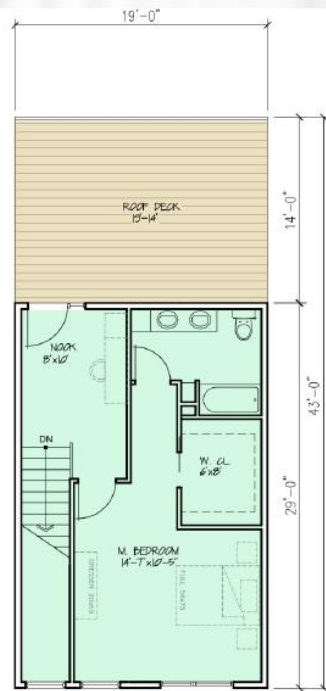
Gate & Fence for Lot Entrance



Floor Plans: B1

Floor Plans – B1

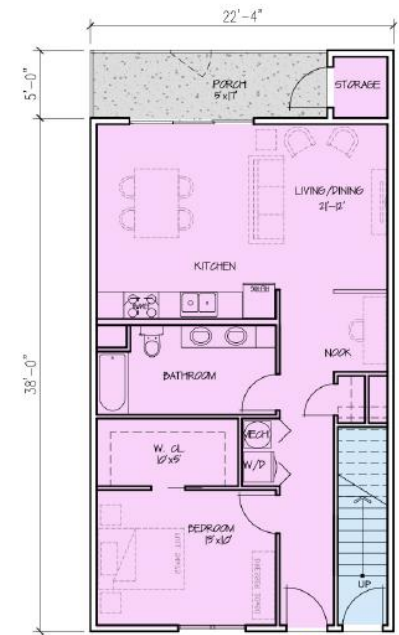
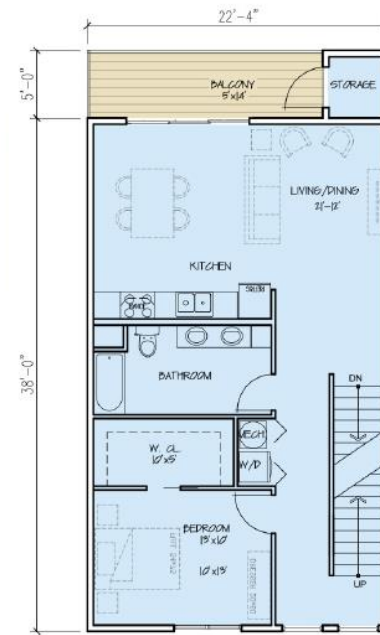
-  **Unit A**
1 Bedroom
1 Bathroom
-  **Unit B**
2 Bedrooms
2 Bathrooms



Floor Plans: B2

Floor Plans – B2

- Unit C
1 Bedroom
1 Bathroom
- Unit D
2 Bedrooms
2 Bathrooms



Park Central Recommendation

The project is in line with the neighborhood vision for the neighborhood and the Grove Commercial District. Park Central recommends support for the owner's request for community support and variances with the following conditions:

- Any additional changes in the specified use, or any additional changes to the project requiring a variance should be brought before the FPSE Development Committee for review.
- Recommended to make the crosswalks ADA compliant on the corners of the project.
- Provide exterior cameras for the building that are integrated into the FPSE Camera Network.



TISHAURA O. JONES
MAYOR

City of St. Louis
OFFICE OF THE SECRETARY
1200 MARKET STREET, ROOM 300
ST. LOUIS, MISSOURI 63103-2806
PHONE NO.: (314) 622-4650 OR (314) 622-4627
Fax No.: (314) 589-6598



RICHARD T. BRADLEY, F
PRESIDENT

September 19, 2023

OFFICE OF THE SECRETARY
300 CITY HALL

CONDITIONAL USE
PERMIT NUMBER
131900


Permission is hereby granted to Jada Wilson, to occupy 4452-54 Manchester Ave., for a interior and exterior alterations, per plans, for a medical spa, as authorized by and subject to the provisions of Sections 26.80.010 and/or 26.800.060 of the Revised Code, subject to the attached conditions.

Should you feel aggrieved by our decisions, or any part thereof, you may appeal within thirty (30) calendar days of the date of this notice to the Board of Adjustment, Room 400, City Hall. For your convenience, there is included with this notice an application for appeal.

“FOR ZONING PURPOSES ONLY. ALL OTHER BUILDING AND FIRE SAFETY CODES MUST ALSO BE COMPLIED WITH.”

A BUSINESS LICENSE MUST BE OBTAINED FROM THE LICENSE COLLECTOR’S OFFICE.

By order of the
Board of Public Service, September 19, 2023


Michele Knox, Secretary

Permit No. 131900

Jada Wilson

4452-54 Manchester Ave

CONDITIONS:

1. Petitioner shall provide a copy of their State of Missouri License.
2. Hours of operation are limited to 8 am to 6 pm, seven (7) days a week.
3. The Petitioner shall provide a refuse container on the exterior of the premises for use by the customers and shall be emptied on a daily basis or more if needed. If another container is needed due to the level of business, it shall also be provided.
4. The Petitioner shall provide a commercial dumpster and establish a trash removal contract through a private source for regular pick-ups and maintain the entire premises in a clean and orderly appearance at all times.
5. The Petitioner must apply for and receive a permit from the City of St. Louis Building Division before posting signage and the signage must be professionally prepared and approved by the office of the Zoning Administrator before being installed.
6. Petitioner must obtain and maintain a City of St. Louis Business License prior to operation.
7. There shall be no clients under the age of 18 without parental consent.

Cc: Zoning
Don Roe
Business Assistance Center
NSO
License Collector
Ward 9
File

The Board of Adjustment meeting will be accessible for online viewing at:

<https://zoom.us/j/9616100275> **PASSCODE: FDhmG9**

Or via phone at: 253-215-8782 with the following:

Meeting ID: **961 610 0275** and Passcode: Passcode: **892471**

We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.

GUIDANCE FOR THE PUBLIC OBSERVING MEETING:

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- **If you wish to testify, and are on a computer**, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please un-mute yourself. Once you are done, please resume the mute functionality.
- **If you wish to testify by phone**, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press *6 and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing *6.

Dec 20th @ 1:30 PM

gutierrez@stlouis-mo.gov