



**FOREST PARK SOUTHEAST
DEVELOPMENT REVIEW COMMITTEE**

June 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. 1301 Kentucky Ave.

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

4. 4140 &4144 Manchester 10 Minutes

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

5. Closed Session.....10 Minute

April 23th, 2024 FPSE Development Review Committee Meeting Minutes
4512 Manchester Suite 100

Members Present: Ryan Day, Kurtis L. Eisenbath

Absent members: Rachel Siegert,

Others Present: A Abdullah (Park Central), Zen Harbison, Dr. Wayne Barnes, Mersad Smajic
And Melinda Stewart

Call to Order

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

Public Comment

No Public Comment

Meeting Minutes

4464 Gibson Ave. Variance Presentation

ED. Abdullah Gave an overview of a request to the Development Review Committee (DCRC) for a variance for a use to the Property at 4464 Gibson Ave. The 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, Dr. Wayne Barnes) Under the FPSE FBC there is a designation as an artist studio as an allowable use, but not a laboratory. Dr. Wayne Barnes presented to the neighborhood on his businesses and the use he wanted to bring. He stated The property consists of 2 buildings, a church and a 2-story building. His request was to permit the use of the 2-story building for a laboratory function.

There was questions regarding the use of trucks and egress of automobiles and pedestrian access and trash from Kurt E. regarding the building. The technical team from the project spoke regarding the historical use of the side door of the project, and stated the primary entry way would be the front door. Mr. Barnes team ended the presentation.

4459 Norfolk

Abdul Abdullah gave an overview for the project at 4459 Norfolk Ave. The principal of the project was Mersad Smajic and Melinda Stewart was the contact for the project. Mersad Smajic also presented on the project. The project is proposing converting and 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. Mersad asking for the following variances to the project:

1. Rear Entry : The project will seek to have rear entry access for 3 of the units.
2. 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.
3. 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.

There was no substantive question for regarding the project.

Committee Application

Abdul Abdullah discussed the application for onboarding new committee members and the group decided The committee following new members. John Boldt, Ebony Ingram, Angela Pearson, Toni Zimmerman, Kaitlyn Smith, and Haley Koch

Public Comment

No Public Comment

Closed Session

4464 Gibson Ave.

After discussion the discussion the committee decided to not offer a motion for support for the project. The use would not serve the greatest and highest use for the building and its impact for the community. The committee also did not want to support making this an office space or laboratory with out more input from the community due to the space being in a residential area within the neighborhood and would not provide an amenity for the good of the area. They also acknowledge that old churches are a difficulty project to convert to a modern use outside of a church and that thoughtfulness is needed with what to do with the several vacant churches in FPSE.

4459 Norfolk

R. Day Made the motion to support the overall project . Eisenbath seconded the motion. All where in favor; and the motion carried.

Meeting was adjourned at 7:31 pm.

Forest Park Southeast Development Review Committee

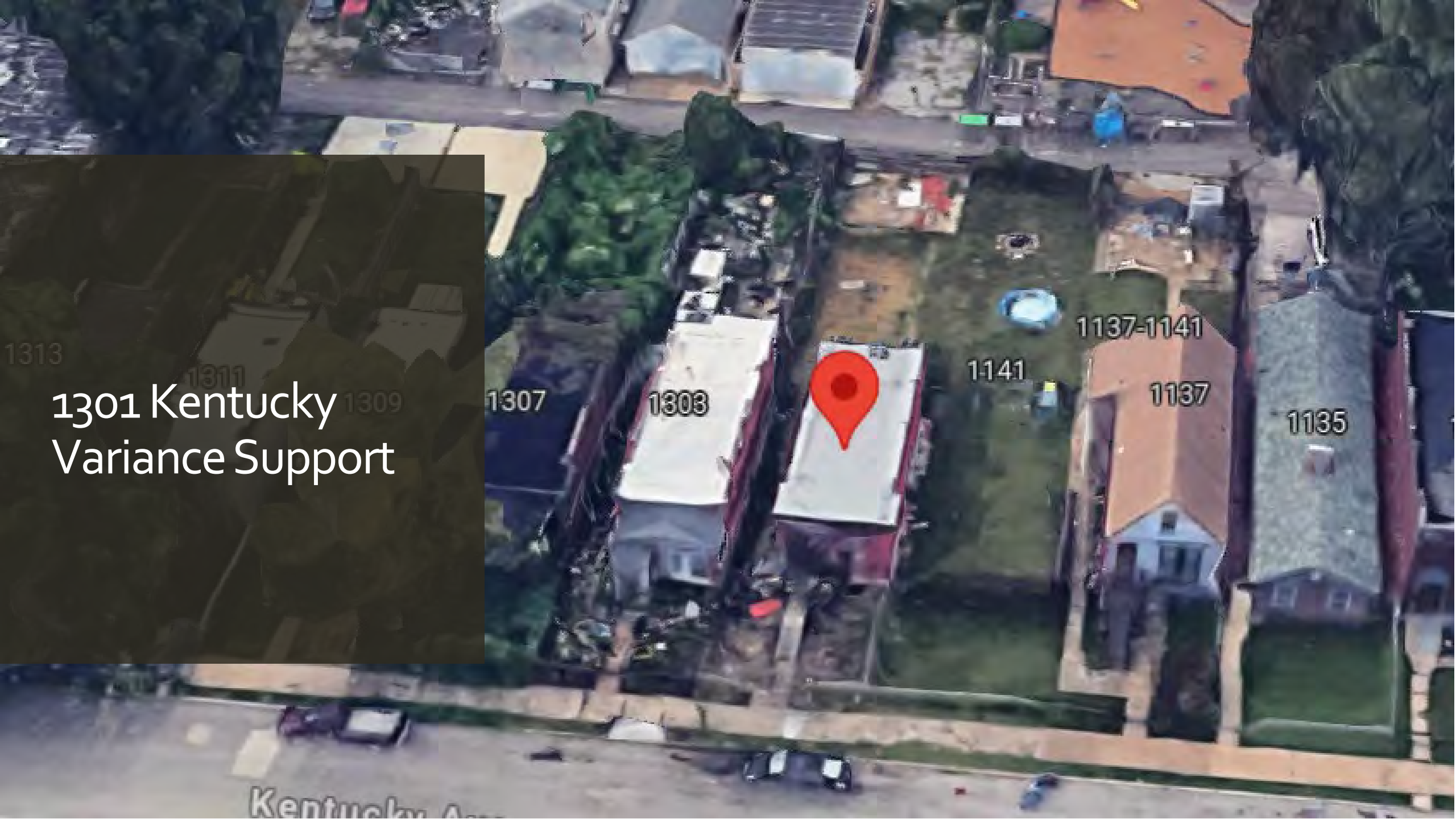
June 26, 2024

6:30 PM

Park Central Development:

4512 Manchester





1301 Kentucky
Variance Support

Project Description

Property Owner: ASA Homes

Contact Person(s): Mark Asad

Mailing Address: 10143 Pagent Dr. St. Louis; 63132

Company Owners / Principals: Mark Asad

Current zoning: Neighborhood General Type 3

Square footage of project: 2052 sqft



Project Information

Costs

Acquisition: \$48,500

**Pre-development Soft
Cost: \$20,000**

**Construction Cost:
\$338,000**

Total: \$406,500

Financial incentives: N/A

Timeline

Site Control: Complete
**Construction Start: Fall
of 2024**

**Construction Complete:
April 2025**

Occupancy April 2025

Project Description

Description of Project

The developer is seeking to demolish the current home located at 1301 Kentucky to build a 2 story, 3-bedroom single family home with a 2-car garage. The project will have a brick facade and vinyl siding.

- The site currently has a single-family home that is on the lot. The home is currently condemned and has collapsed roof and collapsed wall. The project will appear before the city preservation board for approval for demolition.

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:

- **Front Materials : Brick Facade with Vinyl Siding on the House**
- **First Floor Ceiling Height:** First floors ceilings are required to have a 12' minimum height. This design has a ceiling height of 9 ft. to limit overshadowing of adjacent existing structures.



Aerial View

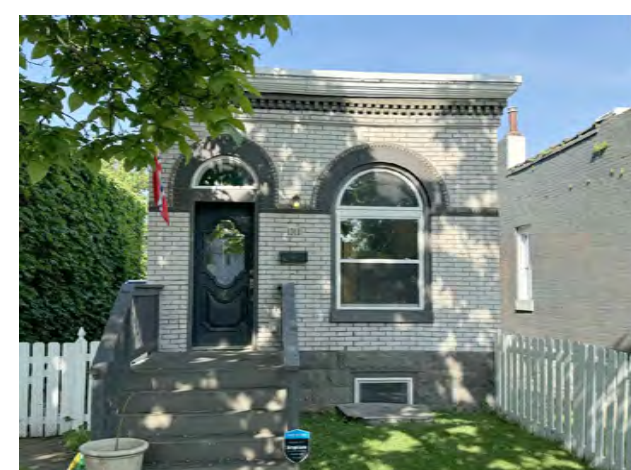
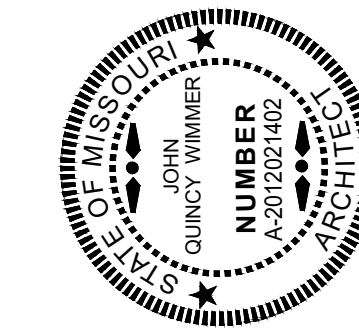
Street View



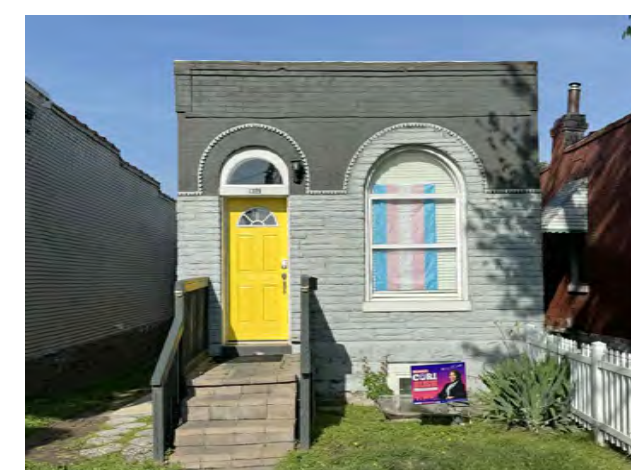


1301

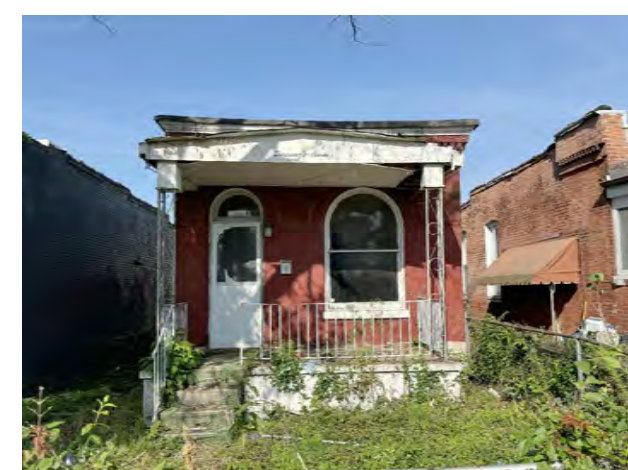




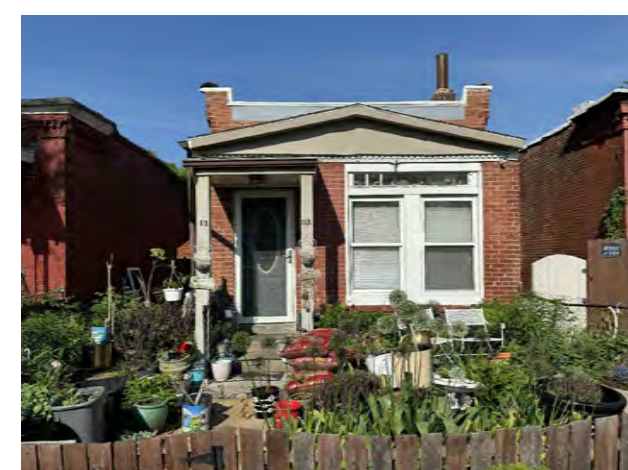
PERIOD HOME #1



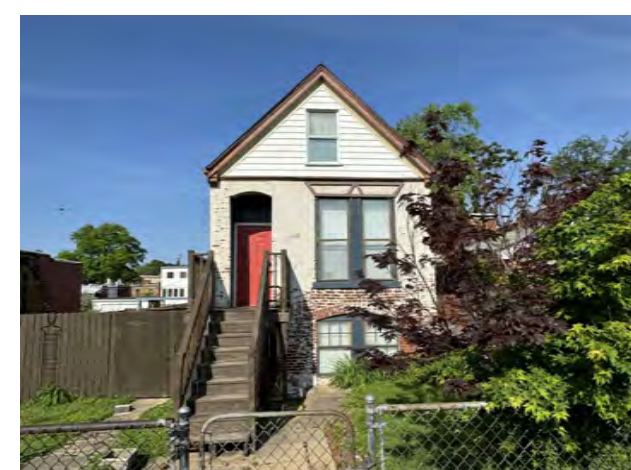
PERIOD HOME #2



PERIOD HOME #3



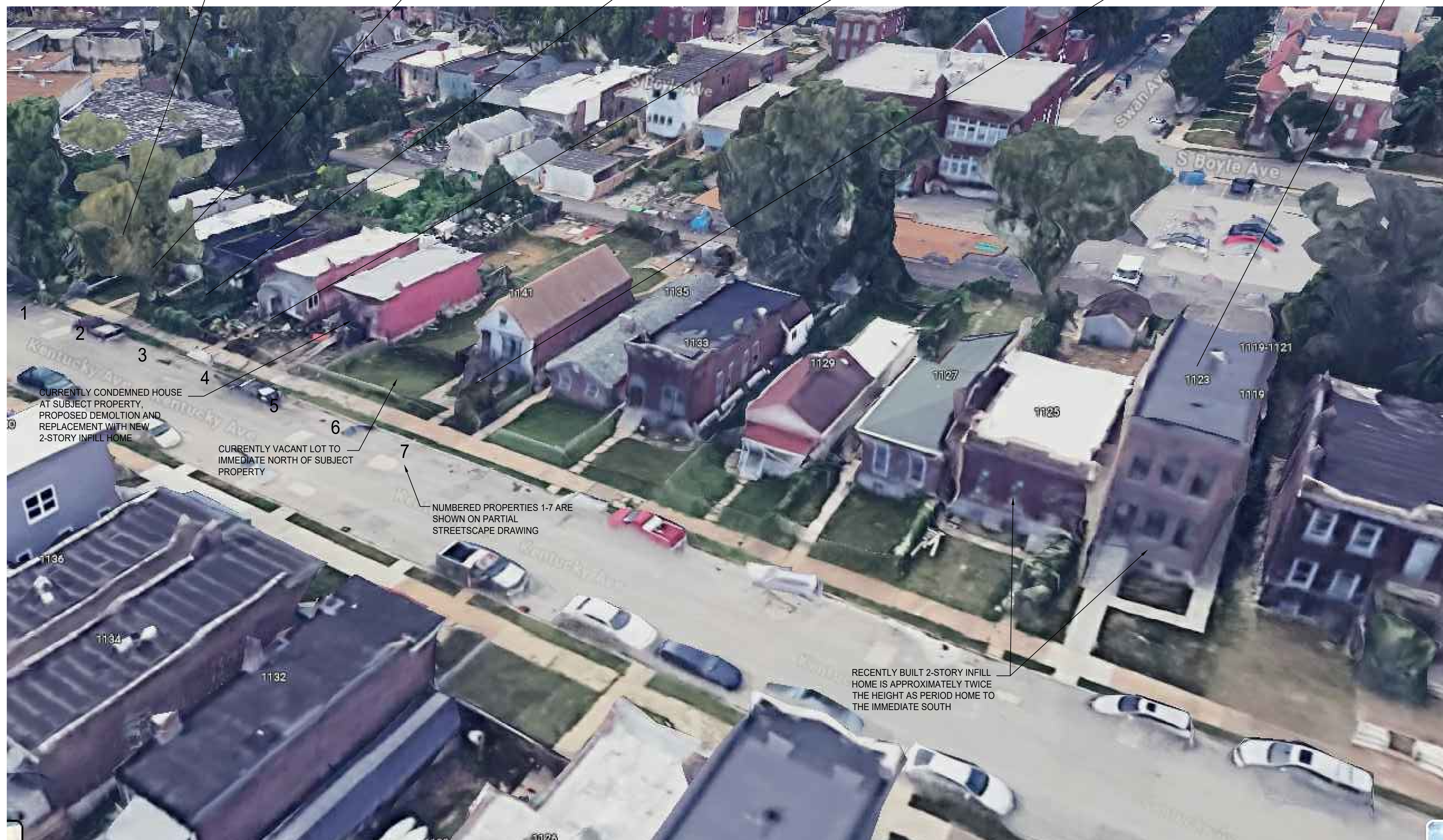
PERIOD HOME #4



PERIOD HOME #7

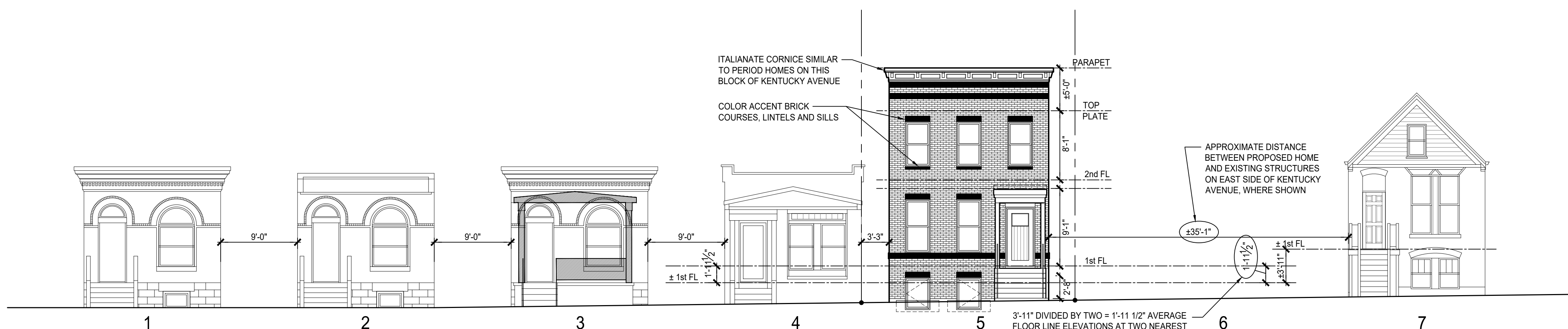


RECENT INFILL



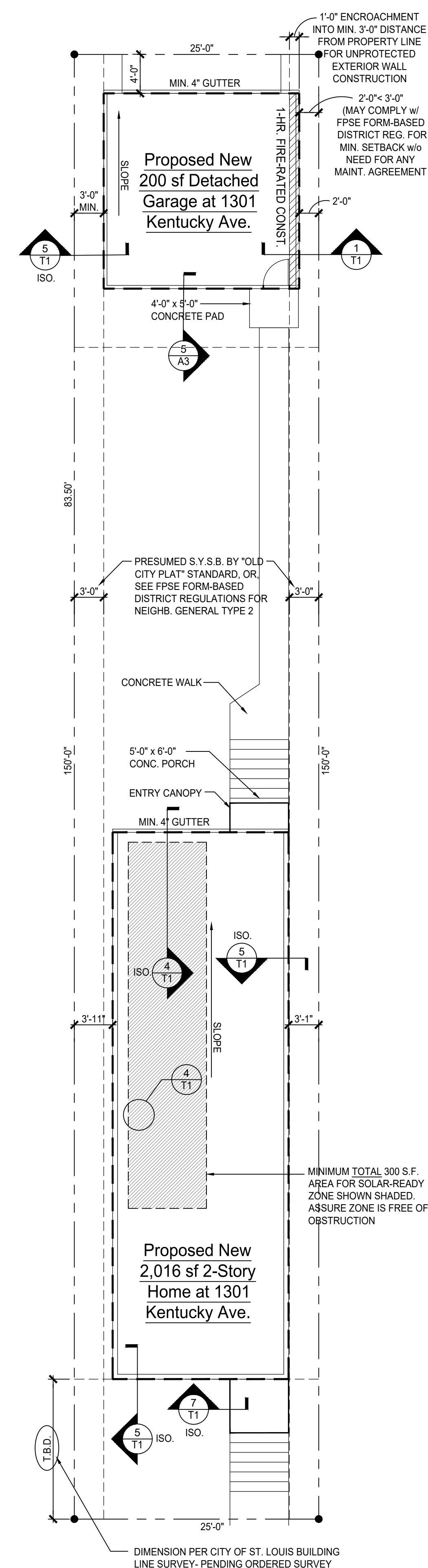
3 PARTIAL AERIAL VIEW AT WEST SIDE OF KENTUCKY AVENUE, LOOKING SOUTHEAST

N.T.S.



3 PARTIAL STREETSCAPE AT WEST SIDE OF KENTUCKY AVENUE

1/8" = 1'-0"



2 SITE PLAN

1/8" = 1'-0"

A New Infill Home at
1301 Kentucky Avenue
St. Louis, Missouri 63110

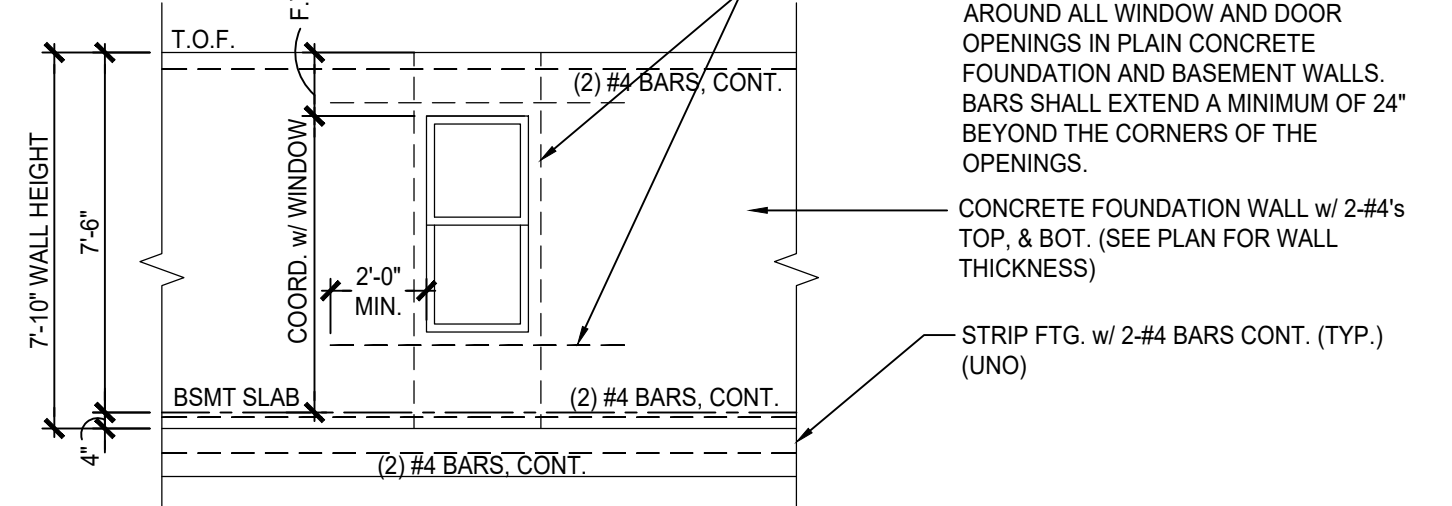
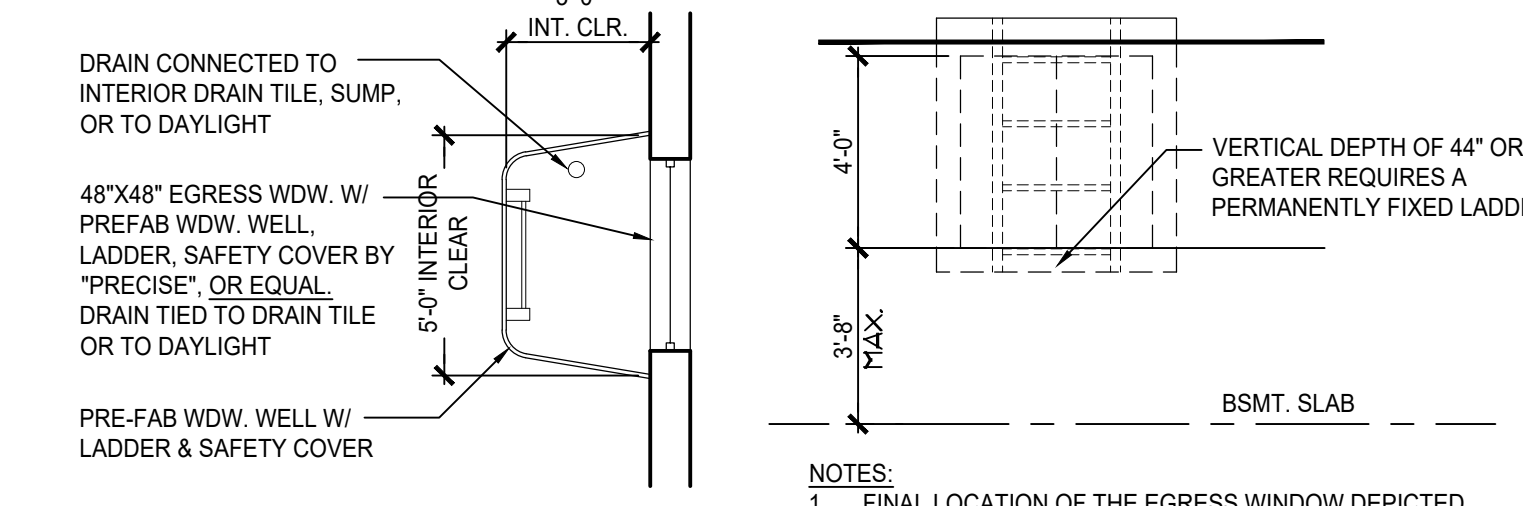
ISSUE	
NO.	DATE: DESCRIPTION:
▲	12.04.23 ZONING VARIANCE
▲	05.06.24 PRES. BOARD
▲	
▲	
DRAWN BY	CHECKED BY
JQW	JQW
DATE	05.06.24
PROJECT #	23 214

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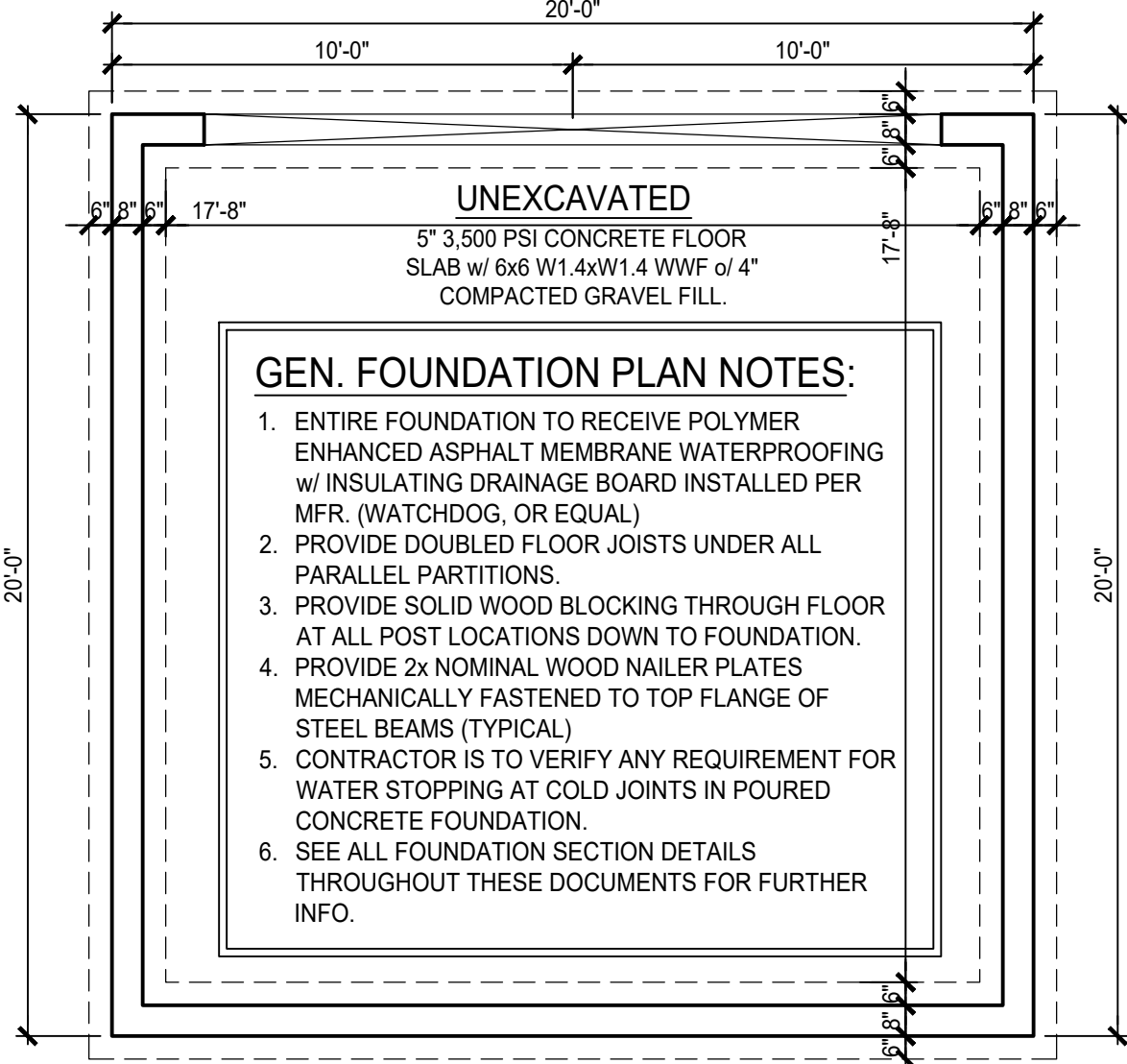
ELECTRIC SYMBOLS			
DUPLEX OUTLET	EXHAUST FANLIGHT WATERPROOF (WP)	CEILING FAN	FAN/LT
WATER PROOF (WP)	RECESSED LIGHT (ALL CANS ON DIMMERS)	RECESSED WALL WASHER	
GROUND FAULT INTERRUPTER (GFI)	UNDER CABT. LIGHT	EXTERIOR FLOOD SWITCH 3-WAY (3)	
SPECIALTY OUTLET	WALL MOUNTED PENDANT FIXTURE	CHANDELIER	
T.V. OUTLET	SMOKE & CARBON MONOXIDE DETECTOR	EXHAUST FAN w/ LIGHT	
EXHAUST VAN			
SURFACE MOUNTED			

- ELECTRICAL NOTES:**
- THE ELECTRICAL LAYOUT SHOWN ON THESE PLANS IS FOR SCHEMATIC PURPOSES ONLY. OWNER SHALL CONFIRM FINAL ELECTRICAL LAYOUT WITH ELECTRICAL SUB-CONTRACTOR
 - AT ALL RECESSED LIGHT FIXTURES IN CEILINGS ADJACENT TO UNCONDITIONED SPACE, PROVIDE RATED, AIRTIGHT, TYPE IC HOUSINGS.
 - COMPLY WITH CODE SECTION R313.1.1 WITH REGARD TO THE REQUIREMENT TO UPGRADE THE EXISTING SMOKE DETECTION SYSTEM.
 - A CARBON MONOXIDE ALARM COMPLYING WITH UL2034-2008 SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED, AND IN DWELLING UNITS THAT HAVE ATTACHED OR BASEMENT GARAGES.

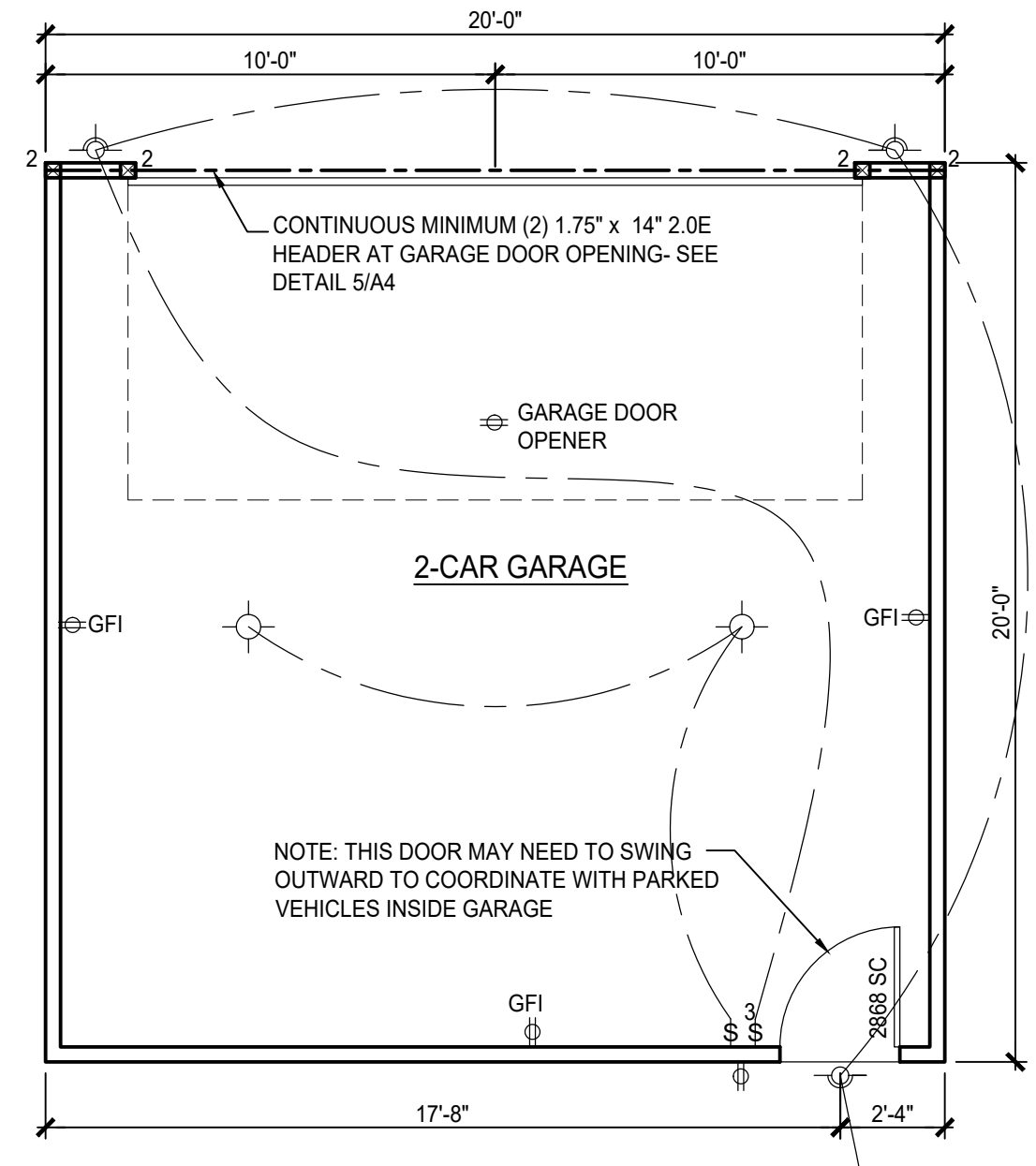
- GENERAL PLAN NOTES**
(SEE ALSO: GENERAL FOUNDATION PLAN NOTES)
- WALL FRAMING TO BE 2X6 STUDS, OR 2X4 STUDS WHERE NOTED.
 - ALL PLUMBING LAYOUT & FIXTURES SHOWN ON THESE PLANS INDICATE GENERAL LAYOUT & QUANTITY ONLY. FINAL PIPING INCLUDING WATER AND SEWER AND ELECTRICAL SHALL SERVICE ALL PLUMBING SHOWN ON PLANS. ALL WORK SHALL BE COMPLETED IN FULL COMPLIANCE WITH ALL STATE & LOCAL CODES.
 - POSTS: 2-2X'S UNLESS NOTED OTHERWISE. REFER TO BUILT-UP 2X NOMINAL WOOD POST SCHEDULE ON FLOOR PLANS.
 - PROVIDE SOLID WOOD BLOCKING THROUGH FLOOR AT ALL POSTS TO STRUCTURE BELOW.
 - PROVIDE GREEN BOARD OR WATER RESISTANT GYPSUM DRYWALL AT ALL WALL BELLS.
 - INSTALL DRYWALL FURRING AS REQUIRED TO CONCEAL ALL PIPES, DUCTS, ETC.
 - ALL DIMENSIONS ARE APPROXIMATE, AND WILL NEED FIELD VERIFY PRIOR TO FINAL CABINERY & FIXTURE LAYOUTS.
 - BEAMS AND HEADERS: 2-2x10'S UNLESS NOTED OTHERWISE. (ALL OPENINGS ARE TO RECEIVE HEADERS OR BEAMS).
 - FIRE BLOCKING IS REQUIRED BETWEEN STAIRWAY STRINGERS AT THE TOP OF BOTTOM OF THE RUN. ENCLOSED ACCESSIBLE SPACES UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH MINIMUM 1/2" GYPSUM BOARD.
 - ALL DRYWALL INCLUDING BUT NOT LIMITED TO CEILINGS AND WALLS SHALL BE HUNG WITH MIN. 1 1/2" DRYWALL SCREWS.
 - THE ARCHITECT AND THE ARCHITECT'S EMPLOYEES AND CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING, BUT NOT LIMITED TO, ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES. REFER TO GENERAL SPECS. FOR ADDITIONAL PROJECT CRITERIA.



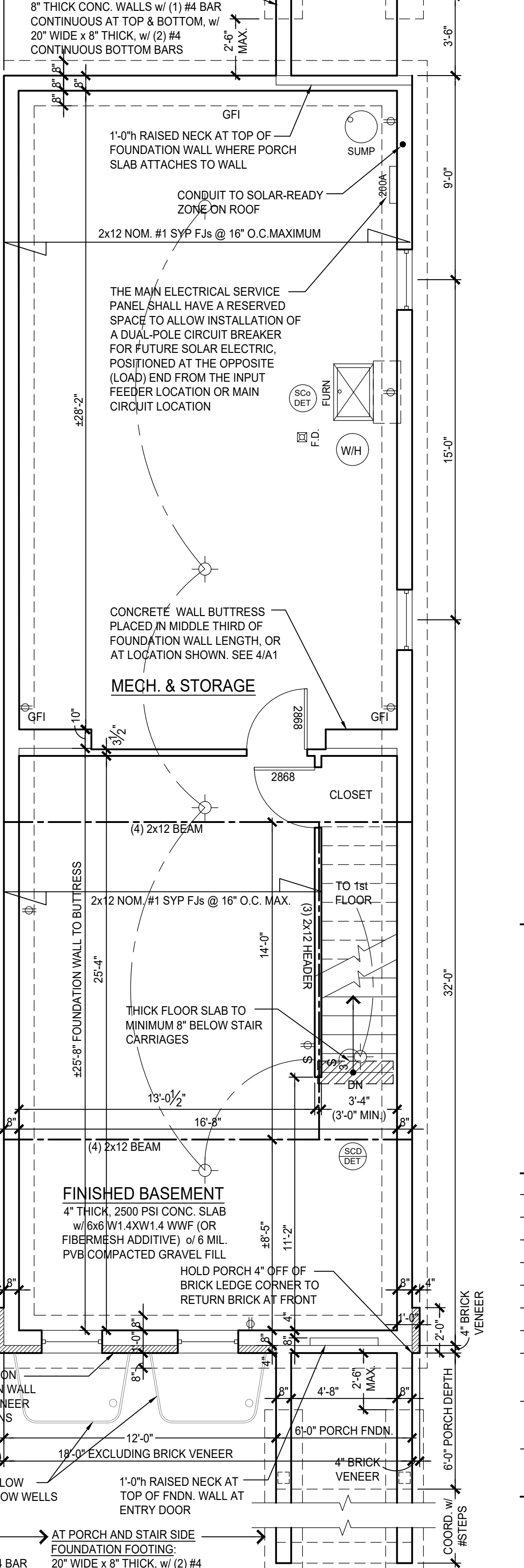
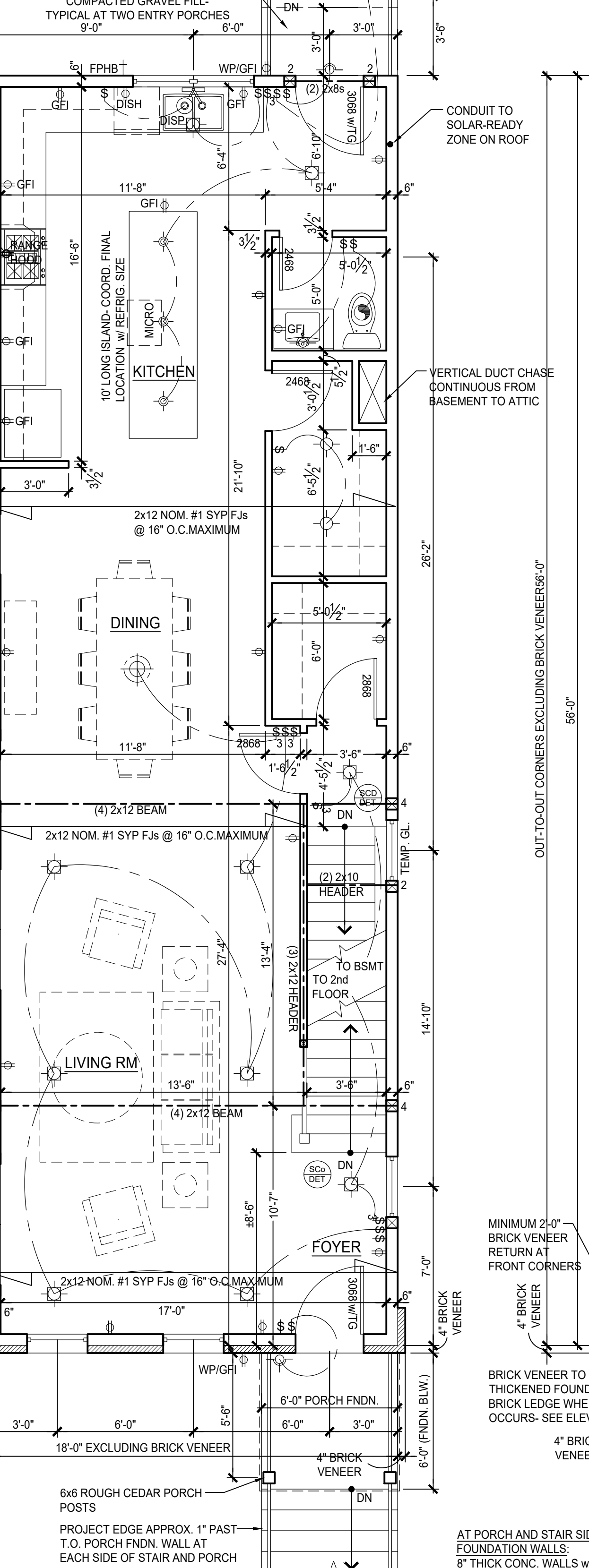
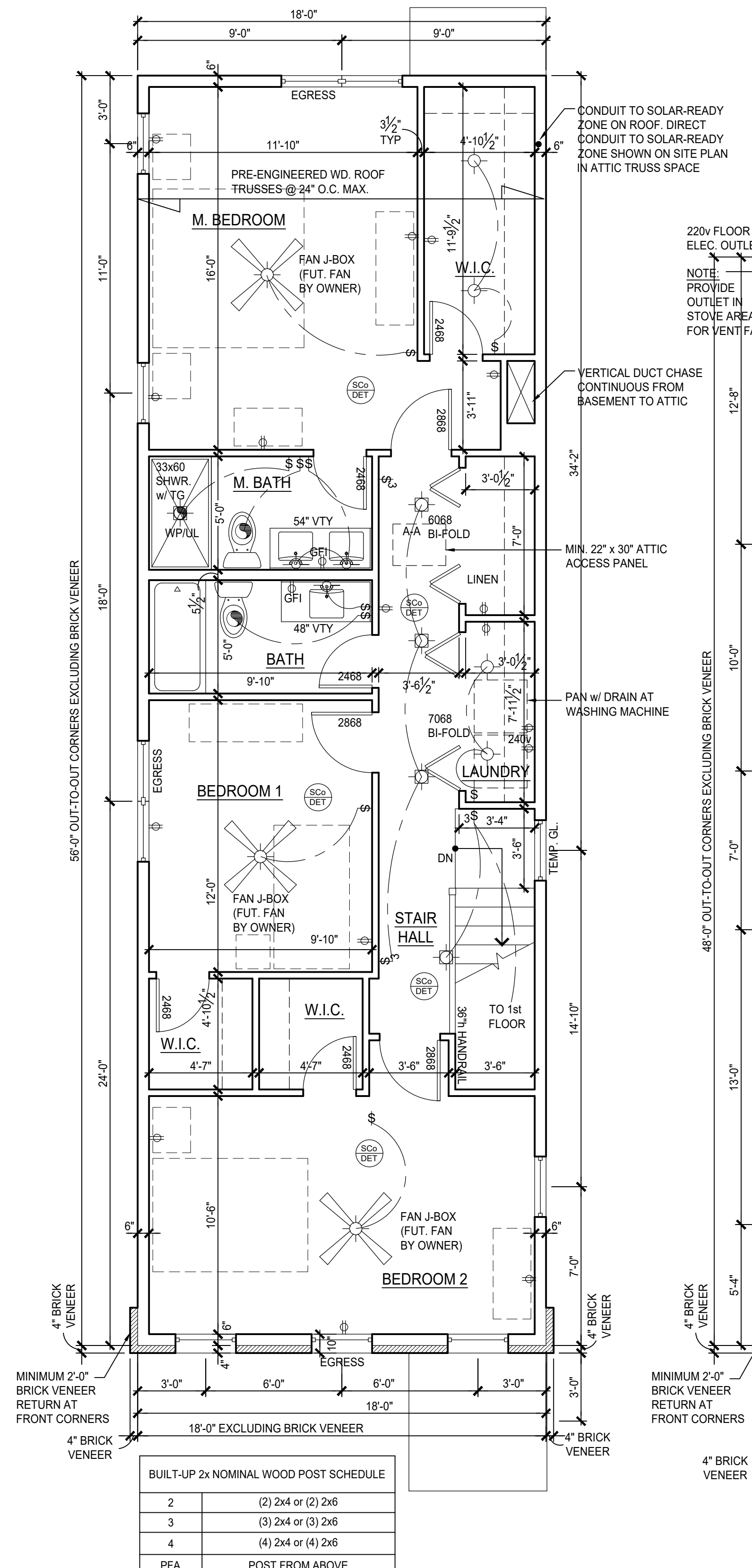
CODES IN EFFECT IN THE CITY OF ST. LOUIS, MISSOURI:
BUILDING 2018 I.R.C.



5 GARAGE FNDN. PLAN
- 1/4" = 1'-0"



4 GARAGE FLOOR PLAN
- 1/4" = 1'-0"



JD&A ARCHITECTURE

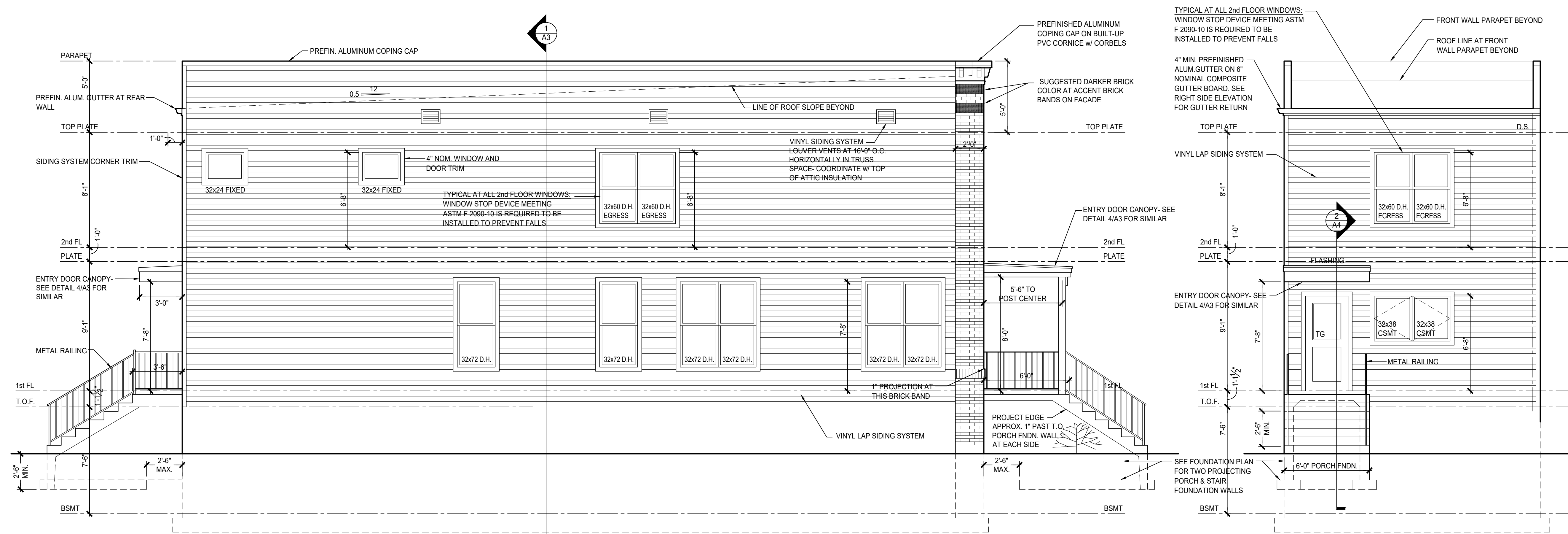
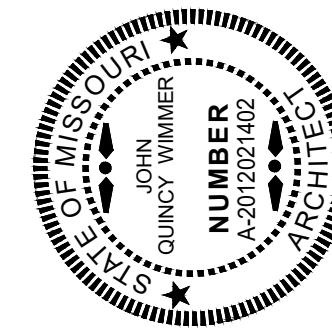
14311 Manchester Road
Manchester, Missouri 63011

John O. Wimmer - Architect
A-201021402

A New Infill Home at
1301 Kentucky Avenue
St. Louis, Missouri 63110

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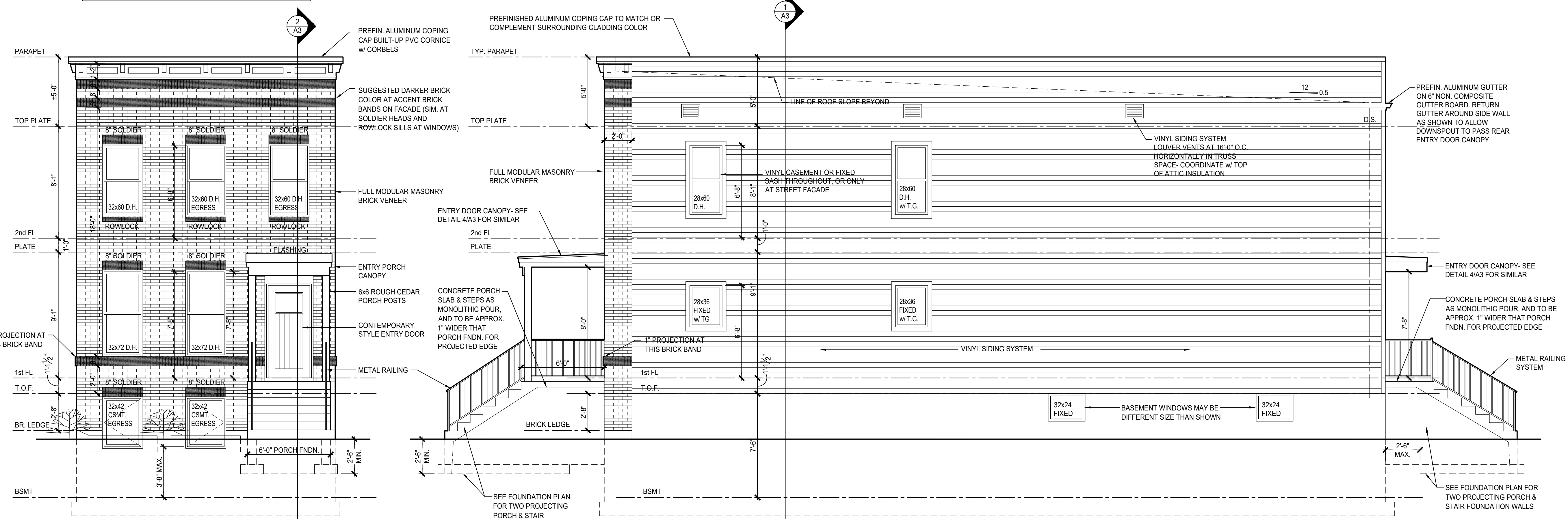


3 EAST ELEVATION
1/4" = 1'-0"

2 SOUTH ELEVATION
1/4" = 1'-0"

STEEL LINTELS SHALL BE PROVIDED WHERE REQ'D AS FOLLOWS:

- L3 1/2 x 3 3/8 x 5/16 FOR OPENINGS UP TO 4'-6"
- L5 x 3 3/8 x 5/16 FOR OPENINGS 4'-6" TO 8'-0"
- L6 x 3 3/8 x 5/16 FOR OPENINGS 8'-0" TO 9'-6"
- L7 x 4 x 3/8 FOR OPENINGS 9'-6" TO 16'-0", BUT MAXIMUM 12'-0" OF BRICK ABOVE OPENING



4 FRONT ELEVATION
1/4" = 1'-0"

1 RIGHT SIDE ELEVATION
1/4" = 1'-0"

A New Infill Home at
1301 Kentucky Avenue
St. Louis, Missouri 63110

ISSUE	
NO.	DESCRIPTION:
12.04.23	ZONING VARIANCE
05.06.24	PRES. BOARD
DRAWN BY	CHECKED BY
JQW	JQW
DATE	05.06.24
PROJECT #	23 214

4140 & 4144
Manchester
Letter of Support Sign
Variance



Project Description

- **Business Owner: Red Brick**
- **Contact Person(s): Drew Jameson**
- **Mailing Address: 4140 Manchester**
- **Company Owners / Principals: Mark Asad**
- **Current zoning: Neighborhood General Type 3**
- **Square footage of project: 12,000sqft**

Project Information

Costs

- Acquisition: \$0
- Pre-development Soft Cost: \$20K
- Construction Cost: \$730K
- Total: \$750,000
- Financial incentives: N/A

Timeline

- Site Control: Complete
- Construction Start: Fall of 2023
- Construction Complete: Summer 2024
- Occupancy Summer 2024

Project Description

Description of Project

The project will be called Atomic. It will be a music performing , that will serve food and cocktails.

History of Site:

- The building is the site of the Former Atomic Cwboy.

Requested Variances

The owner is seeking support for a sign. Atomic has two address which are 4140 Manchester and 4144 Manchester. Atomic is looking to have a digital marquee for its secondary sign for the 4144 location The Primary sign will be similar to the traditional neon illuminated signs in the Grove.

Street View



Primary Sign design



Secondary
Marquee
Digital Sign

