



**FOREST PARK SOUTHEAST  
DEVELOPMENT COMMITTEE**

January 28, 2025  
4512 Manchester Suite 101  
6:30 P.M.

**MEETING AGENDA**

- 1. Call to Order**
- 2. Introduction.....5 Minutes**
- 3. Approval of the Previous Meeting Minutes .....2 Minutes**
- 4. Review of 4269 Norfolk .....10 Minutes**
- 5. Public Committee .....5 Minutes**
- 6. Closed Session.....10 Minutes**

July 23th, 2024 FPSE Development Review Committee Meeting Minutes  
Missouri Foundation For Health  
4254 Vista Ave.

Members Present: Ryan Day, Kurtis L. Eisenbath, Ebony Ingram, Angela Pearson, Rachel Siegert, John Boldt, Haley Koch, Rachel Siegrt

Absent members: Toni Zimmerman

Others Present: A Abdullah (Park Central), Brian James Park Central, Alderman Michael Browning

### **Call to Order**

The meeting was called to order at 6:00pm.

### **Meeting Minutes**

**The presentation for 1301 Kentucky Ave was removed from the agenda and tabled to the next meeting**

#### **1070-1092 South Kingshighway Blvd & 4580 Chouteau Ave: Variances Support**

The team from North Point gave an update regarding Monarch. They presented updated renderings and site plans and variance for the project: (Please see attached letter as a part of the minutes)

#### **Committee Comments**

R. Day asked the owner what hours the sign will be active. D. Jameson stated her would be flexible would the operating times and it would operate during district hours inline with the hours of the late-night establishments.

K. Eisenbath ask how the sign would be constructed to the building. Jameson stated it would be affixed to the building through mounting .

H. Koch Ask about the brightness of the sign and the light noise impacting potential residents within the grove. Jameson stated he would make what ever accommodations are needed in order to not impact the residents.

#### **Public Comment**

There were several public comments that lasted for and hour and half. Stakeholders brought up the issues of Parking and congestion as the main issue they were concerned with.

The meeting was adjourned at 8:00 pm.

#### **Closed Session**

Closed session was conducted via zoom the next day to allow for more discussion. R. Siegert made a motion to support the project and variances request. K. Eisenbath seconded with the following conditions:

1.Should any additional variances be requested, or should any exterior design changes occur, the developer will return to the FPSEDC to request neighborhood support.

2. The developer will write a letter to Park Central Development and the Development Review Committee committing to including parking for its residents in the project's rent rate for the next five years. This commitment addresses concerns about parking that were identified through community engagement sessions for this project.

3. The developer will agree to federate its external building cameras into the FPSE Neighborhood Camera Network.

All were in favor; motion carries. The meeting was adjourned at 5:00 pm.

DRAFT

Forest Park  
Southeast  
Development  
Review Committee  
4268 Norfolk  
Avenue

January 28th, 2025

6:00 pm

Park Central Development

4512 Manchester Suite 100



# Project Description

- **Property Owner: Mangrove LLC**
- **Contact Person(s): Chris Colizza**
- **Mailing Address: 4268 Manchester Ave, 63110**
- **Company Owners / Principals: Guy Slay**

# Project Description

This building was constructed as a church in 1914 and has served as a place of worship throughout its history. Mangrove plans to use the basement as a woodshop, storage area, and company office space. The first floor has the potential to be developed into a commercial space or residences, but no plans for this level exist at this time.

# Project Information

## Costs for Entire Project

- Acquisition: \$237,000
- Pre-development Soft Cost: \$15,000
- Construction Cost: \$185,000
- Total: \$437,000

## Project Timeline

- Site Control: January 14, 2025
- Construction Start: January 15, 2025
- Construction Complete: June 1, 2026
- Occupancy: Woodshop, office, storage, first-floor space available

## Requested Support of the committee

The project seeks support for establishing a woodshop in the basement, as well as additional support for any conditional uses that may arise from utilizing the space for a woodshop, storage, and company office.



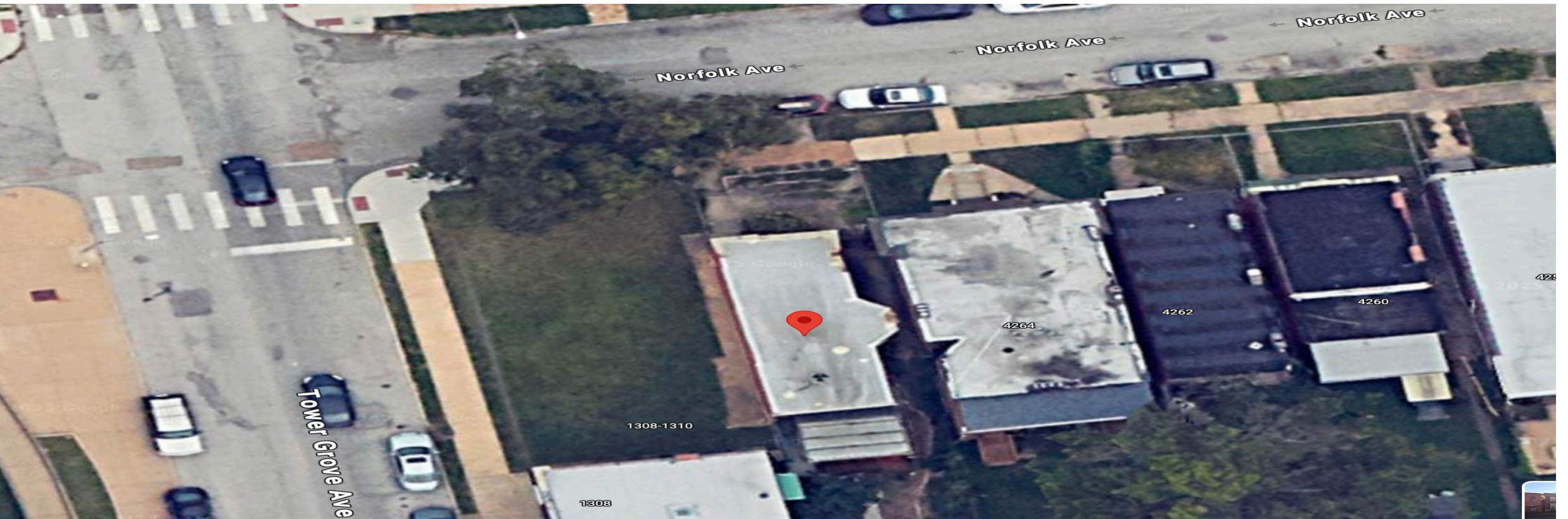
# Staff Recommendation

**Staff Recommends approval of the project with the following recommendation:**

- 1. Federate external cameras into the FPSE Camera Network**



Street View Facing Tower Grove



# Street View Facing Tower Grove