

4326-30 Vista: Request for Zoning Variance and Tax Abatement

**Site Address:** 4326, 4328 & 4330 Vista, St. Louis, MO 63110

**Request:** Zoning Variance and Tax Abatement

**Company Name:** Vista 2015

**Contact Person(s):** Scott Siekert

**Mailing Address:** 530 N. Union Blvd. #406, St. Louis, MO 63108

### **Project Information**

#### **Description and History of Site:**

4326, 4328 & 4330 Vista are currently three adjacent empty lots. 4326 Vista is owned by the city, but Forest West Properties, Inc. has an option to purchase the property. 4328 & 4330 Vista are owned by Forest West Properties, Inc.

#### **Current Zoning:**

B Two Family Dwelling District

#### **Proposed Form Based Code Zoning:**

Neighborhood General Type 2 (NG2). This project does not meet the set-back requirements of the Form Based District.

#### **Proposed Project:**

The project consists of two single family houses and a 3 car garage with a one bedroom condominium above. Each owner will own 3 ft of land around their individual homes. The rest of the site will be held in common and governed by a homeowners association. The open space consists of a shared courtyard and vegetable garden. There will also be a sitting area and flower garden accessible to both residents and the general public. Each owner will receive one space in the garage. The proposed exterior of the buildings will be wood.

**Project Costs:**

Acquisition: \$21,700 (purchase price and closing costs)  
Pre-development soft costs: \$65,00  
Construction Cost: \$686,200  
Contingency: \$20,586  
Total Cost: \$793,526

**Project Timeline:**

Site Control: September 2015 (Closed on Property)  
Construction Start: January 2016  
Construction Complete: August 2016  
Occupancy: September 2016

**Parking:**

The project will have 3 garage parking spaces, accessed from the rear alley. There will be no parking visible from the street.

**Current Real Estate Taxes:**

\$0

**Projected Real Estate Taxes After Completion of Project:**

Approximately \$7,500

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**Park Central Recommendations:** Support 10 Year Tax Abatement with the following conditions:

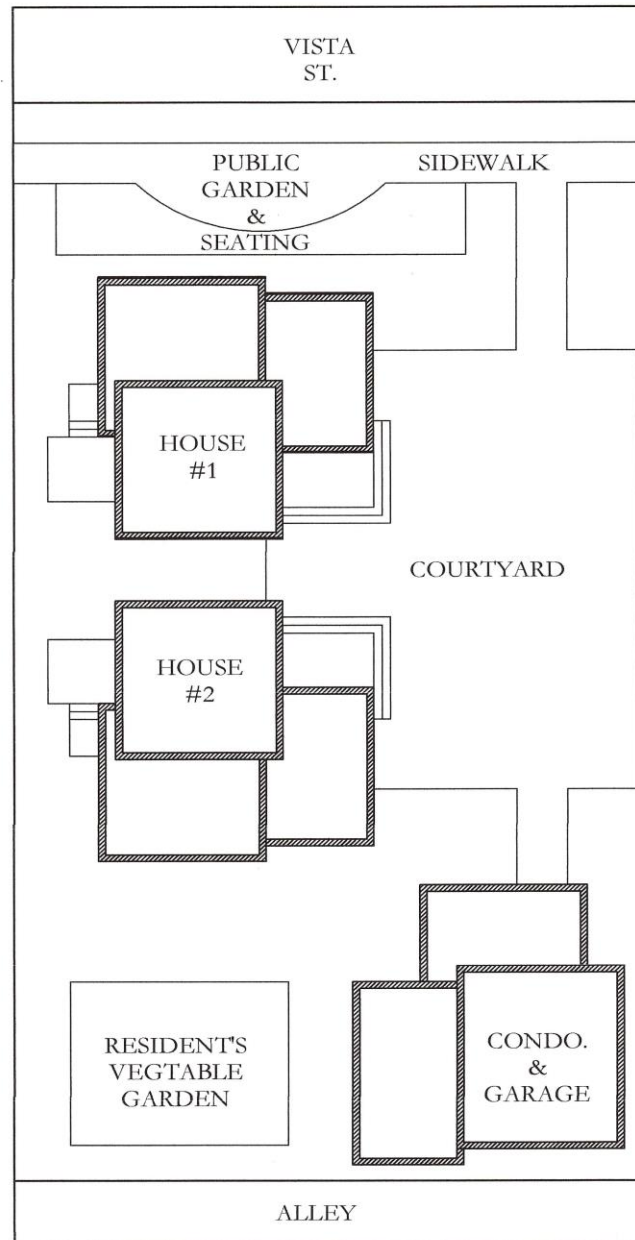
- Replacement of sidewalk in front of property
- Guarantee that the exterior material of each building will be wood

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- Guarantee that a fence will not be constructed along Vista

Site Map





**SITE PLAN**  
SCOTT SIEKERT DESIGN, LLC MAY 5, 2015



**Current Exterior**



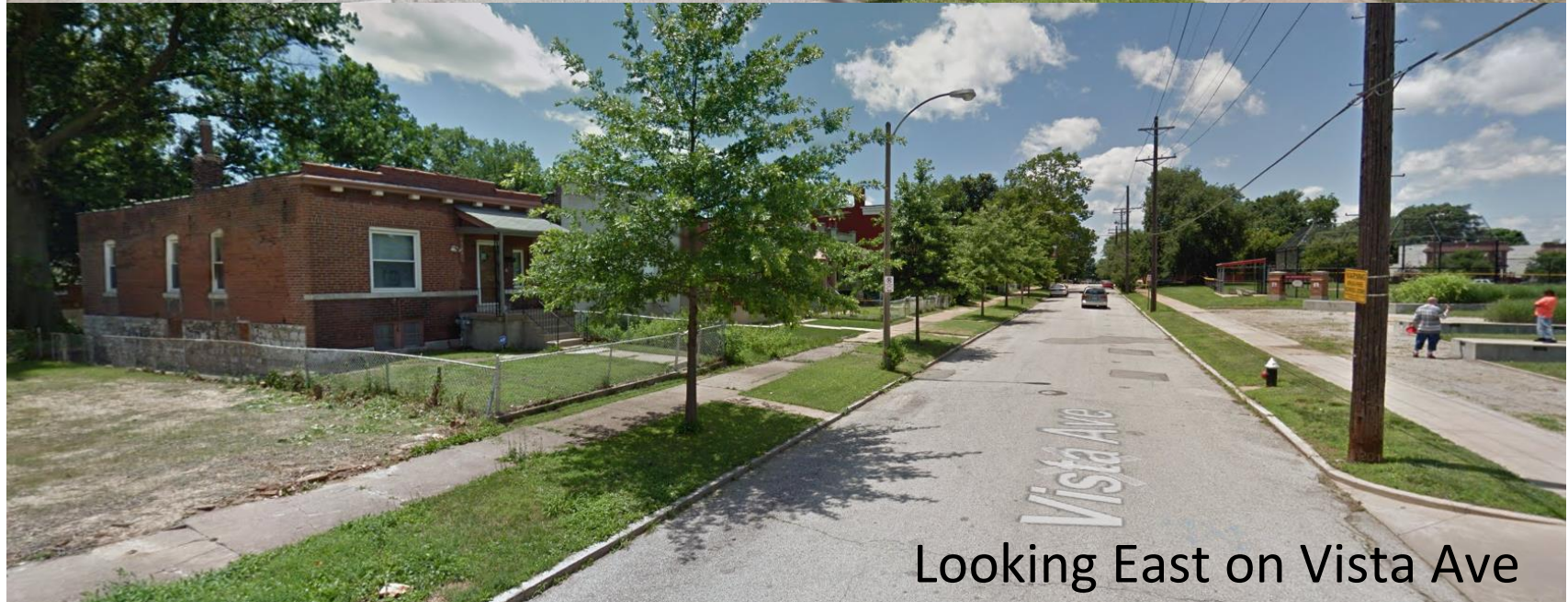


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Directly Across Vista



**Plan Renderings**





Precedents



REHPECT APRIL 2014

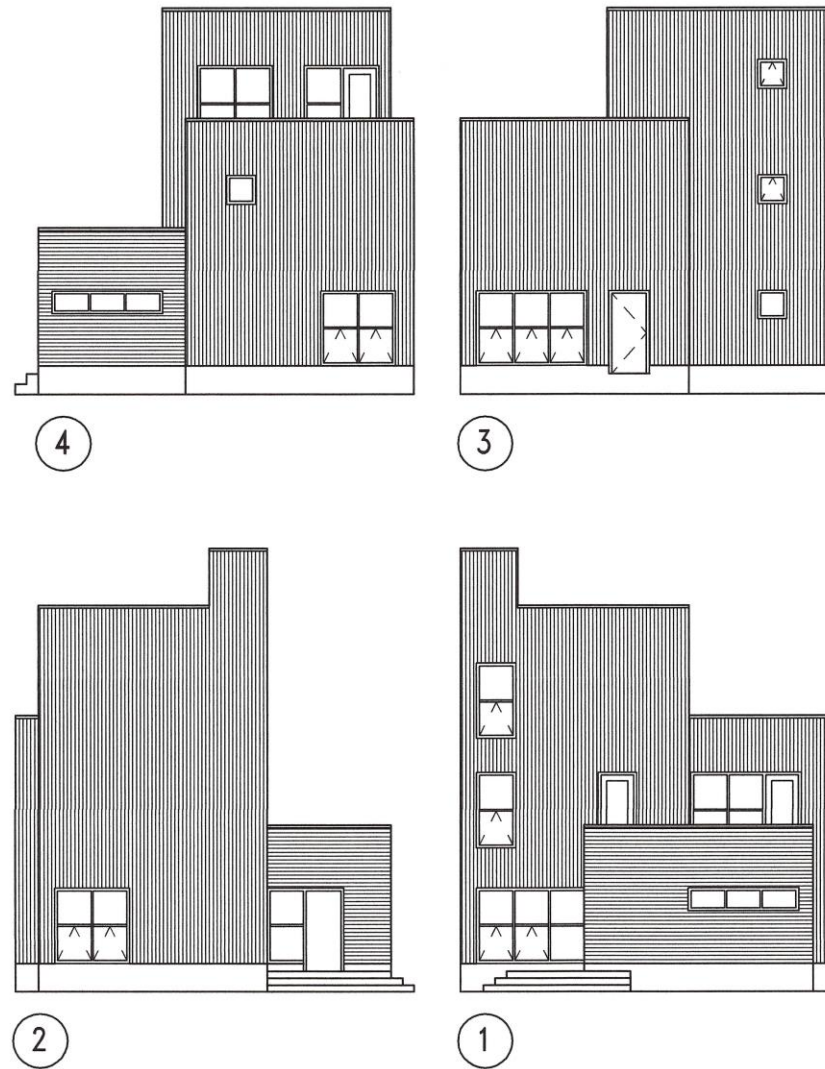


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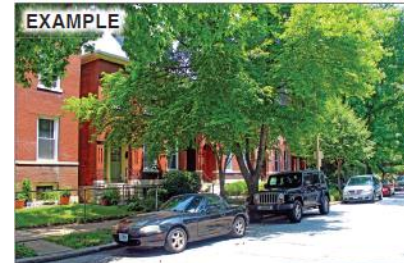
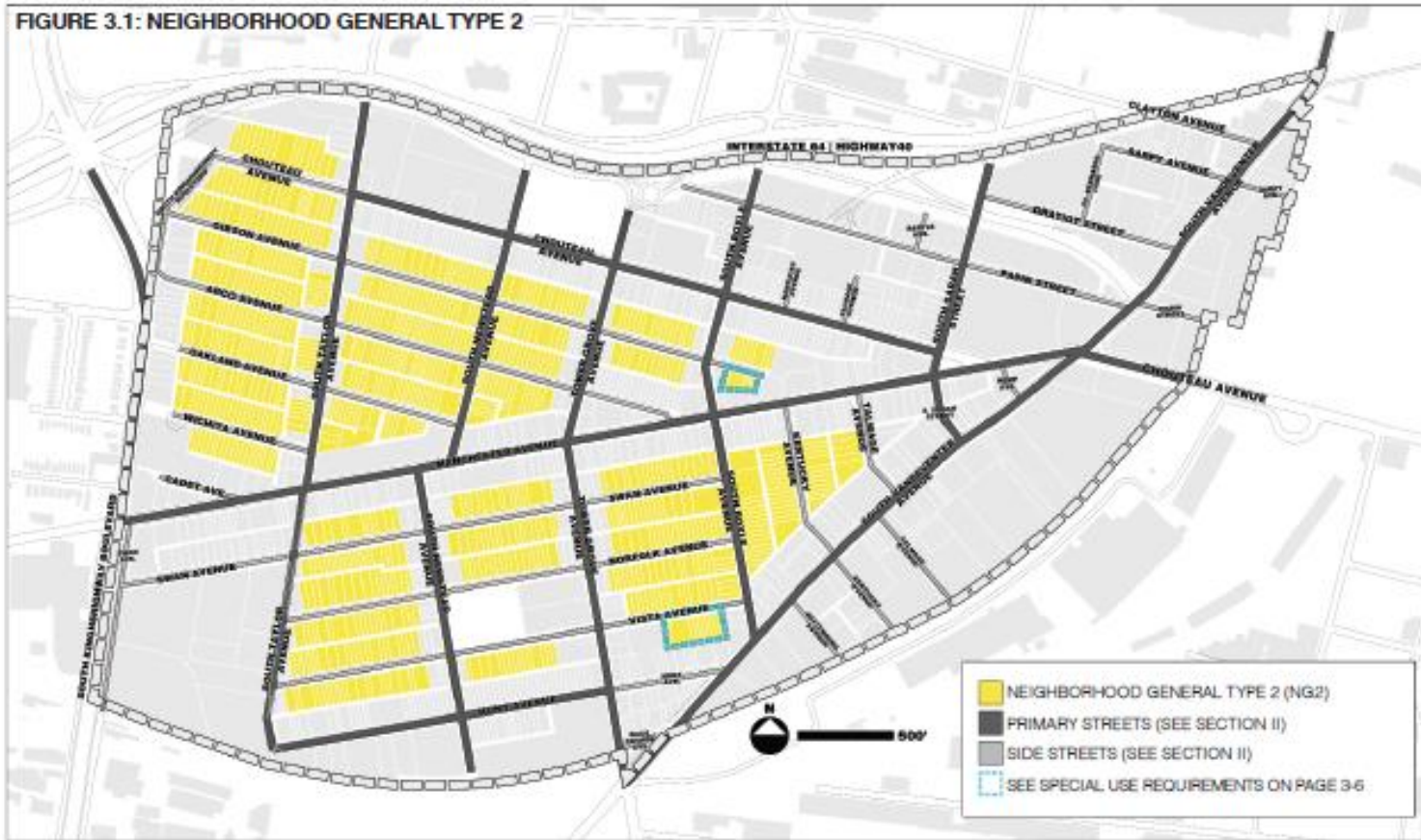


Elevations



### 3.1 NEIGHBORHOOD GENERAL TYPE 2 (NG2)

FIGURE 3.1: NEIGHBORHOOD GENERAL TYPE 2



#### I - INTENT STATEMENT

The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood General Type 2 areas to preserve and enhance the integrity and quality of the primarily dense, historic residential cores of the neighborhood. The area is designed to provide for architecturally appropriate infill development which allows for a full variety of building types and forms; as well as preserves the historic setbacks and common yards found throughout the neighborhood. This intent statement and the images shown on this page are advisory only.

#### II - STREET TYPES

##### Primary Streets:

South Taylor Avenue, South Newstead Avenue, South Boyle Avenue

##### Side Streets:

Chouteau Avenue (west of South Taylor Avenue), Gibson Avenue, Aroo Avenue, Oakland Avenue, Wichita Avenue, Swan Avenue, Norfolk Avenue, Vista Avenue, Kentucky Avenue, Talmage Avenue



### 3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD GENERAL TYPE 2

## III - BUILDING PLACEMENT

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### BUILD-TO-LINE:

**[A] PRIMARY STREET: 0' Min | 10' Max**

- To Match Average Front Facade line of the Block Face.

**[B] SIDE STREET: 10' Min | 20' Max**

- Applicable to Ancillary Building & Main Building
- To Match Average Front Facade line of the Block Face.

### SETBACK:

**[C] SIDE SETBACK: 0' Min | 5' Max**

- 10' Min, For Buildings taller than 3 stories and 40'.

**[D1] ALLEY SETBACK 5' Min | 10' Max**

- Applicable to Ancillary Building Only
- Carriage House(s) must have 10' Side Setback; if no Alley.

**[D2] ALLEY SETBACK 50' Min | 80' Max**

- Applicable to Main Building Only

### BUILDING FORM:

**[E] PRIMARY STREET: At Least 25% of Build-to-Line**

- 50% for Courtyard Rowhouses and Courtyard Buildings.

**[F] SIDE STREET: At Least 80% of Build-to-Line**

- 50% for Courtyard Rowhouses and Courtyard Buildings.

**[G] LOT WIDTH: Per Existing**

**[H] LOT DEPTH: Per Existing**

**[H1] BETWEEN BUILDINGS: 25' Min**

**[H2] DEPTH OF ANCILLARY BLDG: 30' Max**

## IV - BUILDING HEIGHT

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**[I] BUILDING HEIGHT MINIMUM: 2 Stories and 25'**

- 1 Story and 15' for Lots south of Manchester Avenue.

**[J] BUILDING HEIGHT MAXIMUM: 3 Stories and 40'**

- 4 Stories and 55' for Lots south of Manchester Avenue and west of South Newstead Avenue.
- 3 Stories and 40' for Rear Garages and Carriage Houses; and in no case shall they be taller than the Main Building.
- Mezzanines and Podiums greater than 1/3 of the Floor Plate Area shall be counted as a full story.

**[K] MAXIMUM FROM BOTTOM OF  
EAVE TO TOP OF ROOF: 15' Max**

**[L] FINISHED GROUND  
FLOOR LEVEL: 1' Min | 4" Max**  
• Measured from elevation of back of sidewalk or adjacent lot level.

**[M] FIRST FLOOR  
CEILING HEIGHTS: 12' Min | 15' Max  
(Floor to Ceiling)**

**[N] UPPER FLOORS  
CEILING HEIGHTS: 8' Min | 12' Max  
(Floor to Ceiling)**

FIGURE 3.1-III: BUILDING PLACEMENT DIAGRAM

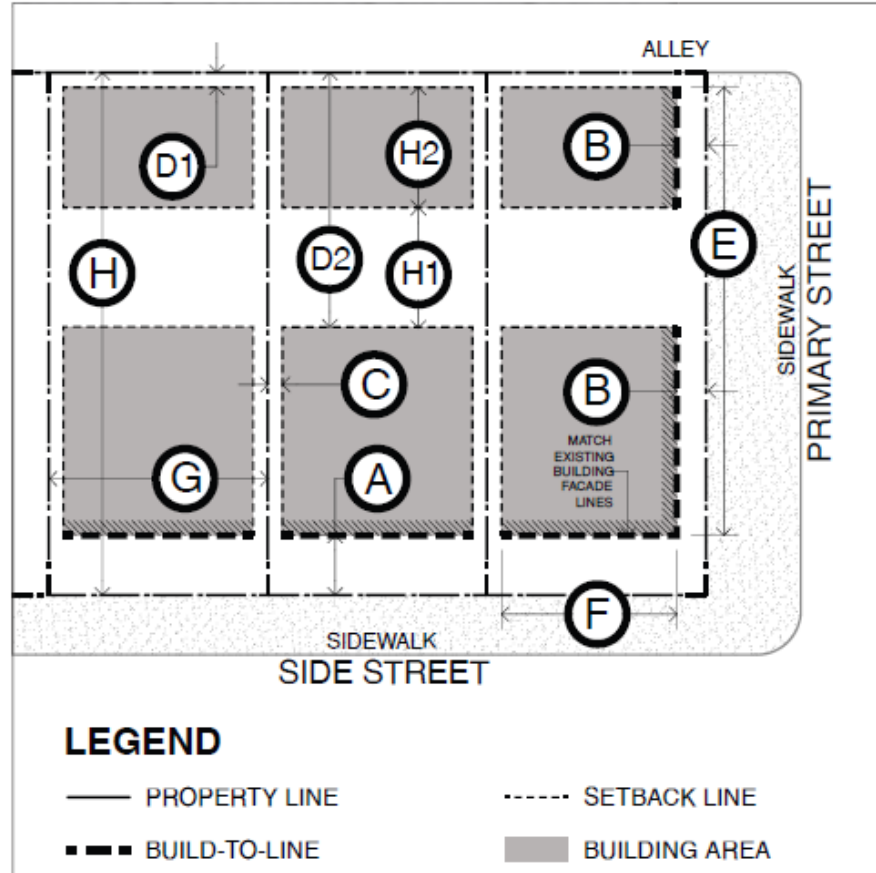


FIGURE 3.1-IV: BUILDING HEIGHT DIAGRAM

