



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

FRANCIS G. SLAY, Mayor

File No. PDA-105-15-REZ

To: City of St. Louis Planning Commission

From: Don Roe, Director

Subject: Submittal of Resolution for Recommendation of Zoning District Map Amendment (Rezoning by Petition) -- City Block 779 (2117-31 S. 7th St.)

Date: August 28, 2015

Summary

Submittal: Proposed amendment of the Zoning District Map by petition for Planning Commission review and recommendation.

Site: 0.50-acre site, consisting of a single parcel -- 2117-31 S. 7th St. -- located at the northwest corner of S. 7th St. and Ann Ave. in the Soulard neighborhood.

Proposal: Downzoning the subject parcel from the "G" Local Commercial and Office District to the "D" Multiple-Family Dwelling District.

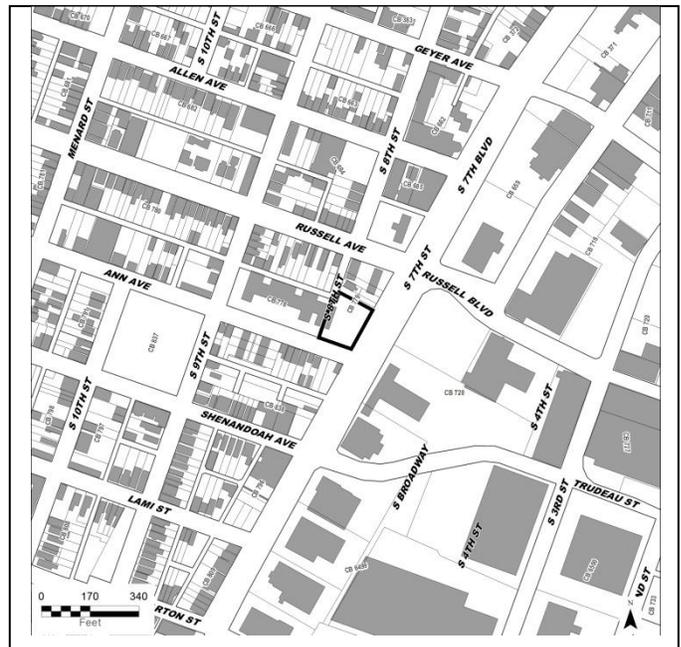
Land Use: The site currently consists of a former parking lot. The petitioner would like to consolidate this parcel with an adjacent parcel (801-25 Ann Ave.) -- which includes a vacant school building and is zoned "D" Multiple-Family Dwelling District -- into a single parcel. The petitioner is proposing to convert the building into 36 apartments and provide 50 off-street parking spaces. Consolidation of parcels with different zoning districts is prohibited. The rezoning of the subject parcel to the "D" Multiple-Family District would allow for the proposed development project to be in compliance with the provisions of the Zoning Code.

Petitioner: 815 Ann, LLC, which is the owner of the subject parcel.

Support Letter: Submitted by Alderman Jack Coatar (7th Ward).

Recommended Action

That the Planning Commission finds the petition for the proposed Zoning District Map amendment for one parcel located in City Block 779 -- 2117-31 S. 7th St. -- to be in conformity with the City's Strategic Land Use Plan and **recommends approval** to the City's Board of Aldermen.



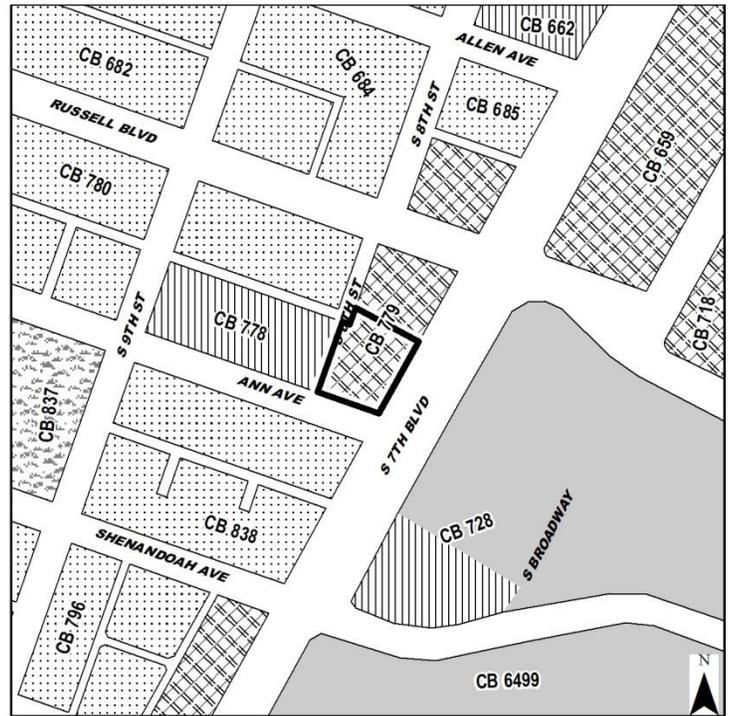
1.0 Background

- The rezoning site consists of a single parcel -- 2117-31 S. 7 St. -- and is approximately 0.50 acres in size. It is located at the northwest corner of S. 7th St. and Ann Ave. in the Soulard neighborhood. The rezoning site is located in the Soulard Neighborhood National Historic District and the Soulard Neighborhood Certified Local Historic District.
- The rezoning site currently consists of a former parking lot. The rezoning site is currently zoned “G” Local Commercial and Office District. The petitioner would like to consolidate this parcel with an adjacent parcel (801-25 Ann Ave.) into a single parcel. The adjacent parcel includes a vacant school building and is currently zoned “D” Multiple-Family Dwelling District. The petitioner is proposing to convert the approximately 62,000-square foot building -- the former Lafayette School, which was designed by William B. Ittner -- into 36 apartments and provide 50 off-street parking spaces. The parking facilities would include both surface parking spaces and structured parking spaces (the conversion of the school building’s adjacent gymnasium). Consolidation of parcels with different zoning districts is not permitted. The rezoning of the subject parcel to the “D” Multiple-Family Dwelling District would allow for the proposed development project to be in compliance with the provisions of the Zoning Code.
- A site plan, first floor plan and elevations of the proposed \$2.7 million The Lafayette Loft Apartments development project are included in Exhibit “C”.
- The amendment proposes changing the zoning for the subject parcel from the “G” Local Commercial and Office District to the “D” Multiple-Family Dwelling District. As Exhibit “A” shows, most of the parcels along the western side of S. 7th St. are zoned one of three zoning districts -- “D” Multiple-Family Dwelling District, “G” Local Commercial and Office District or “J” Industrial District, while most of the interior of the Soulard neighborhood is zoned “D” Multiple-Family Dwelling District.
- The petitioner is 815 Ann, LLC, which is the owner of the subject parcel, as well as the adjacent parcel to be consolidated with the rezoning site. 815 Ann, LLC is an entity related to Advantes Development. The latter firm recently completed a similar development project -- the conversion of the former Hope Lutheran School building, 5320 Brannon Ave. in the South Hampton neighborhood -- into The Mack Lofts, a 22-unit apartment building.
- Existing land uses adjacent to the rezoning site include a variety of residential, commercial and industrial uses -- with commercial and industrial uses along S. 7th St., a mix of commercial and residential uses along Russell Blvd., and primarily residential uses with scattered corner commercial uses in the interior of the Soulard neighborhood. Building conditions for adjacent properties are generally good. Photos of the rezoning site and adjacent areas are included in Exhibit “F”.
- In its rezoning petition (see Exhibit “B”), the petitioner states as its Grounds for Petition: “Consolidation of parcels, one building under 2 zonings.”
- The City’s Zoning Administrator cites in the attached letter (Exhibit “D”) that: “Given that the proposed development provides for the adaptive reuse of an existing historic structure and provides additional market rate housing opportunities for the immediate and surrounding neighborhoods; that by rezoning subject property would bring it into conformity with the Zoning Section; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that a more restrictive zoning classification would be appropriate and would enhance the general welfare of the City.” She further states that: “It is the recommendation of the Zoning Administrator that the subject parcel in City Block 779 (2117-31 S. 7th Street) be rezoned to the “D” Multiple-Family Dwelling District.”

2.0 Comments

PDA staff has reviewed the proposed amendment of the Zoning District Map for a single parcel located at 2117-31 S. 7th St. and recommends approval of the rezoning to the “D” Multiple-Family Dwelling District. This recommendation is based on the reasons cited in the Zoning Administrator’s letter and the proposed rezoning’s conformity with the City’s Strategic Land Use Plan.

The Strategic Land Use Plan designates the rezoning site as a Neighborhood Commercial Area (NCA). This Strategic Land Use Category is defined as: *“Areas where the development of new and the rehabilitation of existing commercial uses that primarily serve adjacent neighborhoods should be encouraged. These areas include traditional commercial streets at relatively major intersections and along significant roadways where commercial uses serve multiple neighborhoods or where the development of new commercial uses serving adjacent neighborhoods is intended. Mixed use buildings with commercial at grade and a mix of uses on upper floors are an ideal type within these areas. These areas may include higher density mixed use residential and commercial and may initially include flexibility in design to allow ground floor uses to change over time e.g., ground floor space that can transition from residential to commercial use as the local demand for retail goods and services strengthens in the area.”*



The proposed rezoning would facilitate the redevelopment of the subject parcel and adjacent parcel into The Lafayette Loft Apartments, a 36-unit apartment building with related parking. Although the proposed development project doesn’t include any commercial uses, the high-density apartment building will help to strengthen the Souldard neighborhood’s retail and commercial markets by providing 36 new households to the area. The residents’ needs for goods and services will help to boost existing Souldard businesses. In addition, the above definition for a Neighborhood Commercial Area provides for “higher density mixed use residential and commercial”, which indicates the value and importance of residential uses to a Neighborhood Commercial Area. Thus, the proposed rezoning is in conformity with the City’s Strategic Land Use Plan.

2.1 Public Input

The Board of Aldermen’s Housing, Urban Development and Zoning (HUDZ) Committee will conduct a public hearing as part of the legislative process.

2.2 Previous Commission Action

None.

2.3 Requested Action

Section 26.92.010 of the City of St. Louis Revised Code requires that any amendment or change in the boundaries or regulations of the Zoning Code shall be initiated by motion of the Planning Commission or by the filing of a petition with the Zoning Administrator by the owner or owners of the property within the district.

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 1 states that the Planning Commission shall be the official planning agency for the City. It shall also be the zoning commission for the City and perform all functions required by applicable state law to be performed by a municipal zoning commission.

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 4 states that the Planning Commission shall recommend changes in the zoning ordinances and zoning district maps to the Board of Aldermen. No ordinance changing the zoning ordinances and zoning district maps shall be adopted over the negative recommendation of the Planning Commission, unless approved by a majority vote of all members of the Board of Aldermen.

Requested Recommendation

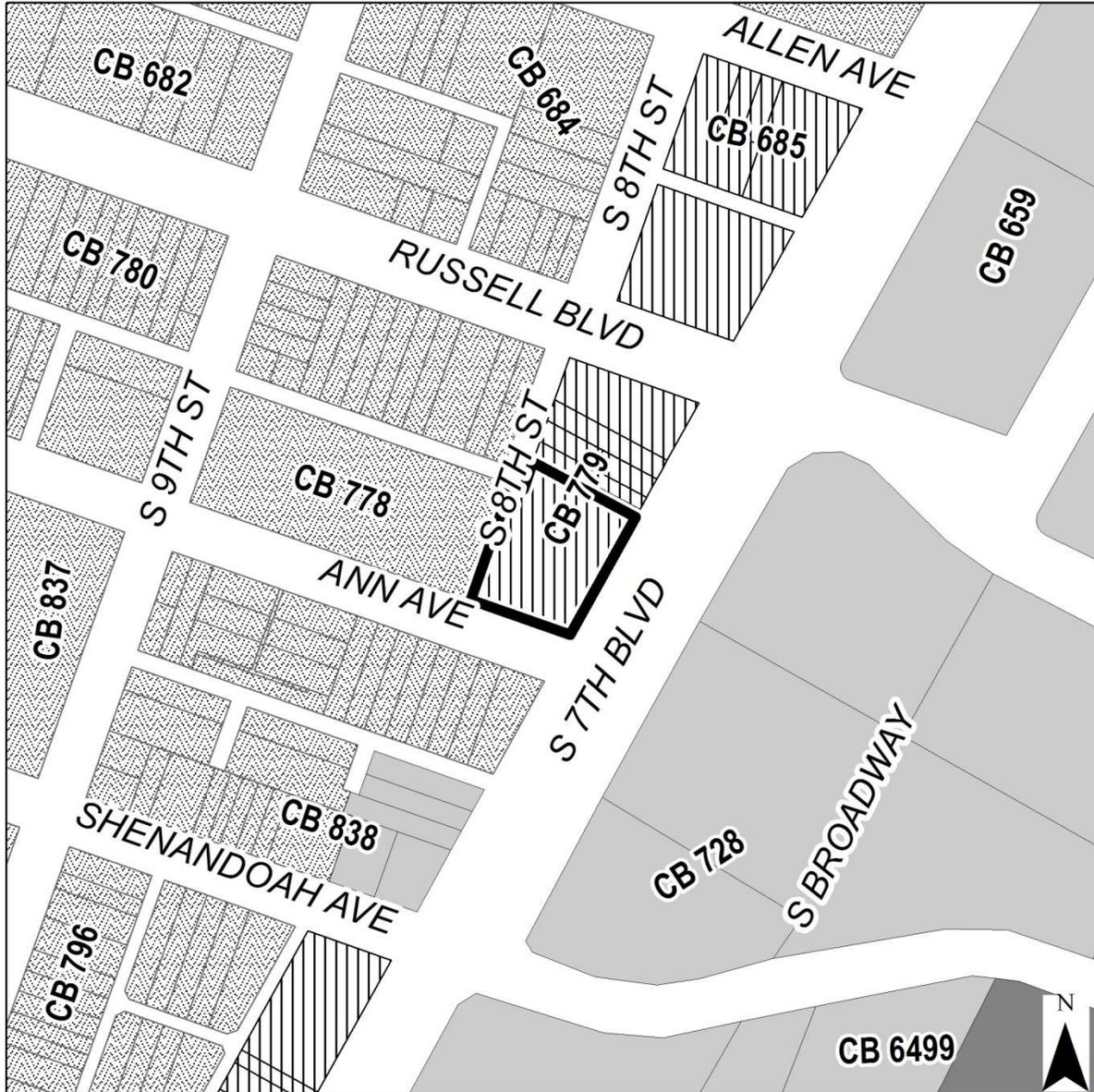
That the Planning Commission finds the petition for the proposed Zoning District Map amendment for one parcel located in City Block 779 -- 2117-31 S. 7th St. -- to be in conformity with the City's Strategic Land Use Plan and **recommends approval** to the City's Board of Aldermen.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The petition for the amendment of the Zoning District Map (to the "D" Multiple-Family Dwelling District) for one parcel (known as 2117-31 S. 7th St.) located in City Block 779 is hereby found to be in conformity with the City's Strategic Land Use Plan.
2. The petition for the amendment of the Zoning District Map (to the "D" Multiple-Family Dwelling District) for one parcel (known as 2117-31 S. 7th St.) located in City Block 779 is hereby recommended for approval.
3. The Director of the Planning and Urban Design Agency is hereby directed to notify the City's Board of Aldermen of this recommendation.

EXHIBIT A

DISTRICT MAP



Current Zoning District

- | | | | |
|--|-------------------------------------|--|-------------------------------|
| | A Single-Family Dwelling District | | G Local Commercial District |
| | B Two-Family Dwelling District | | H Area Commercial District |
| | C Multiple-Family Dwelling District | | I Central Business District |
| | D Multiple-Family Dwelling District | | J Industrial District |
| | E Multiple-Family Dwelling District | | K Unrestricted District |
| | F Neighborhood Commercial District | | L Jefferson Memorial District |

Rezoning Area

Rezoning Petition
From "G" to "D"

PDA-105-15-REZ

CITY OF ST. LOUIS
PLANNING
URBAN DESIGN
AGENCY



PETITION FOR ZONING AMENDMENT (REZONING)

CITY OF ST. LOUIS

Petitioner's Name 815 Ann, LLC

Contact Name (If above is a firm/an organization) David Haumesser

Address 2531 Hampton Ave., St. Louis, MO 63139

Phone 314-260-9266 Fax 314-685-1055 Email dhaumesser@advantesrealestate.com

A complete Legal Description of Property to be Rezoned is required, use additional sheets if necessary (you may also attach any plans, conceptual drawings or proposals which you feel may aid in the evaluation of this request). see attached land description

Address(es) including street number(s) / name(s) of Property(s) to be Rezoned 2117 S. 7th Blvd., St. Louis, MO 63104

City Block No. 779 Parcel No. 100

Requested Zone/FBD Change From "G" commercial To "D" multi-family
(list specific zoning district or FBD Zone) (list specific zoning district or FBD Zone)

The following can be listed or mapped on additional sheets:

- Present Use of Property(s) off street parking
- Intended Use of Property(s) off street parking
- Grounds for Petition Consolidation of parcels, one building under 2 zonings.
- Are you the owner of the property described? no, under contract
- If not, what is your legal interest in the property? under contract
- The owner(s)-of-record of the petitioned property according to the City of St. Louis Assessor's Records is(are) known as Board of Education

If you are NOT the owner(s)- of- record of the petitioned property you are REQUIRED to submit the Affidavit on Page 4, for each of the owner(s)- of- record of the petitioned property and it MUST be notarized.

Signature(s) of Petitioner(s)

6/29/15

Date Filed

Received and deemed complete by Zoning on 7/29/15.
City of St. Louis, Office of the Zoning Administrator
Room 400, City Hall, St. Louis, MO 63103

MARLER

SURVEYING COMPANY, INC.

11402 Gravois Road, Suite 200 St. Louis, MO 63126
Phone: (314) 729-1001 Fax: (314) 729-1044

LAND DESCRIPTION

Lots 27, 28, 29, 30, 31 and 32 of Allen's Subdivision of the Russell Tract and that part of vacated Eighth Street (30' wide) as vacated by Ordinance # 62094 in City Blocks 778 and 779, as recorded in Plat Book 16-A Page 16 of the City of St. Louis Land Records Office in the City of St. Louis, Missouri. Described as follows:

Beginning at the intersection of the Northwest line of South 7th Boulevard and the North line of Ann Avenue (60' wide);

Thence along said North line of Ann Avenue (60' wide) North 71 Degrees 00 Minutes 00 Seconds West a distance of 120.83 feet to the centerline of the aforesaid vacated Eighth Street (30' wide);

Thence along said centerline of vacated Eighth Street (30' wide) North 18 Degrees 56 Minutes 10 Seconds East a distance of 140.17 feet to the South line of a 20-foot wide alley;

Thence along said South line of a 20-foot wide alley South 71 Degrees 00 Minutes 00 Seconds East a distance of 15.00 feet to the East line of Eighth Street (30' wide);

Thence along said East line of Eighth Street (30' wide) North 18 Degrees 56 Minutes 10 Seconds East a distance of 33.50 feet to the line common to Lots 32 and 33 of the aforesaid Allen's Subdivision of the Russell Tract;

Thence along said common line South 61 Degrees 43 Minutes 50 Seconds East a distance of 133.77 feet to the aforesaid Northwest line of South 7th Boulevard;

Thence along said Northwest line of South 7th Boulevard Avenue South 28 Degrees 42 Minutes 00 Seconds West a distance of 154.35 feet to the point of beginning and containing 21,614 square feet or 0.496 acres, more or less.



JULY 13, 2015

A. Settlement Statement
FINAL

U.S. Department of Housing and
Urban Development

OMB Approval No. 2502-0286

B. Type of Loan		6. File Number	7. Loan Number	8. Mortgage Insurance Case Number
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> First HA	H28513		
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.			
<p>C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to you by the settlement agent are shown. Items marked "(p.m.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.</p>				
<p>D. Name & Address of Borrower: 816 ANN LLC 2829 HAMPTON AVENUE SAINT LOUIS, MO 63139</p>		<p>E. Name & Address of Seller: THE BOARD OF PRESIDENT AND DIRECTORS OF THE ST. LOUIS CITY PUBLIC SCHOOLS AKA THE BOARD OF EDUCATION OF THE CITY OF ST. LOUIS, STATE OF MISSOURI 801 N. 11TH STREET SAINT LOUIS, MO 63161</p>		<p>F. Name & Address of Lender: CARLYLE INVESTMENT GROUP LLC PO BOX 285 HILLSBORO, MO 63050</p>
<p>G. Property Location: SEE PROPERTY ADDENDUM</p>		<p>H. Settlement Agent: HILLSBORO TITLE COMPANY-FENTON CLOSING OFFICE 1730 FENPARK DRIVE, SUITE 1002, FENTON, MO 63028 (636) 222-8623</p>		
		<p>I. Date of Settlement: 1730 FENPARK DRIVE, SUITE 1002, FENTON, MO 63028 (636) 222-8623</p>	<p>J. Settlement Date / Disbursement Date: 7/17/2015 / 7/17/2016</p>	
<p>J. Summary of Borrower's Transaction</p>		<p>K. Summary of Seller's Transaction</p>		
100. Gross Amount Due From Borrower		400. Gross Amount Due To Seller		
101. Contract sales price		401. Contract sales price	\$800,000.00	
102. Personal Property		402. Personal Property		
103. Settlement Charges to Borrower (line 1400)		403.		
104.		404.		
105.		405.		
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance		
106. City/Town taxes		406. City/Town taxes		
107. County taxes		407. County taxes		
108. Assessments		408. Assessments		
109.		409.		
110.		410.		
111.		411.		
112.		412.		
120. Gross Amount Due From Borrower		450. Gross Amount Due To Seller	\$800,000.00	
200. Amounts Paid By Or In Benefit Of Borrower		600. Reductions In Amount Due To Seller		
201. Deposit or Earnest Money		601. Escrow deposit (see instructions)		
202. Principal amount of new loan		602. Settlement Charges to Seller (line 1400)	\$34,687.46	
203. Existing loan taken subject to		603. Existing loan(s) taken subject to		
204.		604. Payoff of first mortgage loan		
205.		605. Payoff of second mortgage loan		
206.		606. Escrow money held by Development Resource Partners	\$30,000.00	
207.		607.		
208.		608.		
209.		609.		
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller		
210. City/Town taxes		610. City/Town taxes		
211. County taxes		611. County taxes		
212. Assessments		612. Assessments		
213.		613.		
214.		614.		
215.		615.		
216.		616.		
217.		617.		
218.		618.		
219.		619.		
220. Total Paid By/For Borrower		550. Total Reduction Amount Due Seller	\$44,687.46	
300. Cash At Settlement From/To Borrower		800. Cash At Settlement To/From Seller		
301. Gross Amount Due From Borrower (line 120)		801. Gross Amount Due To Seller (line 420)	\$800,000.00	
302. Less Amounts Paid By/For Borrower (line 220)		802. Less Deduction In Adv. Due To Seller (line 600)	\$44,687.46	
303. Cash <input type="checkbox"/> From <input type="checkbox"/> To Borrower		803. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$755,312.54	

L. Settlement Charges		
708. Total Sales/Broker's Commission based on price \$980,000.00 @ 6.50 % = \$64,000.00		
Division of Commission (line 708) as follows:		
	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
701. \$22,000.00 to Development Resources Partners, LLC		
702. \$22,000.00 to Advantage Realty, LLC		
703. Commission paid at Settlement		\$34,000.00
704. (Note: \$10,000.00 POC held by Development Resources Partners, LLC)		
800. Items Payable in Connection With Loan		
801. Loan Origination Fee		
802. Loan Discount		
803. Appraisal Fee		
804. Credit Report		
805. Lender's Inspection Fee		
806. Mortgage Insurance Application Fee		
807. Assessor's Fee		
809. Processing Fee to Cady's Investment Group LLC		
810. Underwriting Fee to Cady's Investment Group LLC		
900. Items Required By Lender To Be Paid In Advance		
901. Interest		
902. Mortgage Insurance Premium		
903. Hazard Insurance Premium		
1000. Reserve Deposited With Lender		
1001. Hazard Insurance		
1002. Mortgage Insurance		
1003. City property taxes		
1004. County property taxes		
1005. Annual assessments		
1006. Appraisal escrow/lien adjustment		
1000. Title Charges		
1101. Settlement or closing fee to Hillsboro Title Company		\$260.00
1102. Abstract or title search		
1103. Title examination		
1104. Title insurance binder		
1105. Document preparation		
1106. Notary fees		
1107. Attorney's fees		
(includes above item numbers:)		
1108. Title Insurance		
(includes above item numbers:)		
1109. Lender's coverage \$795,355.00 Premium \$0.00		
1110. Owner's coverage \$800,000.00 Premium		
1114. Commercial Owners and Loan Policy to Hillsboro Title Company		
1115. Additional Chain to Hillsboro Title Company		
1116. E-recording Fee to Hillsboro Title Company		
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed \$38.00/Mortgage \$48.00/Release :		
1202. County Indemnity: Deed/Mortgage :		
1203. State Indemnity: Deed :		
1204. City Indemnity: Deed/Mortgage :		
1300. Additional Settlement Charges :		
1301. Survey to MARLER SURVEYING COMPANY		
1302. Pest Inspection		\$437.48
1305. Sewer 127114 to 711715 to Metropolitan Sewer District		
1400. Total Settlement Charges (enter on line 103, Section J and 602, Section K)		\$94,697.48

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is a true and accurate statement of all multiple and disbursements made on my account or by me in this transaction. I believe that I have received a copy of the HUD-1 Settlement Statement.

BORROWERS

Michael Mirque, Managing Member

Brian Mirque, Member

SELLERS

Debra Sullivan CEO

Debra Sullivan, Chairman and CEO of the Special Administrative Board of The Transitional School District of The City of St. Louis.

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or I will cause the facts to be disclosed in accordance with this statement.

Settlement Agent: *Hillsboro Title Co*
Brian Mirque

Date

7/17/2015

DEANNA GRIFFIN

WARNING: It is a crime to knowingly make false statements to the United States on this or any other federal form. Penalties upon conviction can include a fine and imprisonment. For details see Title 18 U.S. Code Section 1001 and Section 1010.

Supplemental Page
HUD-1 Settlement Statement

Property Address(es)

Property 1
815 ANN AVENUE
SAINT LOUIS, MO 63104 (SAINT LOUIS CITY)
(37780001600)

Property 2
2117-2131 SOUTH 7TH BOULEVARD
SAINT LOUIS, MO 63104 (SAINT LOUIS CITY)
(37790001900)

A. Settlement Statement
FINAL

U.S. Department of Housing and
Urban Development

CMB Approval No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number: H20513	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.s.)" were paid outside the closing. They are shown here for informational purposes, and are not included in the table.

D. Name & Address of Borrower 815 ANN LLC 2529 HAMPTON AVENUE SAINT LOUIS, MO 63139	E. Name & Address of Seller THE BOARD OF PRESIDENT AND DIRECTORS OF THE ST. LOUIS CITY PUBLIC SCHOOLS AKA THE BOARD OF EDUCATION OF THE CITY OF ST. LOUIS, STATE OF MISSOURI 801 N. 11TH STREET SAINT LOUIS, MO 63101	F. Name & Address of Lender CARLYLE INVESTMENT GROUP LLC PO BOX 286 HILLSBORO, MO 63060
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G. Property Location: SEE PROPERTY ADDENDUM	H. Settlement Agent HILLSBORO TITLE COMPANY - FENTON CLOSING OFFICE 1730 FENPARK DRIVE, SUITE 1002, FENTON, MO 63026 (636) 222-8823
I. Settlement Date / Disbursement Date 7/17/2015 / 7/17/2015	

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
101. Contract sales price	\$800,000.00	401. Contract sales price	
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	\$5,356.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	\$805,356.00	420. Gross Amount Due To Seller	
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions in Amount Due To Seller	
201. Deposit or Earnest Money	\$10,000.00	501. Excess deposit from instructions	
202. Principal amount of new loan	\$795,356.00	502. Settlement Charges to Seller (line 1400)	
203. Existing loan taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Earnest money held by Development Resource Partners	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$805,356.00	520. Total Reduction Amount Due Seller	
300. Cash At Settlement From/To Borrower		590. Cash At Settlement To/From Seller	
301. Gross Amount Due From Borrower (line 120)	\$805,356.00	591. Gross Amount Due To Seller (line 420)	
302. Less Amounts Paid By/For Borrower (line 220)	\$805,356.00	592. Less Deduction in Amt. Due To Seller (line 520)	
303. Cash <input type="checkbox"/> From <input type="checkbox"/> To Borrower	\$0.00	593. Cash <input type="checkbox"/> To <input type="checkbox"/> From Seller	

L. Settlement Charges		
700. Total Sales/Broker's Commission based on price \$300,000.00 @ 5.50 % = \$44,000.00		
Division of Commission (line 700) as follows:		
	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
701.		
702.		
703. Commission paid at Settlement		
704.		
800. Items Payable in Connection With Loan		
801. Loan Origination Fee		
802. Loan Discount		
803. Appraisal Fee		
804. Credit Report		
805. Lender's Inspection Fee		
806. Mortgage Insurance Application Fee		
807. Assumption Fee		
809. Processing Fee to Carlyle Investment Group LLC	\$150.00	
810. Underwriting Fee to Carlyle Investment Group LLC	\$350.00	
900. Items Required By Lender To Be Paid In Advance		
901. Interest		
902. Mortgage Insurance Premium		
903. Hazard Insurance Premium		
1000. Reserves Deposited With Lender		
1001. Hazard Insurance		
1002. Mortgage Insurance		
1003. City property taxes		
1004. County property taxes		
1005. Annual assessments		
1008. Aggregate accounting adjustment		
1100. Title Charges		
1101. Settlement or closing fee to Hillsboro Title Company	\$250.00	
1102. Abstract or title search		
1103. Title examination		
1104. Title insurance binder		
1105. Document preparation		
1106. Notary fees		
1107. Attorney's fees		
(includes above item numbers:)		
1108. Title insurance		
(includes above item numbers:)		
1109. Lender's coverage \$795,356.00 Premium \$0.00		
1110. Owner's coverage \$800,000.00 Premium		
1114. Curatorial Owners and Loan Policy to Hillsboro Title Company	\$2,090.00	
1115. Additional Chain to Hillsboro Title Company	\$150.00	
1116. E-recording Fee to Hillsboro Title Company	\$10.00	
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed \$33.00; Mortgage \$48.00; Release;	\$81.00	
1202. County not/stamps: Deed; Mortgage;		
1203. State tax/stamps: Deed;		
1204. City tax/stamps: Deed; Mortgage;		
1300. Additional Settlement Charges		
1301. Survey to MARLER SURVEYING COMPANY	\$1,976.00	
1302. Pest Inspection		
1305. Sewer 12/1/14 to 7/17/16 to Metropolitan Sewer District		
1400. Total Settlement Charges (enter on line 103, Section J and 082, Section K)	\$5,386.00	

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

BORROWERS

SELLERS

Michael Mirages, Managing Member

Rick Sullivan, CEO Special Administrative Board

Brian Mirages, Member

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or I will cause the funds to be disbursed in accordance with this statement.

Settlement Agent

Date

Deanna Skiles

7/17/2015

DEANNA SKILES

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see Title 18 USC Code Section 1001 and Section 1910.

Supplemental Page
HUD-1 Settlement Statement

Property Addendum

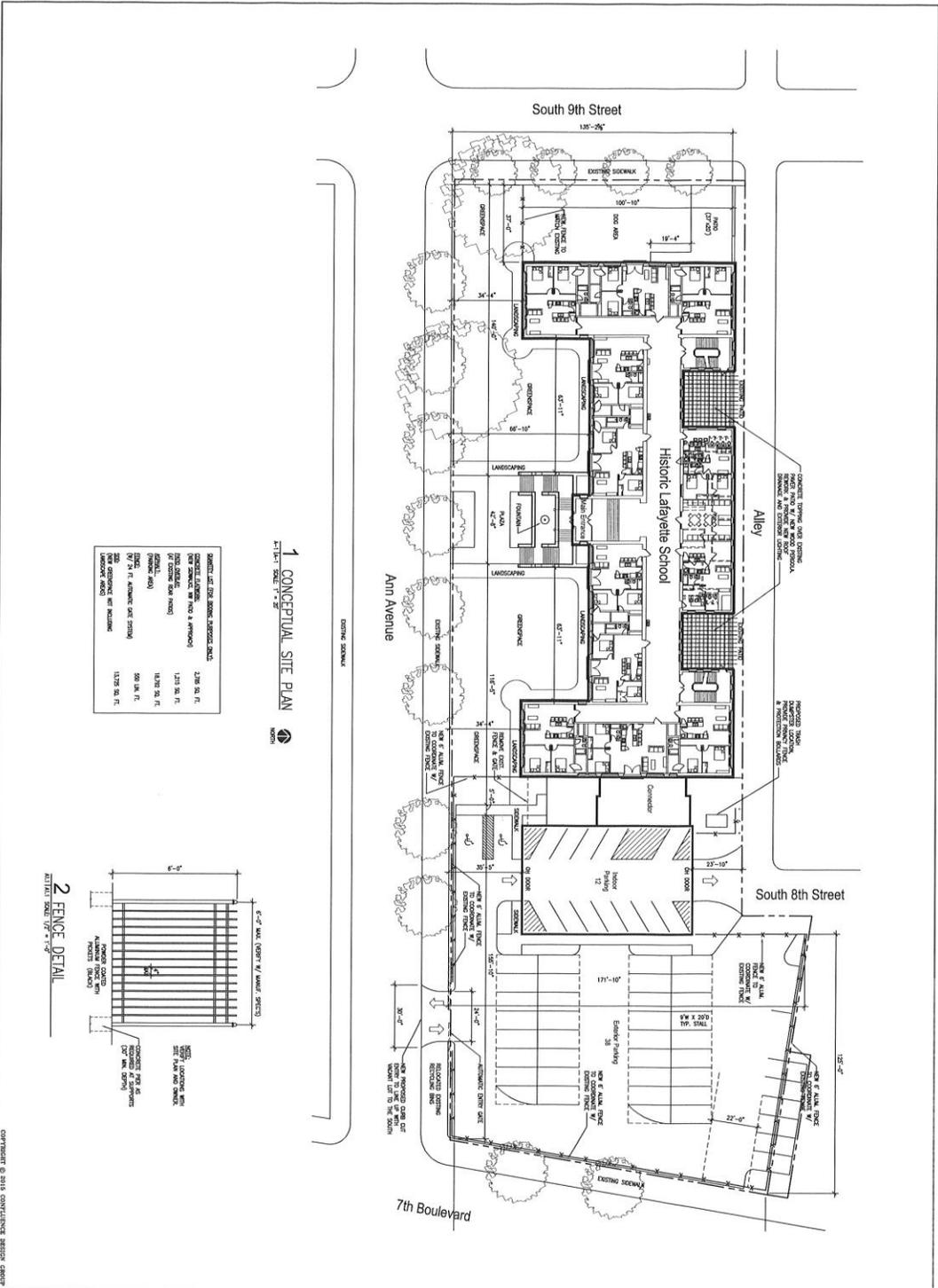
Property 1

816 ANN AVENUE
SAINT LOUIS, MO 63104 (SAINT LOUIS CITY)
(07780001500)

Property 2

2117-2131 SOUTH 7TH BOULEVARD
SAINT LOUIS, MO 63104 (SAINT LOUIS CITY)
(07790001000)

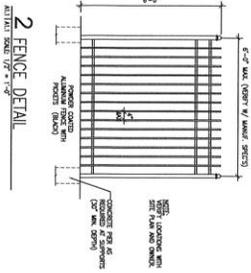
EXHIBIT C



1 CONCEPTUAL SITE PLAN
SCALE: 1" = 30'

COMMENTS AND/OR ASSUMPTIONS	DATE
CONCEPTUAL SITE PLAN	12/18/15
REVISIONS	
DATE	
BY	
FOR	
APPROVED	

2 FENCE DETAIL
SCALE: 1/4" = 1'-0"



CONCEPT © 2015 CONTEMPLENT DESIGN GROUP

CONTEMPLENT
DESIGN
GROUP
1001 Market Street, Suite 1100
St. Louis, MO 63102
PH: 314.461.1232

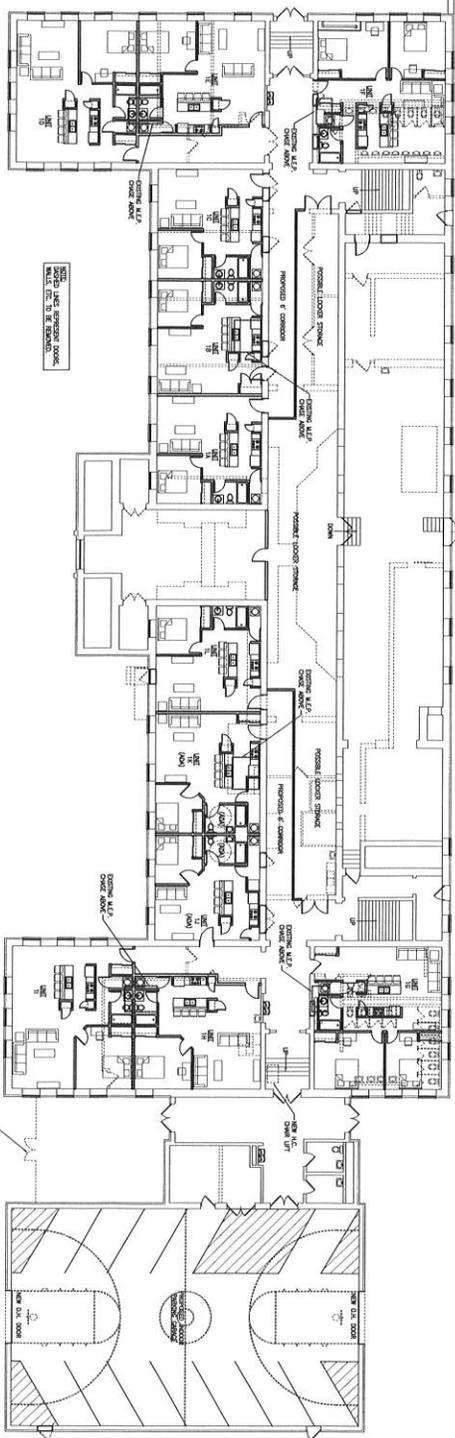
Adaptive Reuse for:
Lafayette School Apartments
Advantes Development
815 Ann Avenue
St. Louis, Missouri

DATE	ISSUE	BY
12-18-15	REVISION	
12-18-15	OWNER CHANGES FOR PERMITS	
12-18-15	OWNER CHANGES FOR PERMITS	
12-18-15	OWNER CHANGES FOR PERMITS	
12-18-15	OWNER CHANGES FOR PERMITS	



Michael J. Anderson
ARCHITECT
REGISTERED PROFESSIONAL ARCHITECT
STATE OF MISSOURI
NO. 15-0110
3-18-2015

SHEET
A11
CONCEPTUAL
SITE PLAN



1 PROPOSED FIRST FLOOR PLAN
 TOTAL UNITS = 12

CONFERENCE DESIGN GROUP
 1101 W. WASHINGTON ST. #1000
 ST. LOUIS, MISSOURI 63101
 TEL: 314.433.1111

Adaptive Reuse for:
Lafayette School Apartments
Advantess Development
 815 Ann Avenue
 St. Louis, Missouri

DATE	ISSUE
2-21-15	PROVIDE THE OWNER WITH GENERAL INFORMATION
3-12-15	REVISIONS FOR SCHEMATIC DEVELOPMENT
4-15-15	OWNER CHANGES FOR SCHEMATIC DEVELOPMENT
5-15-15	OWNER CHANGES FOR SCHEMATIC DEVELOPMENT
6-15-15	OWNER CHANGES FOR SCHEMATIC DEVELOPMENT
7-15-15	OWNER CHANGES FOR SCHEMATIC DEVELOPMENT
8-15-15	OWNER CHANGES FOR SCHEMATIC DEVELOPMENT
9-15-15	OWNER CHANGES FOR SCHEMATIC DEVELOPMENT
10-15-15	OWNER CHANGES FOR SCHEMATIC DEVELOPMENT
11-15-15	OWNER CHANGES FOR SCHEMATIC DEVELOPMENT
12-15-15	OWNER CHANGES FOR SCHEMATIC DEVELOPMENT

Michael J. Rosenbaum
 Architect
 1101 W. WASHINGTON ST. #1000
 ST. LOUIS, MISSOURI 63101
 TEL: 314.433.1111

SHEET
A2.1
PROPOSED
FIRST FLOOR
PLAN

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RICHARD GRAY
DIRECTOR OF PUBLIC SAFETY

City of St. Louis
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF BUILDING AND INSPECTION
FRANCIS G. SLAY
MAYOR

EXHIBIT D



FRANK OSWALD
BUILDING COMMISSIONER

TO: City of St. Louis Planning Commission

FROM: Mary Hart Burton, Zoning Administrator

SUBJECT: Rezoning – Soulard Neighborhood - City Block 779 (2117-31 S. 7th Street)

DATE: September 2, 2015

INITIATION:

Mr. Dave Haumesser of Advantes Development, the owner of the above referenced parcel, petitioned the Zoning Administrator as provided for in Chapter 26.92 of the 1994 Revised Code of the City of St. Louis, to change the Zoning District Map of the City in the Soulard Neighborhood. Specifically, the petition focused on one parcel in city block 779, known as 2117-31 S. 7th Street and zoned “G” Local Commercial and Office District. The parcel is located in the 7th Ward of the City of St. Louis, surrounded by a mixture of vacant and occupied residential and commercial uses.

PURPOSE:

The request is based on the Petitioner’s desire to bring the zoning of this parcel of land into conformance with its intended future use. The Petitioner owns the adjacent parcel, known as 801-25 Ann Avenue, the former Lafayette School. This parcel is currently zoned “D” Multiple-Family Dwelling District. They propose to consolidate both parcels in order to rehabilitate the existing structure into thirty-six market rate rental units and to provide fifty off-street parking spaces. Consolidation of parcels zoned differently is not permitted and therefore the Petitioner requests to rezone 2117-31 S. 7th Street to the “D” Multiple-Family Dwelling District. This would allow for the proposed improvements to be in compliance with the provisions of the Zoning Code.

Given that the proposed development provides for the adaptive reuse of an existing historic structure and provides additional market rate housing opportunities for the immediate and surrounding neighborhoods; that by rezoning subject property would bring it into conformity with the Zoning Section; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that a more restrictive zoning classification would be

appropriate and would enhance the general welfare of the City.

RECOMMENDATION:

It is the recommendation of the Zoning Administrator that the subject parcel in City Block 779 (2117-31 S. 7th Street) be rezoned to the "D" Multiple-Family Dwelling District.

cc: Alderman John J. Coatar, 7th Ward
Frank Oswald, Building Commissioner

Building Safety is NO Accident

EXHIBIT E



John J. Coatar
Alderman, 7th Ward

BOARD OF ALDERMEN
CITY OF SAINT LOUIS
MISSOURI

COMMITTEES
Convention, Tourism, Arts & Humanities
Public Safety
Streets, Traffic & Refuse
Housing, Urban Development & Zoning

June 5, 2015

Frank Oswald
Acting Building Commissioner
City of St. Louis
1200 Market, Rm. 426
Saint Louis, MO 63103

Re: 815 Ann Ave. Development

Dear Frank,

I'm writing in support of Advantes Real Estate's proposed development of Lafayette School at 815 Ann Avenue. I had an opportunity to meet with Advantes Real Estate representatives and they shared their plans with me and with members of the Souldard Restoration Group (SRG). Both the SRG and I support this project and appreciate Advantes Real Estate making this investment in Souldard.

To reiterate, this project has my full support and I'm happy to support any necessary ordinances to bring the Lafayette School redevelopment to fruition.

Thank you and please do not hesitate to contact me with any questions.

Sincerely,

Jack Coatar
7th Ward Alderman

Cc: Brian Minges, Advantes Real Estate
David Haumesser, Advantes Real Estate



Exhibit "F"

Photos of
Rezoning Site in City Block 779



**1) Rezoning site
Former parking lot, 2117-31 S. 7th St.
(Looking westward)**



**2) Rezoning site
Former parking lot, 2117-31 S. 7th St.
(Looking northward)**



**3) Development site
Lafayette School building, 801-25 Ann Ave.
(Looking northward)**



**4) Development site
Lafayette School building, 801-25 Ann Ave.
(Looking northeastward)**

Exhibit "F"

Photos of
Rezoning Site in City Block 779



**5) Development site
Lafayette School gymnasium, 801-25 Ann Ave.
(Looking northward)**



**6) Adjacent properties
Historic Crossroads, 2201 S. 7th St.
(Looking southward)**



**7) Adjacent properties
Townhouses, 800 block of Ann Ave.
(Looking southwestward)**



**8) Adjacent properties
Townhouses, 800 block of Ann Ave.
(Looking southward)**

Exhibit "F"

Photos of
Rezoning Site in City Block 779



**9) Adjacent properties
Residential buildings, 2100 block of S. 9th St.
(Looking northwestward)**



**10) Adjacent properties
Commercial buildings, 800 block of Russell
Blvd.
(Looking southward)**



**11) Adjacent properties
1-family building, 2106 S. 8th St.
(Looking eastward)**



**12) Adjacent properties
Phillips 66, 710 Russell Blvd.
(Looking northwestward)**