



CITY OF
FORESTPARK

City Council Agenda Item

Subject: Council Discussion to approve Case # CUP-2025-02, Conditional Use Permit to authorize the construction of a sixty-unit mixed-use development within the Downtown Mainstreet District (DM) Ward 2.

Submitted By: SaVaughn Irons-Kumassah, Principal Planner, Planning & Community Development

Date Submitted: April 28, 2025

Work Session Date: May 05, 2025

Council Meeting Date: May 05, 2025

Background/History:

Prestwick Land Holdings is requesting a Conditional Use Permit (CUP) to authorize the construction of forty-eight additional residential units, bringing the total unit count to sixty, within a proposed mixed-use development located on a 1.62+/- acre lot within the Downtown Mainstreet District (DM), Ward 2. The project area lies within the Traditional Downtown Core (TDC), which supports higher-density, mixed-use development in alignment with the City's land use and economic development goals.

Although the proposed development falls within the general framework for residential densities outlined in Section 8-8-54.8(a)(2) of the zoning ordinance, which permits 6 to 12 units per acre, the proposal exceeds the 12-unit maximum. As such, a CUP is required under Section 8-8-188 to authorize the higher density. The site comprises four parcels—three designated as Mixed-Use Commercial and one as Institutional on the Future Land Use Map—all of which are located within a zoning district that permits mixed-use developments. The development is expected to align with the City's comprehensive plan, promoting walkability, efficient land use, access to public transportation, and economic vibrancy.

On Thursday April 17, 2025, the City of Forest Park Planning Commission, which serves as an advisory board to Mayor and Council, voted to approve the Conditional Use Permit request. With a careful overview, some potential impacts of the proposed development include increased traffic and density. However, with proper design—such as pedestrian-oriented features, modern safety standards, and integration with public infrastructure—many of these effects could be mitigated. The project could improve access to amenities, reduce commuting needs, and support downtown revitalization efforts.

Environmental and aesthetic impacts will depend on the final design, particularly with regard to building height, massing, and proximity to neighboring structures. If appropriately scaled and designed to complement the surrounding architecture, the development is expected to enhance the area's urban character. Moreover, the proposal is unlikely to negatively affect adjacent property values or population distribution and is not anticipated to result in an isolated district, as it will integrate with the surrounding urban fabric.

Staff acknowledges the applicant's request in alignment with the ordinance and provides this information for the Mayor and Council's consideration in their review of the Conditional Use Permit application. Should the Mayor and Council approve this Conditional Use Permit request, it would support the City's goals for sustainable, higher-density development within the downtown core, enhance economic vitality, and contribute to a walkable, mixed-use environment that aligns with long-term planning objectives. If granted approval, staff recommends that the applicant preserve the architectural design as presented in the rendered photo provided to staff.

Cost: N/A

Budgeted for: N/A **Yes** **No**

Financial Impact: N/A

Action Requested from Council: To decide on the approval or denial of Case # CUP-2025-02, Conditional Use Permit to authorize the construction of a sixty-unit mixed-use development within the Downtown Mainstreet District (DM) Ward 2