

ORDINANCE #66869
Board Bill No. 224

An Ordinance recommended by the Planning Commission on September 7, 2005, to change the zoning of property as indicated on the District Map, from "J" Industrial District to the "G" Local Commercial and Office District in City Block 3917, so as to include the described parcel of land in City Block 3917; and containing an emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. The zoning designation of certain real property located in City Block 3917 is hereby changed to the "G" Local Commercial and Office District, real property being particularly described as follows:

A parcel of land in block 3917, of the City of St. Louis, Missouri; said parcel being more particularly described as follows: Beginning at the point of intersection of the southern line of Forest Park Avenue (150 feet wide) and the western line of Sarah Street (60 feet wide); thence along the western line of said Sarah Street south 15degrees 20'10" west 344.35 feet to the northwestern line of a diagonal cut-off in the western line of said Sarah Street, as recorded in plat book 19, page 39 in the City of St. Louis Recorder's Office; thence south 55degrees 26'10" west 57.75 feet along the said northwestern line of the diagonal cut-off of the western line of Sarah Street to a point of intersection with the northern line of a former railroad right-of-way (16 feet wide); thence along the northern line of said former railroad right-of-way north 02degrees 16' 03" west 21.68 feet to a point on a tangent curve; thence along said curve in a northwestwardly direction, said curve having a radius of 248.49 feet, a central angle of 72degrees 16' 01" and a distance of 313.42 to a point of tangency; thence along a line tangent to said curve north 74 degrees 32' 04" west 32.46 feet, thence leaving said former railroad right-of-way north 15degrees 20' 00" east 194.39 feet along a line parallel with the western line of said Sarah Street to a point on the southern line of said Forest Park Avenue; thence along the southern line of said Forest Park Avenue south 74 degrees 40' 30" east 312.50 feet and the point of beginning containing 79,321.83 square feet (1.821 acres), more or less.

A parcel of land in block 3917, of the City of St. Louis, Missouri; said parcel being more particularly described as follows: Beginning at a point of intersection of the northern line of Duncan Avenue (60 feet wide) with the northwestern line of a diagonal cut-off of the western line of Sarah Street, as recorded in plat book 19, page 39 in the City of St. Louis Recorder's Office; thence north 74 degrees 23'15" west 355.17 feet along the northern line of said Duncan Avenue; thence north 15 degrees 21' 0" west 148.15 feet; thence south 74 degrees 31' 53" east 94.62 feet to a point on a line 312.50 feet west of, and parallel, with the western line of said Sarah Street; thence north 15 degrees 20' 00" east 46.00 feet to a point on the southern line of a former railroad right-of-way; thence south 74 degrees 32'04" east 32.42 feet along said former railroad right-of-way to a point on a tangent curve; thence along said curve; thence along said curve in a southeastwardly direction, said curve having a radius of 232.49 feet, a central angle of 72degrees 16' 01", and a direction of 293.24 to a point of tangency; thence along a line tangent to said curve south 02 degrees 16' 03" east 31.79 feet to the point of intersection of the former railroad right-of-way and the northwestern line of a diagonal cut-off in the western line of said Sarah Street, as recorded in plat book 19, page 39 in the City of St. Louis Recorder's Office; thence south 55 degrees 26' 10" west 4.04 feet along the said northwestern line of the diagonal cut-off of said Sarah Street to the northern line of Duncan Avenue and the point of beginning. Containing 54,036.65 square feet (1.241 acres), more or less.

A parcel of land situated in block 3917, of the City of St. Louis, Missouri; said parcel being more particularly described as follows: Commencing at the point of intersection of the southern line of Forest Park Avenue (150 feet wide) with the western line of Sarah Street (60 feet wide); thence north 74 degrees 40' 30" west 312.50 feet along the southern line of said Forest Park Avenue; thence south 15 degrees 20' 00" west 194.39 feet along a line parallel with the western line of said Sarah Street to a point in the northern line of a former railroad right-of-way(16 feet wide) being the point of beginning for parcel 3; thence, from the point of beginning, south 74 degrees 32' 04" east 32.46 feet to a point of tangent curve; thence along said curve in a southeastwardly direction, said curve having a radius of 248.49 feet, a central angle of 72 degrees 16' 01", and a distance of 313.42 to a point of tangency; thence along a line tangent to said curve south 02 degrees 16' 03" east 21.68 feet to the point of intersection of the said former railroad right-of-way and the northwestern line of a diagonal cut-off in the western line of said Sarah Street, as recorded in plat book 19, page 39 in the City of St. Louis Recorder's Office; thence south 55 degrees 26' 10" west 18.93 feet along the said northwestern line of the diagonal cut-off of the western line of Sarah Street to a point on the southern line of the former railroad right-of-way (16 feet wide); thence north 02 degrees 16' 03" west 31.79 feet along the southern line of said former railroad right-of-way to a point on a tangent curve; thence along the along said curve in a northwestwardly direction, said curve having a radius of 232.49 feet, a central angle of 72 degrees 16' 01A, and a distance of 293.24 to a point of tangency; thence along a line tangent to said curve north 74 degrees 32' 04" west 32.42 feet to a point; thence north 15 degrees 20' 00" east 16.00 feet to the point of beginning. Containing 5,800.09 square feet (0.133 acres), more or less.

SECTION 2. This ordinance being necessary for the preservation of the health, safety and welfare shall take effect and be in full force immediately upon approval by the Mayor of the City of St. Louis.

EXHIBIT A



Current Zone

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

Rezoning Area
 Rezoning from "J" to "G"
 PDA-136-05-REZ



Approved: November 15, 2005