

ORDINANCE NUMBER 70640

BOARD BILL NO. 106 INTRODUCED BY ALDERWOMAN TAMMIKA HUBBARD & ALDERMAN BRANDON BOSLEY

1 An Ordinance recommended by the Planning Commission on August 2, 2017, to
2 change the zoning of property as indicated on the District Map and in City Blocks 1078,
3 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1092, 1093, 1094, 1095, 2314, 2315, 2316,
4 2317, 2318, 2319, 2324, 2325, 2326, 2327, 2328, 2329, 2345, 2356 and 2347, from “A”
5 Single-Family Dwelling District, “C” Multiple-Family Dwelling District, “D” Multiple-
6 Family Dwelling District, “F” Neighborhood Commercial District, “G” Local
7 Commercial and Office District and “J” Industrial District to “H” Area Commercial
8 District only, at 2200-50, 2201-49, 2303-37, 2346-50, 2500-48 and 2501-47 Benton,
9 2201-47, 2301-23, 2401-23 and 2501-29 Cass, 1516-30 and 1800-12 No. Jefferson,
10 2200-48, 2201-41, 2300-48, 2301-51, 2500-30 and 2501-49 Madison, 2201-33, 2301-39,
11 2500-30 and 2501-55 Maiden, 2201-49, 2214-46, 2300-48, 2301-43 and 2500-44
12 Montgomery, 2200-18, 2201-37, 2300-64, 2305-49, 2500-14, and 2507-37 Mullanphy,
13 2200-48, 2201-51, 2300-48, 2301-49, 2500-54 and 2501-51 North Market, 1505-07,
14 1827-31 and 2407-11 and 2611-19 No. 22nd St., 1617, 1618, 1804, 1814-24, 2517-25 and
15 2609-11 No. 23rd, 1514-20, 1700-02 and 2701 No. 25th St, and 2200-46, 2205-51, 2301-
16 47, 2308-26, 2500-48 and 2501-45 Warren, so as to include the described parcels of land
17 in City Blocks 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1092, 1093, 1094, 1095,
18 2314, 2315, 2316, 2317, 2318, 2319, 2324, 2325, 2326, 2327, 2328, 2329, 2345, 2356
19 and 2347; and containing an emergency clause.

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

September 8, 2017

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Board Bill #106

Alderman Brandon Bosley

Sponsors: Alderwoman Tammika Hubbard &

1 **SECTION ONE.** The zoning designation of certain real property located in City
2 Blocks 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1092, 1093, 1094, 1095, 2314,
3 2315, 2316, 2317, 2318, 2319, 2324, 2325, 2326, 2327, 2328, 2329, 2345, 2356 and 2347
4 is hereby changed to the “H” Area Commercial District, real property being particularly
5 described and shown in Exhibit A as follows:

6 A TRACT OF LAND BEING PART OF CITY BLOCKS 1065, 1078 THRU 1081, 1085,
7 1092, 2316, 2317, 2326, 2327 AND 2347 AND ALL OF CITY BLOCKS 1082 THRU
8 1084, 1093 THRU 1095, 2314, 2315, 2318, 2319, 2324, 2325, 2328, 2329, 2345 AND
9 2346 OF THE CITY OF ST. LOUIS RECORDS, SITUATED IN THE CITY OF ST.
10 LOUIS, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS
11 FOLLOWS:

12 BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF
13 22ND AVENUE, 60 FEET WIDE, WITH THE NORTH RIGHT OF WAY LINE OF
14 CASS AVENUE, 80 FEET WIDE, BEING THE SOUTHEAST CORNER OF CITY
15 BLOCK 2314;

16 THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 75 DEGREES 11
17 MINUTES 06 SECONDS WEST, 1,386.11 FEET TO THE EAST RIGHT OF WAY
18 LINE OF JEFFERSON AVENUE, VARIABLE WIDTH, AS ESTABLISHED BY
19 ORDINANCE NO. 48152;

20 THENCE ALONG SAID EAST RIGHT OF WAY LINE OF JEFFERSON AVENUE
21 AND THE EAST RIGHT OF WAY LINE OF PARNELL STREET, 100 FEET WIDE
22 AS ESTABLISHED BY ORDINANCE NO. 48740, THE FOLLOWING COURSES
23 AND DISTANCES: NORTH 05 DEGREES 18 MINUTES 34 SECONDS WEST,

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Sponsors: Alderwoman Tammika Hubbard &

1 159.76 FEET; NORTH 00 DEGREES 21 MINUTES 03 SECONDS WEST, 980.39
2 FEET, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 289.06
3 FEET, A RADIUS OF 550.00 FEET, AND A CHORD BEARING NORTH 14
4 DEGREES 42 MINUTES 19 SECONDS EAST, 285.74 FEET; NORTH 29 DEGREES
5 45 MINUTES 41 SECONDS EAST, 198.76; ALONG A CURVE TO THE LEFT
6 HAVING AN ARC LENGTH OF 192.69 FEET, A RADIUS OF 750.00 FEET; AND A
7 CHORD BEARING NORTH 22 DEGREES 24 MINUTES 05 SECONDS EAST, 192.16
8 FEET; AND NORTH 15 DEGREES 02 MINUTES 28 SECONDS EAST, 884.69 FEET
9 TO THE SOUTH RIGHT OF WAY LINE OF AN EAST WEST ALLEY, 20 FEET
10 WIDE, IN CITY BLOCK 1078;
11 THENCE ALONG SAID SOUTH RIGHT OF WAY LINE AND THE SOUTH RIGHT
12 OF WAY LINE OF AN EAST WEST ALLEY, 20 FEET WIDE, OF CITY BLOCKS
13 1085 AND 1092, SOUTH 75 DEGREES 06 MINUTES 32 SECONDS EAST, 1,620.48
14 FEET TO THE WEST RIGHT OF WAY LINE OF 22ND STREET, AS
15 AFOREMENTIONED;
16 THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 14 DEGREES 52
17 MINUTES 08 SECONDS WEST, 2,647.04 FEET TO THE POINT OF BEGINNING.
18 THE ABOVE DESCRIBED TRACT CONTAINING 97.618 ACRES IS BASED ON
19 AN ACTUAL BOUNDARY SURVEY EXECUTED BY COLE & ASSOCIATES, INC.
20 DURING THE MONTH OF AUGUST, 2015 AND IS SUBJECT TO ALL
21 EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF
22 RECORD, IF ANY.

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

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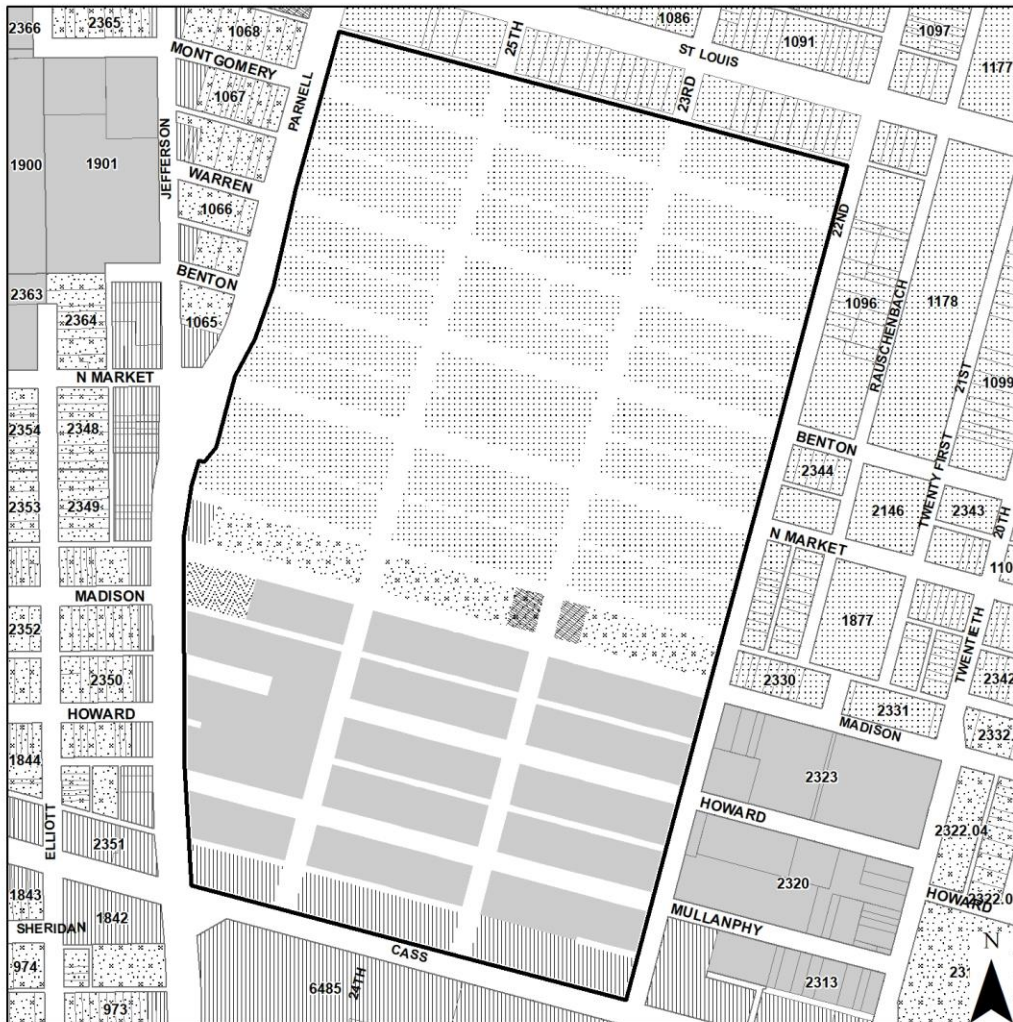
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EXHIBIT A DISTRICT MAP



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 A, C, C/F, D,
F, G, G/J & J to H

PDA-028-17-REZ
CITY OF ST. LOUIS
PLANNING
GOURBAN DESIGN
AGENCY

BOARD BILL FISCAL NOTE

Preparer's Name Mary Hart Burton

Phone Number or Email Address (will be available publicly) 314-622-3666

Bill Sponsor Alderwoman Tammika Hubbard and Alderman Brandon Bosley

Bill Synopsis:	District Map change in CBs 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1092, 1093, 1094, 1095, 2314, 2315, 2316, 2317, 2318, 2319, 2324, 2325, 2326, 2327, 2328, 2329, 2345, 2356 and 2347 from "A", "C", "D", "C"/"F", "F", "G", "G"/"J" and "J" to "H".
Type of Impact:	Zoning Change that will not impact cost to City.
Agencies Affected:	Zoning Office.

SECTION A

Does this bill authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? ___ Yes X No.
- An undertaking of a new service for which no funding is provided in the current adopted city budget? ___ Yes X No.
- A commitment of city funding in the future under certain specified conditions? ___ Yes X No.
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? ___ Yes X No.
- An execution or initiation of an activity as a result of federal or state mandates or requirements? ___ Yes X No.
- A capital improvement project that increases operating costs over the current adopted city budget? ___ Yes X No.
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? ___ Yes X No.

If the answer is yes to any of the above questions, then a fiscal note must be attached to the board bill. Complete Section B of the form below.

SECTION B

- Does the bill require the construction of any new physical facilities? ____Yes ____No.

- If yes, describe the facilities and provide the estimated cost:

- Is the bill estimated to have a direct fiscal impact on any city department or office? ____Yes ____No.

- If yes, explain the impact and the estimated cost:

- Does the bill create a program or administrative subdivision? ____Yes ____No.

- If yes, then is there a similar existing program or administrative subdivision?

- ____Yes ____No.

- If yes, explain the how the proposed programs or administrative subdivisions may overlap:

- Describe the annual operating, equipment, and maintenance costs that would result from the proposed bill, as well as any funding sources:

Complete the chart below to list the total estimated expenditures required of the City resulting from the proposed board bill and any estimated savings or additional revenue.

Financial Estimate of Impact on General Fund			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures			
Additional Revenue			
Net			
Financial Estimate of Impact on Special Funds			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures			
Additional Revenue			
Net			

- Describe any assumptions used in preparing this fiscal note:

- List any sources of information (including any City officials, agencies, or departments) used in preparing this fiscal note:

- Have the financial estimates of this bill been verified by the City Budget Division?
 Yes No.

○ If yes, by whom? _____ .