

**ORDINANCE 71171**

**BOARD BILL NUMBER 22 INTRODUCED BY: ALDERMAN JOHN COATAR**

1 An Ordinance recommended by the Planning Commission on May 6, 2020, to change the  
2 zoning of property as indicated on the District Map, from the “J” Industrial District to the “G”  
3 Local Commercial and Office District, in City Block 377 (1501 & 1501R S. 7<sup>th</sup> Blvd. and 1400 S.  
4 8<sup>th</sup> Street), so as to include the described parcels of land in City Block 377; and containing an  
5 emergency clause.

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

7 **SECTION ONE.** The zoning designation of certain real property located in City Block  
8 377 is hereby changed to the “G” Local Commercial and Office District, real property being  
9 particularly described and shown in **Exhibit A** as follows:

10 A PARCEL OF LAND BEING PART OF LOT 2 OF THE KOSCIUSKO  
11 SUBDIVISION RECORDED IN SURVEY RECORD BOOK 12, PAGE 69 IN CITY BLOCK  
12 377 OF THE CITY OF ST. LOUIS, ALSO BEING PART OF LOTS 5, 6 AND 7 IN BLOCK 90  
13 OF JULIA C. SOULARD’S SECOND ADDITION, AND PART OF AN ALLEY VACATED  
14 BY ORIDINANCE #52987, DATED FEBRUARY 4, 1965 AND BEING DESCRIBED AS  
15 FOLLOWS:

16 BEGINNING AT A POINT ON THE WEST LINE OF SEVENTH BOULEVARD  
17 HAVING COORDINATES OF 92413.989 NORTH AND 210172.292 EAST OF THE  
18 KOSCIUSKO SUBDIVISION, SAID POINT BEING THE NORTHEAST CORNER OF A  
19 TRACT OF LAND CONVEYED TO SOHO-EL CAPITAN ONE, LLC, BY INSTRUMENT  
20 RECORDED ON 02-04-2020 DAILY# 8, ALSO BEING THE SOUTHEAST CORNER OF A  
21 TRACT OF LAND CONVEYED TO CHIN HOANG, SUSAN HOANG, LINH HOANG AND  
22 ANEK PROPERTIES BY INSTRUMENT RECORDED ON 03-27-2019 DAILY# 171 OF

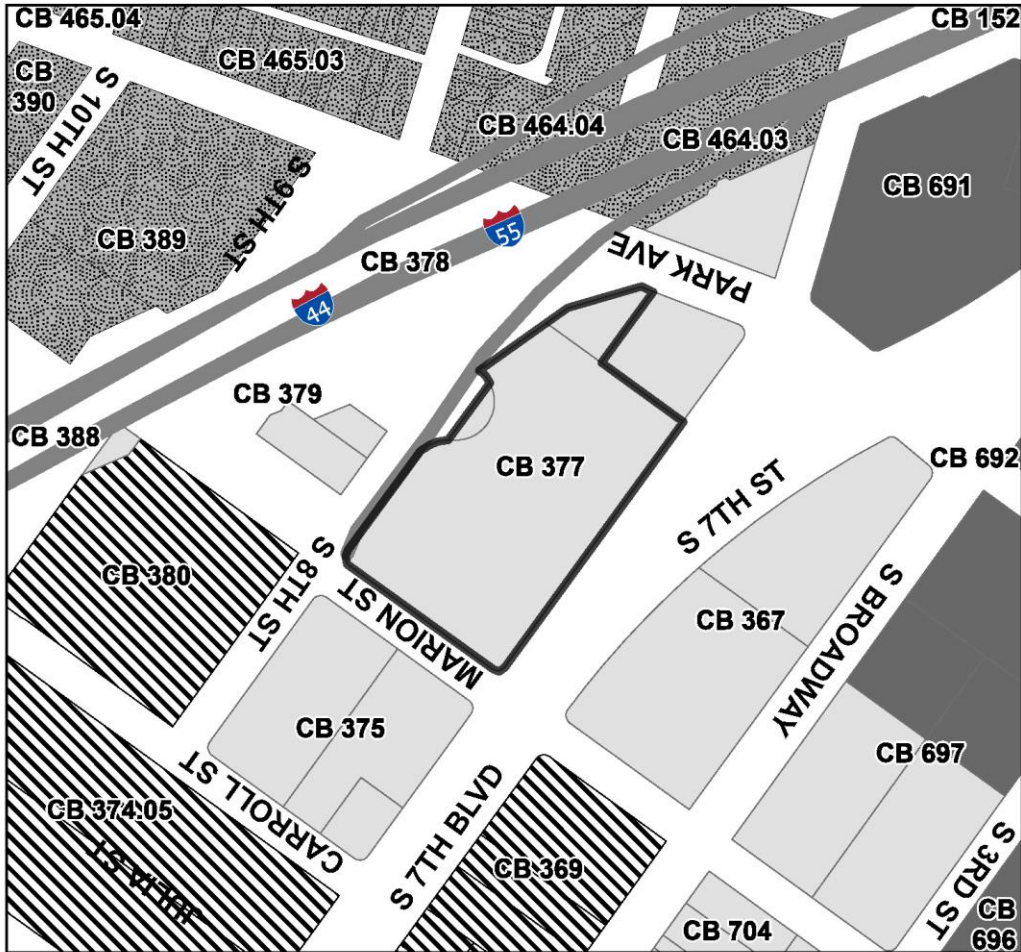
1 THE CITY OF ST. LOUIS RECORDS; THENCE SOUTH 38 DEGREES 53 MINUTES 35  
2 SECONDS WEST ALONG THE WEST LINE OF SEVENTH BOULEVARD A DISTANCE  
3 OF 465.653 FEET TO THE POINT OF CURVATURE OF A 15.000 FOOT RADIUS CURVE  
4 TO THE RIGHT, SAID POINT HAVING COORDINATES 92051.562 NORTH AND  
5 209879.923 EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 23.583 FEET  
6 TO THE POINT OF TANGENCY, SAID POINT HAVING COORDINATES 92049.318  
7 NORTH AND 209858.814 EAST; THENCE NORTH 51 DEGREES 01 MINUTES 40  
8 SECONDS WEST ALONG THE NORTH LINE OF MARION STREET (60 FEET WIDE) A  
9 DISTANCE OF 248.38 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND  
10 FOR WIDEINING BY CONDEMNATION SUIT NO. 61584-F, DATED JULY 23, 1976 ;  
11 THENCE IN A NORTHERLY DIRECTION, ALONG SAID WIDENING BY  
12 CONDEMNATION SUIT, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF  
13 45.00 FEET, AN ARC DISTANCE OF 55.95 FEET, THE CHORD BEARING AND  
14 DISTANCE BEING NORTH 03 DEGREES 17 MINUTES 13 SECONDS EAST 52.42 FEET  
15 TO A POINT OF TANGENCY; THENCE NORTH 38 DEGREES 54 MINUTES 22 SECONDS  
16 EAST ALONG SAID LINE, A DISTANCE OF 187.41 FEET TO THE NORTHERN CORNER  
17 OF SAID WIDENING STRIP; THENCE ALONG A CURVE TO THE RIGHT, HAVING A  
18 RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 21.46 FEET, THE CHORD BEARING  
19 AND DISTANCE BEING NORTH 83 DEGREES 33 MINUTES 41 SECONDS EAST 21.34  
20 FEET TO A POINT; THENCE NORTH 38 DEGREES 54 MINUTES 21 SECONDS EAST, A  
21 DISTANCE OF 109.146 FEET TO A POINT HAVING COORDINATES OF 92491.032  
22 NORTH AND 209876.1787 EAST, SAID POINT BEING LOCATED ON THE EASTERN  
23 LINE OF TRACT WIDENED BY SAID CONDEMNATION SUIT NO. 61584-F; THENCE

1 NORTH 45 DEGREES 28 MINUTES 30 SECONDS EAST, A DISTANCE OF 126.73 FEET  
2 TO A POINT HAVING COORDINATES OF 92579.902 NORTH AND 209966.534 EAST;  
3 THENCE NORTH 44 DEGREES 40 MINUTES 20 SECONDS EAST, A DISTANCE OF 40.00  
4 FEET TO A POINT; THENCE NORTH 80 DEGREES 12 MINUTES 01 SECONDS EAST, A  
5 DISTANCE OF 117.00 FEET TO A POINT ON THE SOUTHERN LINE OF PARK AVENUE,  
6 80.00 FEET WIDE; THENCE SOUTH 66 DEGREES 35 MINUTES 07 SECONDS EAST,  
7 ALONG SAID SOUTH LINE OF PARK AVENUE, A DISTANCE OF 30.00 FEET TO THE  
8 NORTHWEST CORNER OF LOT 1 OF KOSCIUSKO SUBDIVISION RECORDED IN  
9 SURVEY RECORD BOOK 12 PAGE 69 OF SAID CITY RECORDS, AND SAID POINT  
10 ALSO BEING LOCATED ON THE CENTERLINE OF A VACATED ALLEY, BY  
11 ORDINANCE NO. 52987 OF THE CITY OF ST. LOUIS, SAID POINT HAVING A  
12 COORDINATE OF 92616.342 NORTH AND 210137.478 EAST; THENCE DEPARTING  
13 PARK AVENUE, SOUTH 38 DEGREES 53 MINUTES 55 SECONDS WEST, ALONG SAID  
14 CENTERLINE OF VACATED ALLEY AND ALONG THE WESTERN LINE OF SAID LOT  
15 1, A DISTANCE OF 135.669 FEET TO A POINT HAVING COORDINATES OF 92510.756  
16 NORTH AND 210052.286 EAST; THENCE SOUTH 51 DEGREES 07 MINUTES 08  
17 SECONDS EAST, ALONG THE SOUTHERN LINE OF SAID LOT 1, A DISTANCE OF  
18 154.16 FEET TO THE POINT OF BEGINNING, CONTAINING 146,603 SQUARE FEET OR  
19 3.365 ACRES.

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

# EXHIBIT A

## DISTRICT MAP



- |                                     |                                      |   |
|-------------------------------------|--------------------------------------|---|
| <b>Current Zoning District</b>      | F Neighborhood Commercial District   | Rezoning Area                           |
| A Single Family Dwelling District   | G Local Commercial & Office District | 1501R, 1501 S 7th St<br>& 1400 S 8th St |
| 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              |   |
|                                     | L Jefferson Memorial District        |   |

PDA-036-20-REZ