

ORDINANCE 71226

BOARD BILL NUMBER 61 INTRODUCED BY: ALDERWOMAN HEATHER NAVARRO

1 An Ordinance recommended by the Planning Commission on June 3, 2020, to
2 change the zoning of property as indicated on the District Map and in City Block 5522,
3 from “A” Single-Family Dwelling District and “H” Area Commercial District to the “H”
4 Area Commercial District only, at 5720 DeGiverville Avenue, so as to include the
5 described parcel of land in City Block 5522; and containing an 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
8 Block 5522 is hereby changed to the “H” Area Commercial District, real property being
9 particularly described and shown in **Exhibit A** as follows:

10 PARCEL 1:

11 PART OF LOT 29 AND ALL OF LOTS 30 AND 31 IN BLOCK 4 OF
12 WASHINGTON HEIGHTS 1ST ADDITION, TOGETHER WITH A PORTION OF
13 THE FORMER UNITED RAILWAYS CO. OF ST. LOUIS RIGHT OF WAY, 30
14 FEET WIDE, TOGETHER WITH THE NORTHERN HALF OF THE FORMER
15 EAST/WEST ALLEY, 15 FEET WIDE, CONDITIONALLY VACATED BY
16 ORDINANCE 54246, ALL LYING WITHIN CITY BLOCK 5522 IN THE CITY
17 OF ST. LOUIS. MISSOURI BEING MORE PARTICULARLY DESCRIBED AS
18 FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY
19 LINE OF LOT 29 WITH THE SOUTHERLY LINE OF DEGIVERVILLE

1 AVENUE, IRREGULAR WIDTH; THENCE 20.00 FEET ALONG A CURVE TO
2 THE LEFT, HAVING A RADIUS OF 805.90 FEET, THE CHORD OF WHICH IS
3 SOUTH 71 DEGREES 30 MINUTES 25 SECONDS EAST 20.00 FEET TO THE
4 POINT OF BEGINNING; THENCE CONTINUING ALONG THE
5 SOUTHERLY LINE OF DEGIVERVILLE AVENUE AND THE SOUTHERLY
6 LINE OF FORMER DEGIVERVILLE AVENUE, CONDITIONALLY
7 VACATED BY ORDINANCE 59409 FOR THE FOLLOWING TWO COURSES
8 AND DISTANCES; 152.25 FEET ALONG A CURVE TO THE LEFT, HAVING A
9 RADIUS OF 805.90 FEET, THE CHORD OF WHICH IS SOUTH 77 DEGREES
10 37 MINUTES 48 SECONDS EAST 152.02 FEET; SOUTH 83 DEGREES 02
11 MINUTES 31 SECONDS EAST 134.02 FEET TO THE WESTERLY LINE OF
12 DEBALIVIERE AVENUE, 100 FEET WIDE; THENCE ALONG THE
13 WESTERLY LINE OF DEBALIVIERE AVENUE SOUTH 7 DEGREES 14
14 MINUTES 29 SECONDS WEST 190.96 FEET TO THE CENTERLINE OF THE
15 FORMER EAST/WEST ALLEY, 15 FEET WIDE, CONDITIONALLY VACATED
16 BY ORDINANCE 54246; THENCE ALONG THE CENTERLINE OF THE SAID
17 FORMER EAST/WEST ALLEY 318.62 FEET ALONG A CURVE TO THE RIGHT,
18 HAVING A RADIUS OF 1568.15 FEET, THE CHORD OF WHICH IS NORTH
19 71 DEGREES 53 MINUTES 00 SECONDS WEST 318.08 FEET TO THE
20 SOUTHEASTERLY LINE OF THE FORMER UNITED RAILWAYS CO. OF ST.
21 LOUIS RIGHT OF WAY; THENCE ALONG THE SOUTHEASTERLY LINE OF
22 THE FORMER UNITED RAILWAYS CO. OF ST. LOUIS RIGHT OF WAY

1 NORTH 77 DEGREES 02 MINUTES 51 SECONDS EAST 12.55 FEET TO THE
2 WESTERLY PROLONGATION OF THE NORTHERLY LINE OF THE SAID
3 EAST/WEST ALLEY, 15 FEET WIDE; THENCE ALONG SAID WESTERLY
4 PROLONGATION 14.66 FEET ALONG A CURVE TO THE RIGHT, HAVING
5 A RADIUS OF 1560.65 FEET, THE CHORD OF WHICH IS
6 NORTH 66 DEGREES 09 MINUTES 43 SECONDS WEST 14.66 FEET TO THE
7 EASTERLY LINE OF PROPERTY DESCRIBED IN DEED TO THE CITY OF
8 ST. LOUIS, MISSOURI, RECORDED IN BOOK 503M PAGE 1220, CITY OF
9 ST. LOUIS RECORDER'S OFFICE; THENCE ALONG SAID EASTERLY
10 PROPERTY LINE NORTH 19 DEGREES 25 MINUTES 03 SECONDS EAST
11 138.47 FEET TO THE POINT OF BEGINNING.

12 PARCEL 2:

13 A 29.50 FOOT STRIP OF LAND, BEING PART OF CITY BLOCK 5522 IN
14 THE CITY OF ST. LOUIS, MISSOURI BEING MORE PARTICULARLY
15 DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE
16 NORTHERLY LINE OF THE FORMER NORFOLK & WESTERN R. R.
17 COMPANY RIGHT OF WAY, 56 FEET WIDE WITH THE WESTERLY LINE
18 OF DEBALIVIERE AVENUE, 100 FEET WIDE; THENCE ALONG THE
19 NORTHERLY LINE OF THE FORMER NORFOLK & WESTERN R. R.
20 COMPANY RIGHT OF WAY 346.57 FEET ALONG A CURVE TO THE RIGHT,
21 HAVING A RADIUS OF 1597.65 FEET, THE CHORD OF WHICH IS NORTH
22 71 DEGREES 34 MINUTES 59 SECONDS WEST 345.89 FEET TO AN OFFSET

1 IN THE SOUTHEASTERLY LINE OF THE FORMER UNITED RAILWAYS CO.
2 OF ST. LOUIS RIGHT OF WAY, 30 FEET WIDE; THENCE ALONG SAID
3 OFFSET AND PERPENDICULAR TO THE FORMER NORFOLK & WESTERN
4 R. R. COMPANY RIGHT OF WAY NORTH 24 DEGREES 37 MINUTES 53
5 SECONDS EAST 15.00 FEET TO THE SOUTHEASTERLY LINE OF THE SAID
6 FORMER UNITED RAILWAYS CO. OF ST. LOUIS RIGHT OF WAY; THENCE
7 ALONG SAID SOUTHEASTERLY LINE OF THE FORMER UNITED
8 RAILWAYS CO. OF ST. LOUIS RIGHT OF WAY NORTH 77 DEGREES 02
9 MINUTES 51 SECONDS EAST 23.96 FEET TO THE CENTERLINE OF THE
10 FORMER EAST/WEST ALLEY, 15 FEET WIDE, CONDITIONALLY VACATED
11 BY ORDINANCE 54246; THENCE ALONG THE CENTERLINE OF SAID
12 FORMER ALLEY 318.62 FEET ALONG A CURVE TO THE LEFT, HAVING A
13 RADIUS OF 1568.15 FEET, THE CHORD OF WHICH IS SOUTH 71 DEGREES
14 53 MINUTES 00 SECONDS EAST 318.08 FEET TO THE WESTERLY LINE OF
15 SAID DEBALIVIERE AVENUE; THENCE ALONG SAID WESTERLY LINE OF
16 DEBALIVIERE AVENUE SOUTH 7 DEGREES 14 MINUTES 29 SECONDS
17 WEST 29.61 FEET TO THE POINT OF BEGINNING.

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

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"/"H" to "H"

PDA-046-20-REZ

CITY OF ST. LOUIS
PLANNING
& URBAN DESIGN
AGENCY