

**ORDINANCE 71231**

**BOARD BILL NUMBER 102 INTRODUCED BY: ALDERMAN JOSEPH RODDY**

1 An Ordinance recommended by the Planning Commission on September 2, 2020,  
2 to change the zoning of property as indicated on the District Map, from the “J” Industrial  
3 District to the “H” Area Commercial District, in City Block 3904 (235-39 S. Boyle Avenue  
4 and 4317-4347 Duncan Avenue), so as to include the described parcels of land in City  
5 Block 3904; 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 3904 is hereby changed to the “H” Area Commercial District, real property being  
9 particularly described and shown in **Exhibit A** as follows:

10 A tract of land being those tracts of land conveyed to Center of Research Technology and  
11 Entrepreneurial Expertise, a Missouri nonprofit corporation, by deed recorded in Deed Book  
12 04252005, Page 0093 and Deed Book 04252005, Page 0093 of the St. Louis City Records and the  
13 South one-half of an East-West Alley, formerly fifteen (15) feet wide, conditionally vacated by  
14 City of St. Louis Ordinance No. 67040 and shown on Alley Vacation Plat recorded in Plat Book  
15 03162007, Page 342 of the St. Louis City Records, situated in City Block 3904 of the City of St.  
16 Louis, Missouri, being more particularly described as follows:

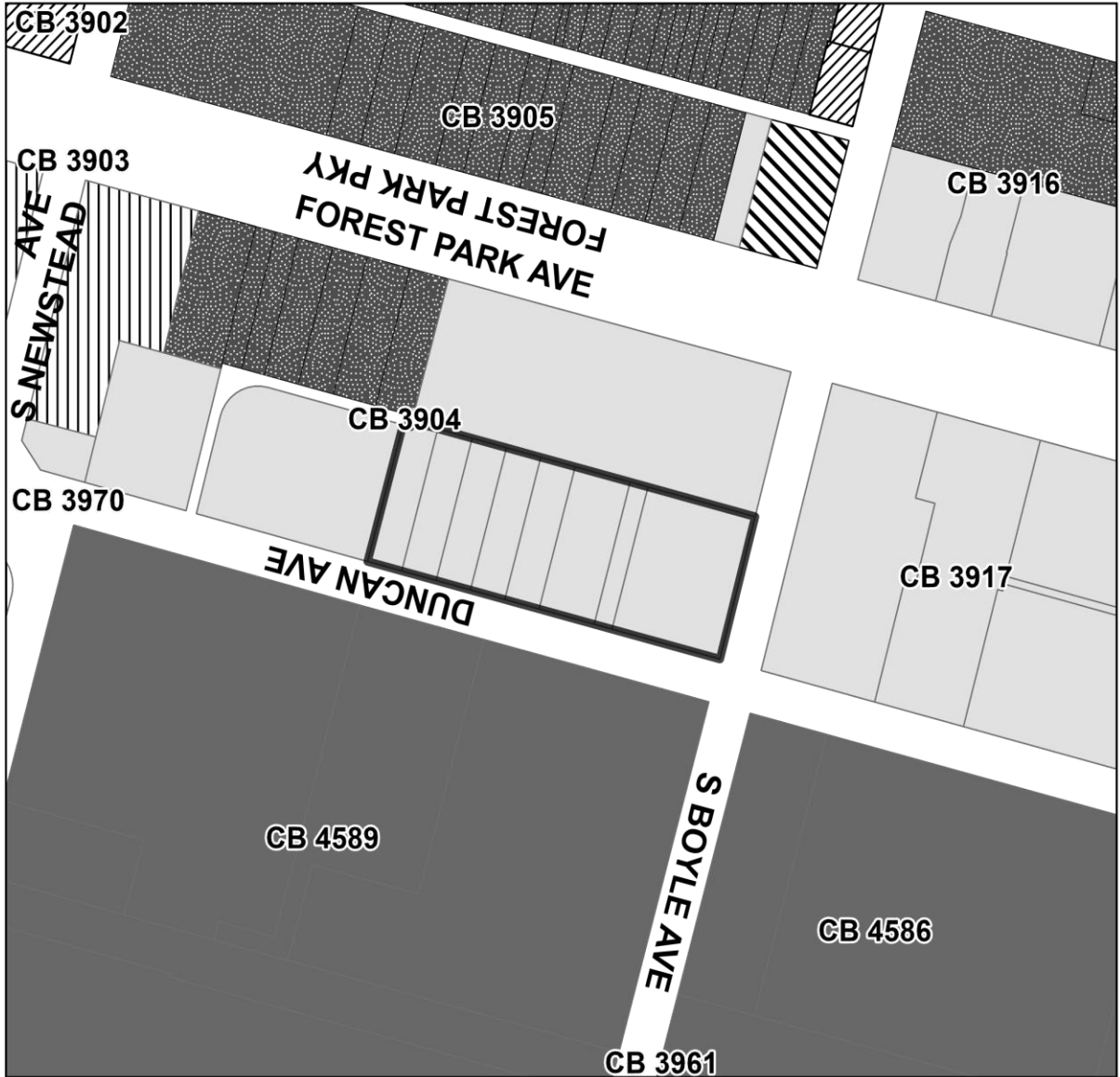
17 Beginning at a point on the North right of way line of Duncan Avenue, sixty (60) feet  
18 wide, at its intersection with a point on the West right of way line of Boyle Avenue, sixty (60)  
19 feet wide, being the Southeast corner of said City Block 3904; thence Northwesterly, along the  
20 North right of way line thereof, North 75 degrees 05 minutes 53 seconds West, 512.24 feet to  
21 Southwest corner of that tract of land conveyed, as Parcel 7, to Center of Research Technology  
22 and Entrepreneurial Expertise, a Missouri nonprofit corporation, as aforementioned; thence

1 Northeasterly along the West line thereof, North 14 degrees 43 minutes 54 seconds East, 191.89  
2 feet to its intersection with a point on the former South line of said vacated Alley; thence  
3 Southeasterly, along the former South line thereof, South 75 degrees 06 minutes 41 seconds East,  
4 12.25 feet to a point; thence Northeasterly, departing the former South line thereof, North 14  
5 degrees 53 minutes 19 seconds East, 7.50 feet to its intersection with a point on the former  
6 Centerline of said vacated Alley; thence Southeasterly, along the former Centerline thereof, South  
7 75 degrees 06 minutes 41 seconds East, 500.02 feet to its intersection with a point on the West  
8 right of way line of Boyle Avenue, as aforementioned; thence Southwesterly, along the West  
9 right of way line thereof, South 14 degrees 45 minutes 47 seconds West, 7.50 feet to its  
10 intersection with a point on the former South line of said vacated Alley; thence Southwesterly,  
11 continuing along the West right of way line of said Boyle avenue, South 14 degrees 44 minutes  
12 46 seconds West, 192.01 feet to the point of beginning and containing 2.34 acres, more or less  
13 (102,078 square feet).






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








# EXHIBIT A

## DISTRICT MAP



### Current Zoning District

-  A Single Family Dwelling District
-  B Two-Family Dwelling District
-  C Multiple Family Dwelling District
-  D Multiple Family Dwelling District
-  E Multiple Family Dwelling District

-  F Neighborhood Commercial District
-  G Local Commercial & Office District
-  H Area Commercial District
-  I Central Business District
-  J Industrial District
-  K Unrestricted District
-  L Jefferson Memorial District

### Rezoning Area

235-239 S Boyle Ave; 4317  
 Duncan Ave; 4319-4327  
 Duncan Ave; 4333 Duncan  
 Ave; 4339 Duncan Ave; 4347  
 Duncan Ave

PDA-063-20-REZ