

1           An Ordinance recommended by the Planning Commission on January 11, 2018,  
2 to change the zoning of property as indicated on the District Map and in City Block 2485,  
3 from “G” Local Commercial and Office District to the “B” Two-Family Dwelling  
4 District, at 4231-41 N. Grand, so as to include the described parcel of land in City Block  
5 2485; 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 2485 is hereby changed to the “B” Two-Family Dwelling District, real property  
9 being particularly described and shown in Exhibit A as follows:

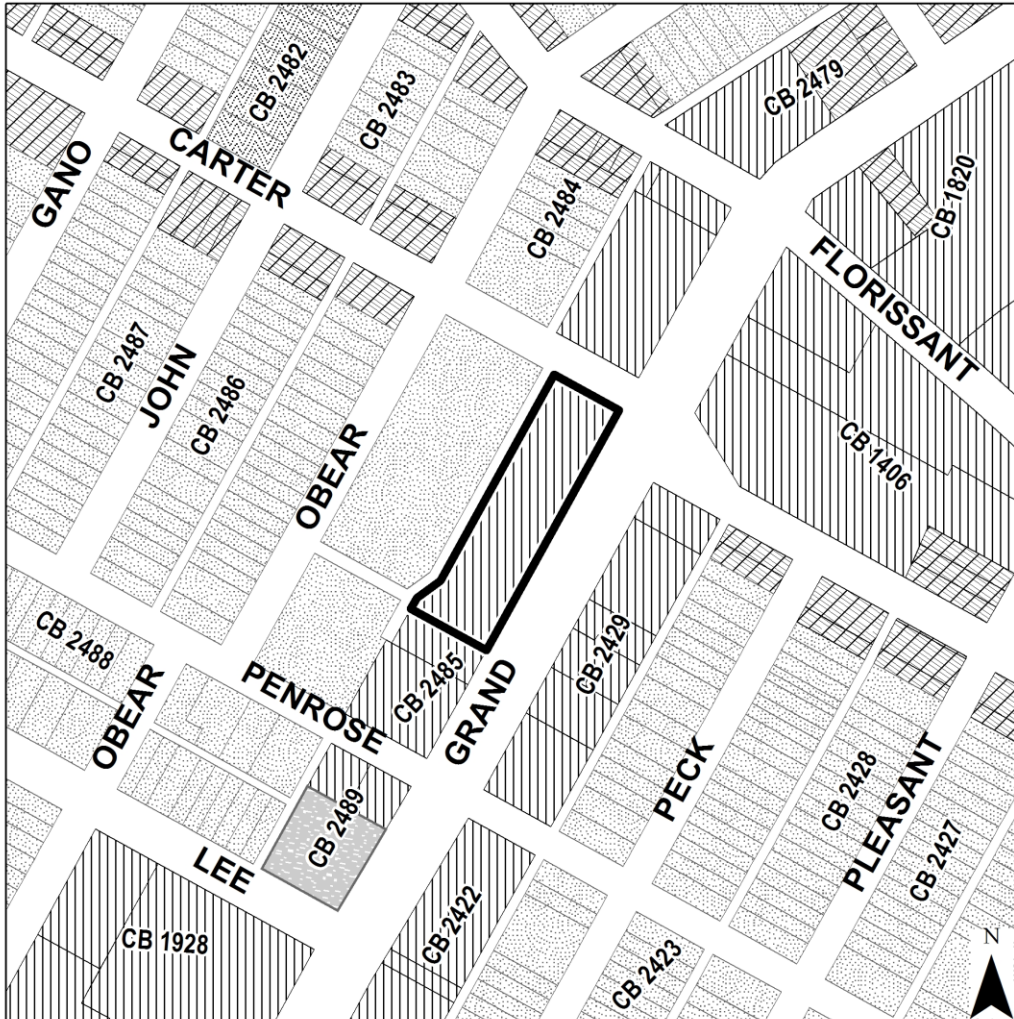
10           A PARCEL OF GROUND BEING OF LOTS 13, 14, 15, 16, 17, 18, 19, 20 AND 21, IN BLOCK  
11 54, OF THE SECOND SUBDIVISION OF J.G. BRYAN'S ESTATE AND THE EASTERN 10 FEET OF  
12 FORMER NORTH/SOUTH ALLEY, 20 FEET WIDE, VACATED BY ORDINANCE 75094, IN CITY  
13 LOCK 2485, ST. LOUIS, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

14           BEGINNING AT THE WESTERN LINE OF GRAND BOULEVARD, 100 FEET WIDE AND  
15 THE SOUTHERN LINE OF CARTER AVENUE, 60 FEET WIDE; THENCE SOUTH 28 DEGREES 55  
16 MINUTES 24 SECONDS WEST 421.93 FEET, ALONG THE WESTERN LINE OF SAID GRAND  
17 BOULEVARD TO A POINT;  
18 THENCE NORTH 61 DEGREES 16 MINUTES 21 SECONDS WEST 133.09 FEET, TO A POINT, IN  
19 THE EASTERN LINE OF A NORTH/SOUTH ALLEY 20 FEET WIDE; THENCE NORTH 28 DEGREES  
20 55 MINUTES 24 SECONDS EAST 19.57 FEET, ALONG THE EASTERN LINE OF SAID  
21 NORTH/SOUTH ALLEY, TO A POINT;  
22 THENCE NORTH 53 DEGREES 59 MINUTES 27 SECONDS EAST 5.28 FEET, ALONG THE  
23 EASTERN LINE OF SAID NORTH/SOUTH ALLEY, TO THE NORTHERN LINE OF AN EASTWEST  
24 ALLEY, 20 FEET. TO A POINT;

1 THENCE NORTH 61 DEGREES 01 MINUTES 06 SECONDS WEST 11.03 FEET ALONG THE  
2 NOTHERN LINE OF SAID EAST/WEST ALLEY, TO THE CENTERLINE OF SAID FORMER  
3 NORTH/SOUTH ALLEY, TO A POINT;  
4 THENCE NORTH 53 DEGREES 59 MINUTES 27 SECONDS EAST 41.68 FEET AND NORTH 28  
5 DEGREES 55 MINUTES 24 SECONDS EAST 360.39 FEET, ALONG THE CENTERLINE OF SAID  
6 FORMER NORTH/SOUTH ALLEY, TO A POINT IN THE SOUTHERN LINE OF SAID CARTER  
7 AVENUE;  
8 THENCE SOUTH 61 DEGREES 01 MINUTES 06 SECONDS EAST 124.23 FEET, ALONG THE  
9 SOUTHERN LINE OF SAID CARTER AVENUE TO THE WESTERN LINE OF SAID GRAND  
10 BOULEVARD TO THE POINT OF BEGINNGING AND CONTAINING 52,994 SQUARE FEET OR 1.22  
11 ACRES AS PREPARED BY PITZMAN'S COMPANY.

12 **SECTION 2.** This ordinance being necessary for the preservation of the health, safety  
13 and welfare shall take effect and be in full force immediately upon approval by the  
14 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 "G" to "B"

PDA-001-18-REZ

