

1 An Ordinance recommended by the Planning Commission on January 4, 2017, to
2 change the zoning of property as indicated on the District Map, from “B” Two-Family
3 Dwelling District and “J” Industrial District to the “B” Two-Family Dwelling District in
4 City Block 1648 (3627 & 3635 S. Jefferson Avenue), so as to include the described
5 parcels of land in City Block 1648; 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 1648 is hereby changed to the “B” Two-Family Dwelling District, real property
9 being particularly described as follows:

10 3627 S. Jefferson Avenue;

11 LOTS 1 AND 2 AND HALF OF A VACATED ALLEY IN THE REAR THEREOF,
12 VACATED BY ORDINANCE NO. 22411, IN BLOCK 1 OF THE SUBDIVISION OF
13 THE NORTH-EAST 1/4 OF BLOCK 67 OF THE CITY COMMONS, BY THE
14 LUTHERAN EVANGELICAL CONGREGATION, IN CITY BLOCK 1648, ST.
15 LOUIS, MISSOURI, FRONTING 44 FEET 6 INCHES ON THE WEST LINE OF
16 JEFFERSON AVENUE, BY A DEPTH WESTWARDLY OF 120 FEET TO THE
17 CENTER LINE OF SAID VACATED ALLEY, EXCEPT THAT PART OF SAID
18 VACATED ALLEY DEDICATED FOR A PUBLIC ALLEY ACCORDING TO PLAT
19 RECORDED IN PLAT BOOK 19 PAGE 29, BOUNDED NORTH BY LOT 3, SOUTH
20 BY AN UNNUMBERED STRIP 12 FEET 10 INCHES WIDE.

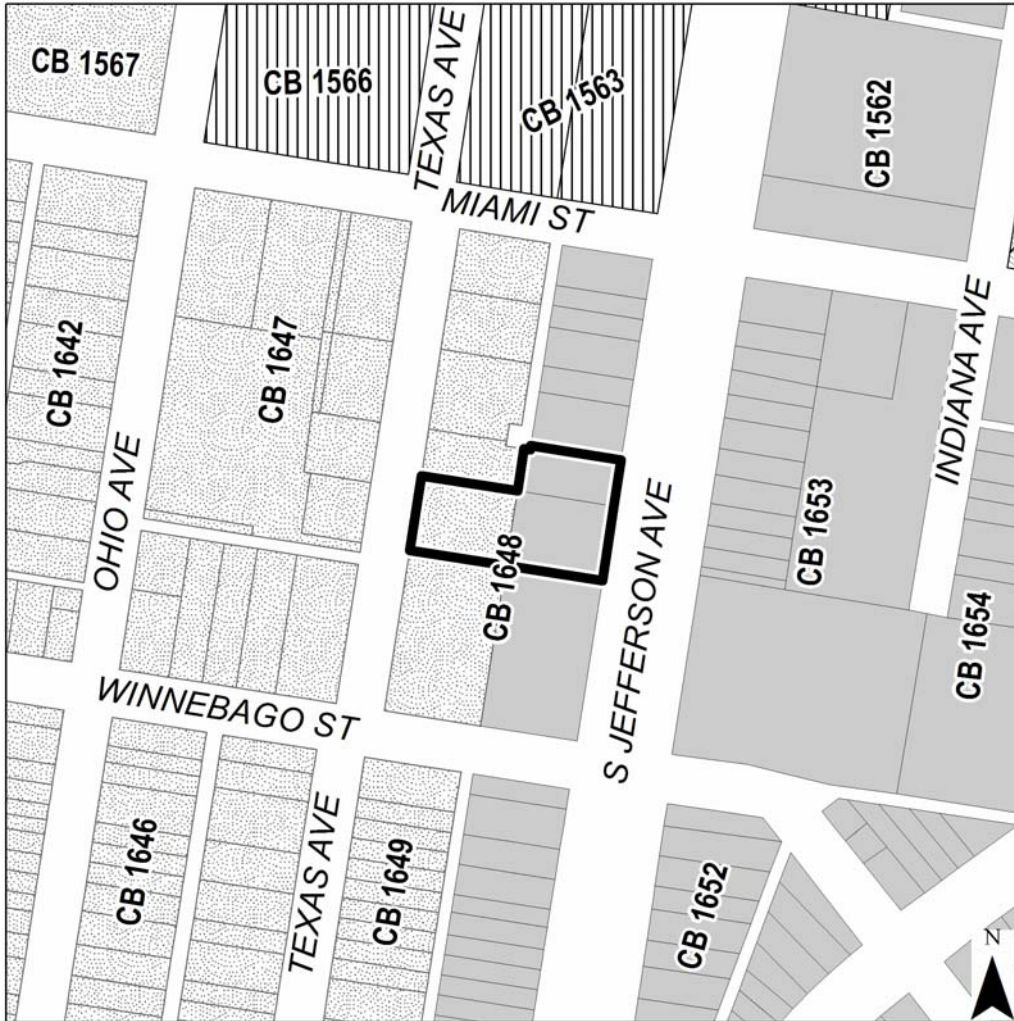
21 3635 S. Jefferson Avenue;

1 A LOT OF GROUND IN CITY BLOCK SIXTEEN HUNDRED AND FORTY EIGHT
2 (1648) OF THE CITY OF ST. LOUIS AND STATE OF MISSOURI, FRONTING
3 TOGETHER TWO HUNDRED AND NINETY TWO (292) FEET, EIGHT (8) INCHES,
4 ON THE WEST LINE OF JEFFERSON AVENUE, AND TWO HUNDRED AND
5 NINETY TWO (292) FEET EIGHT (8) INCHES ON THE EAST LINE OF TEXAS
6 AVENUE, BY AN AGGREGATE DEPTH BETWEEN PARALLEL LINES OF TWO
7 HUNDRED AND FORTY FEET, BOUNDED SOUTH BY THE NORTH LINE OF
8 WINNEBAGO STREET, NORTH BY THE SOUTH LINE OF AN UNNUMBERED
9 STRIP TWELVE (12) FEET TEN (10) INCHES WIDE, PART OF A VACATED
10 ALLEY AND LOT TWENTY FOUR (24) OF THE CONCORDIA SUBDIVISION
11 AND IN CITY BLOCK NUMBER SIXTEEN HUNDRED AND FORTY EIGHT
12 (1648), EAST BY THE WEST LINE OF JEFFERSON AVENUE, AND WEST BY THE
13 EAST LINE OF TEXAS AVENUE. EXCEPTING THEREFROM THAT PART OF
14 THE SUBJECT PROPERTY CONVEYED TO MARTHA M. BUSH, BY GENERAL
15 WARRANTY DEEDS, RECORDED IN BOOK 5801, PAGE 34 AND BOOK 5801,
16 PAGE 35, OF THE ST. LOUIS CITY, MISSOURI, RECORDS.

17 **SECTION 2.** This ordinance being necessary for the preservation of the health,
18 safety and welfare shall take effect and be in full force immediately upon approval by the
19 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 "JB" & "J" to "B"

PDA-002-17-REZ

