

**BOARD BILL NO. 233 INTRODUCED BY ALDERWOMAN TAMMIKA HUBBARD**

1 An Ordinance recommended by the Planning Commission on November 4, 2015,  
2 2015, to change the zoning of property as indicated on the District Map and in City  
3 Blocks 6484 and 6585, from “D” Multiple-Family Dwelling District to “G” Local  
4 Commercial and Office, at 1420 N. 24<sup>th</sup> Street and from “D” Multiple-Family Dwelling  
5 District and “G” Local Commercial and Office District to the “G” Local Commercial and  
6 Office District only, at 2311-2431 Carr Street and 2300 Cass Avenue, so as to include the  
7 described parcels of land in City Blocks 6484 and 6485; and containing an emergency  
8 clause.

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

10 **SECTION ONE.** The zoning designation of certain real property located in City  
11 Blocks 6484 and 6485 is hereby changed to the “G” Local Commercial and Office  
12 District, real property being particularly described and shown in Exhibit A as follows:

13 A TRACT OF LAND BEING PART OF CITY BLOCK 6485 OF THE CITY OF SAINT  
14 LOUIS, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

15 BEGINNING AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED  
16 TO THE CHURCH OF THE LIVING GOD BY DEED IN BOOK M329, PAGE 750 OF THE  
17 SAINT LOUIS CITY RECORDER’S OFFICE, BEING IN THE SOUTH RIGHT OF WAY LINE  
18 OF CASS (80 FOOT WIDE) AVENUE;

19 THENCE ALONG THE WEST LINE OF SAID CHURCH OF THE LIVING GOD  
20 TRACT AND THE WEST LINE OF A TRACT OF LAND CONVEYED TO THE ROMAN  
21 POLISH CATHOLIC ST. STANISLAUS PARISH BY DEED IN BOOK M395, PAGE 871 OF  
22 SAID RECORDS, SOUTH 15 DEGREES 00 MINUTES 15 SECONDS WEST, A DISTANCE  
23 OF 579.04 FEET TO THE CENTERLINE OF DICKSON (VACATED) STREET;

1 THENCE ALONG SAID CENTERLINE, NORTH 74 DEGREES 57 MINUTE 38  
2 SECONDS WEST, A DISTANCE OF 1,718.76 FEET TO THE EAST RIGHT OF WAY LINE  
3 OF JEFFERSON (100 FOOT WIDE) AVENUE;

4 THENCE ALONG SAID EAST RIGHT OF WAY LINE, THE FOLLOWING COURSES  
5 AND DISTANCES: NORTH 00 DEGREES 33 MINUTES 48 SECONDS WEST, A  
6 DISTANCE OF 370.37 FEET; AND NORTH 05 DEGREES 10 MINUTES 27 SECONDS  
7 WEST, A DISTANCE OF 156.84 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF  
8 SHERIDAN (VARIABLE WIDTH) AVENUE;

9 THENCE ALONG SAID SOUTHEAST RIGHT OF WAY LINE, NORTH 59 DEGREES  
10 53 MINUTES 26 SECONDS EAST, A DISTANCE OF 106.01 FEET TO THE SOUTH RIGHT  
11 OF WAY LINE OF THE AFOREMENTIONED CASS AVENUE;

12 THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 74 DEGREES 57  
13 MINUTES 38 SECONDS EAST, A DISTANCE OF 1,797.45 FEET TO THE POINT OF  
14 BEGINNING.

15 **EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:**

16 A TRACT OF LAND BEING PART OF CITY BLOCK 6485 OF THE CITY OF SAINT  
17 LOUIS, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

18 COMMENCING AT THE NORTHWEST CORNER OF A TRACT OF LAND  
19 CONVEYED TO THE CHURCH OF THE LIVING GOD BY DEED IN BOOK M329, PAGE  
20 750 OF THE SAINT LOUIS CITY RECORDER'S OFFICE, BEING IN THE SOUTH RIGHT  
21 OF WAY LINE OF CASS (80 FOOT WIDE) AVENUE;

22 THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 74 DEGREES 57  
23 MINUTES 38 SECONDS WEST, A DISTANCE OF 1,349.45 FEET TO THE CENTERLINE  
24 OF 24TH (VACATED) STREET;

25 THENCE ALONG SAID CENTERLINE, SOUTH 15 DEGREES 00 MINUTES 15  
26 SECONDS WEST, A DISTANCE OF 200.58 FEET TO THE NORTH LINE OF LAND NOW

1 OR FORMERLY OF UNION ELECTRIC COMPANY, AS RECORDED BT DEED IN BOOK  
2 6769, PAGE 187 OF THE CITY OF ST. LOUIS RECORDER'S OFFICE;

3 THENCE ALONG SAID LAND OF UNION ELECTRIC, BEING THE HEREINAFTER  
4 DESCRIBED EXCEPTION, THE FOLLOWING COURSES AND DISTANCES: SOUTH 74  
5 DEGREES 57 MINUTES 38 SECONDS EAST, A DISTANCE OF 165.00 FEET; SOUTH 15  
6 DEGREES 00 MINUTES 15 SECONDS WEST, A DISTANCE OF 190.98 FEET; NORTH 74  
7 DEGREES 57 MINUTES 13 SECONDS WEST, A DISTANCE OF 165.00 FEET; AND  
8 NORTH 15 DEGREES 00 MINUTES 15 SECONDS EAST, A DISTANCE OF 190.96 FEET  
9 TO THE TRUE POINT OF BEGINNING.

10 THE ABOVE DESCRIBED TRACT OF LAND MINUS THE EXCEPTION TRACT  
11 CONTAINING 23.159 ACRES IS BASED UPON CALCULATIONS PERFORMED BY COLE  
12 AND ASSOCIATES, INC. DURING THE MONTH OF AUGUST 2015 AND IS SUBJECT TO  
13 ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND CONDITIONS OF RECORD,  
14 IF ANY.

15 A TRACT OF LAND BEING PART OF CITY BLOCK 6485 OF THE CITY OF SAINT  
16 LOUIS, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

17 COMMENCING AT THE NORTHWEST CORNER OF A TRACT OF LAND  
18 CONVEYED TO THE CHURCH OF THE LIVING GOD BY DEED IN BOOK M329, PAGE  
19 750 OF THE SAINT LOUIS CITY RECORDER'S OFFICE, BEING IN THE SOUTH RIGHT  
20 OF WAY LINE OF CASS (80 FOOT WIDE) AVENUE;

21 THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 74 DEGREES 57  
22 MINUTES 38 SECONDS WEST, A DISTANCE OF 1,349.75 FEET TO THE CENTERLINE  
23 OF 24TH (VACATED) STREET;

24 THENCE ALONG SAID CENTERLINE, SOUTH 15 DEGREES 00 MINUTES 15  
25 SECONDS WEST, A DISTANCE OF 200.58 FEET TO THE NORTH LINE OF LAND NOW  
26 OR FORMERLY OF UNION ELECTRIC COMPANY, AS RECORDED BY DEED IN BOOK

1 6769, PAGE 187 OF THE CITY OF ST. LOUIS RECORDER'S OFFICE, BEING THE TRUE  
2 POINT OF BEGINNING;

3 THENCE ALONG SAID LAND OF UNION ELECTRIC, THE FOLLOWING  
4 COURSES AND DISTANCES: SOUTH 74 DEGREES 57 MINUTES 38 SECONDS EAST, A  
5 DISTANCE OF 165.00 FEET; SOUTH 15 DEGREES 00 MINUTES 15 SECONDS WEST, A  
6 DISTANCE OF 190.98 FEET; NORTH 74 DEGREES 57 MINUTES 13 SECONDS WEST, A  
7 DISTANCE OF 165.00 FEET; AND NORTH 15 DEGREES 00 MINUTES 15 SECONDS  
8 EAST, A DISTANCE OF 190.96 FEET TO THE TRUE POINT OF BEGINNING.

9 THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 31,510 SQUARE FEET  
10 OR 0.723 ACRES IS BASED UPON CALCULATIONS PERFORMED BY COLE AND  
11 ASSOCIATES, INC. DURING THE MONTH OF AUGUST 2015 AND IS SUBJECT TO ALL  
12 EASEMENTS, RESTRICTIONS, RESERVATIONS, AND CONDITIONS OF RECORD, IF  
13 ANY.

14 A TRACT OF LAND BEING PART OF CITY BLOCK 6484 OF THE CITY OF SAINT  
15 LOUIS, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

16 COMMENCING AT THE NORTHWEST CORNER OF A TRACT OF LAND  
17 CONVEYED TO THE CHURCH OF THE LIVING GOD BY DEED IN BOOK M329, PAGE  
18 750 OF THE SAINT LOUIS CITY RECORDER'S OFFICE, BEING IN THE SOUTH RIGHT  
19 OF WAY LINE OF CASS (80 FOOT WIDE) AVENUE;

20 THENCE ALONG THE WEST LINE OF SAID CHURCH OF THE LIVING GOD  
21 TRACT AND THE WEST LINE OF A TRACT OF LAND CONVEYED TO THE ROMAN  
22 POLISH CATHOLIC ST. STANISLAUS PARISH BY DEED IN BOOK M395, PAGE 871 OF  
23 SAID RECORDS, SOUTH 15 DEGREES 00 MINUTES 15 SECONDS WEST, A DISTANCE  
24 OF 579.04 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREINAFTER  
25 DESCRIBED TRACT OF LAND;

1           THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 15 DEGREES 00  
2 MINUTES 15 SECONDS WEST, A DISTANCE OF 276.88 FEET TO THE NORTH RIGHT  
3 OF WAY LINE OF O'FALLON (VACATED) STREET;

4           THENCE ALONG SAID NORTH RIGHT OF LINE, NORTH 75 DEGREES 01  
5 MINUTE 39 SECONDS WEST, A DISTANCE OF 1,641.08 FEET TO THE EAST RIGHT OF  
6 WAY LINE OF JEFFERSON (100 FOOT WIDE) AVENUE;

7           THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00 DEGREES 33  
8 MINUTES 48 SECONDS WEST, A DISTANCE OF 289.46 FEET TO THE CENTERLINE OF  
9 DICKSON (VACATED) STREET;

10          THENCE ALONG SAID CENTERLINE, SOUTH 74 DEGREES 57 MINUTES 13  
11 SECONDS EAST, A DISTANCE OF 1,718.76 FEET TO THE TRUE POINT OF  
12 BEGINNING.

13          THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 10.716 ACRES IS  
14 BASED UPON CALCULATIONS PERFORMED BY COLE AND ASSOCIATES, INC.  
15 DURING THE MONTH OF AUGUST 2015 AND IS SUBJECT TO ALL EASEMENTS,  
16 RESTRICTIONS, RESERVATIONS, AND CONDITIONS OF RECORD, IF ANY.

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.



**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                |
|  | F Neighborhood Commercial District  |  | L Jefferson Memorial District |

Rezoning from "D and "D/G" to "G" PDA-103-15-REZ

CITY OF ST. LOUIS  
**PLANNING**  
 & URBAN DESIGN  
 AGENCY  
 Prepare Date  
 08/27/2015