

Summary**Board Bill Number 188****Primary Sponsor: Alderman Bret Narayan****December 11, 2020**

An Ordinance recommended by the Planning Commission on December 2, 2020, to change the zoning of property as indicated on the District Map, from the “A” Single-Family Dwelling District to the “C” Multiple-Family Dwelling District, in City Block 4634.05 (6135 Lloyd Avenue and 1515, 1517, 1521 & 1523 West Billon), so as to include the described parcels of land in City Block 4634.05; and containing an emergency clause.

BOARD BILL NUMBER 188 INTRODUCED BY: ALDERMAN BRET NARAYAN

1 An Ordinance recommended by the Planning Commission on December 2, 2020,
2 to change the zoning of property as indicated on the District Map, from the “A” Single-
3 Family Dwelling District to the “C” Multiple-Family Dwelling District, in City Block
4 4634.05 (6135 Lloyd Avenue and 1515, 1517, 1521 & 1523 West Billon), so as to
5 include the described parcels of land in City Block 4634.05; and containing an
6 emergency clause.

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

8 **SECTION ONE.** The zoning designation of certain real property located in City
9 Block 4634.05 is hereby changed to the “C” Multiple-Family Dwelling District, real
10 property being particularly described and shown in **Exhibit A** as follows:

11 Parcel 1: A Lot in Anthony and Kuhn's Subdivision of Sulphur Spring Tract, and
12 in Block No. 4634-N of the City of St. Louis, fronting 40 feet on the West line of an
13 alley, also known as West Billon Avenue, by a depth Westwardly between parallel lines
14 of 219 feet 9 inches, more or less, to an alley; bounded North by a line 440 feet South of
15 and parallel with the North line of said Subdivision.

16 Parcel 2: A lot in Anthony and Kuhn's Subdivision of Lot 3 of D. W. Graham's
17 Subdivision of the Sulphur Spring Tract and in Block 4634-N of the City of St. Louis,
18 beginning at a point in the West line of an alley, 20 feet wide, 416 feet North of the North
19 line of Manchester Avenue, thence Northwardly along the West line of said alley 50 feet,
20 thence Westwardly and parallel with the North line of said Block, 219 feet, more or less,
21 to the West line of said Subdivision, thence Southwardly 50 feet, thence Eastwardly 219
22 feet, more or less, to the West line of said alley and point of beginning.

1 Parcel 3: A Lot in Anthony and Kuhn's Subdivision of No. 3 of D.W. Graham's
2 Subdivision of the Sulphur Spring Tract and in Block No. 4634-N, formerly No. 4634 of
3 the City of St. Louis, beginning at a point in the West line of a 20 foot alley, running
4 North and South through said block 359 feet 6 inches North of the North line of
5 Manchester Avenue, said point being also 10 feet 6 inches, more or less, North of the
6 North line of Lloyd Avenue, measured along the West line of said alley; thence North
7 along the West line of said 20 foot alley 50 feet, thence West and parallel with the North
8 line of said Block 219 feet, more or less, to the West line of said Subdivision, or the East
9 line of an alley 16 feet 3 1/2 inches wide; thence South 50 feet; thence East 219 feet,
10 more or less, to the point of beginning.

11 Parcel 4: A Lot of ground in Anthony & Kuhn's Subdivision of Lot 4 of Graham's
12 Subdivision of the Sulphur Spring Tract and in Block 4634 of the City of St. Louis,
13 beginning at a point in the West line of an alley 20 feet wide, running North and South in
14 said Block, distant 359 feet 6 inches North of the intersection of the North line of
15 Manchester Avenue, with the West line of said alley, thence South 10 feet 6 inches, more
16 or less, to the North line of Lloyd Avenue as established by Ordinance No. 36439 and
17 No. 39343, thence Southwestwardly along the Northwest line of Lloyd Avenue 89 feet 7-
18 1/8 inches, more or less, to a point, thence Westwardly 138 feet, more or less, to a point
19 in the East line of an alley as dedicated in Plat Book 22 page 35, thence North along the
20 East line of said alley 50 feet to a point, thence Eastwardly 200 feet, more or less to the
21 point of beginning.

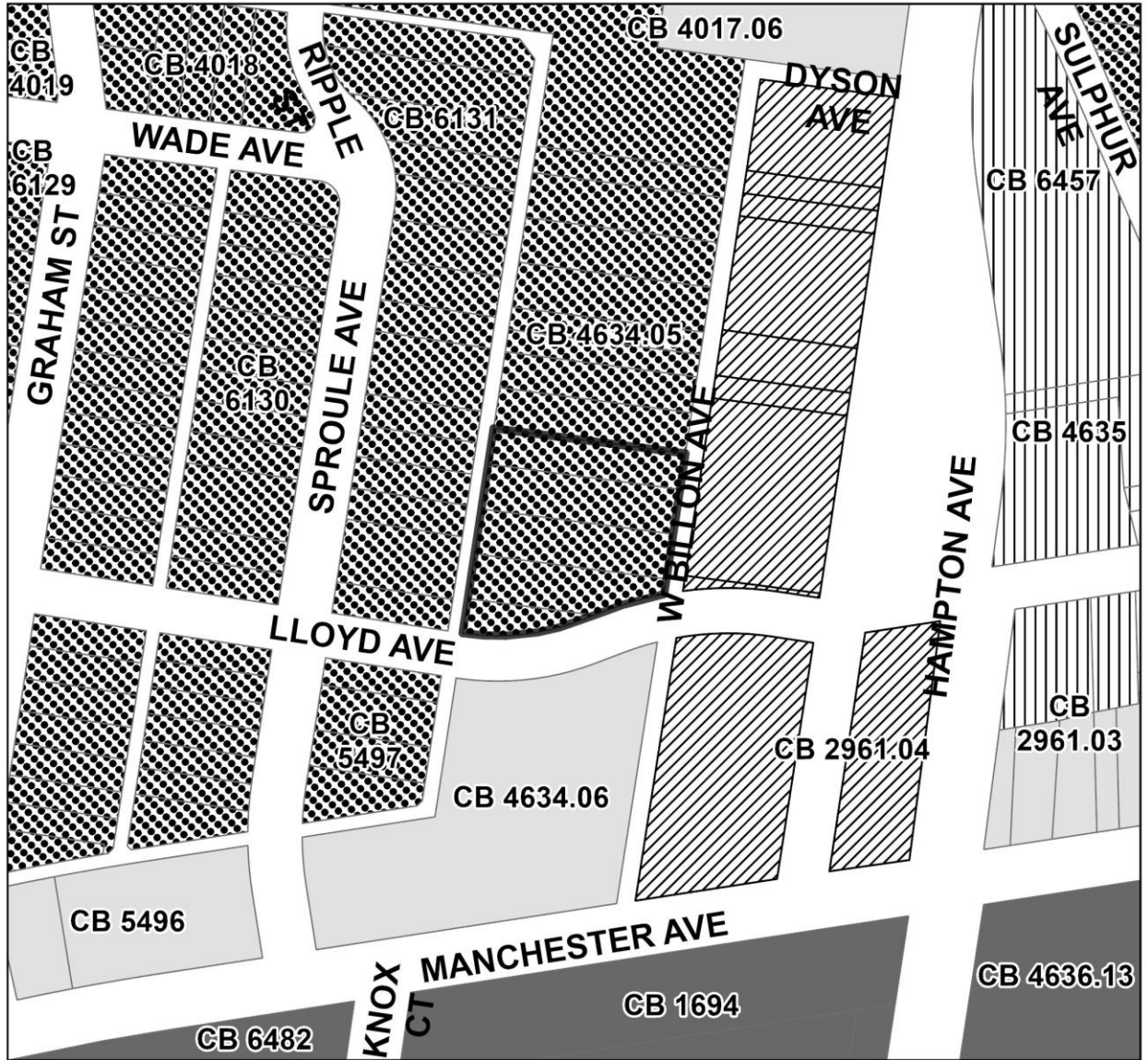
22 Parcel 5: Part of Lot 3 of Anthony N Kuhn's Subdivision of the Sulphur Spring
23 Tract, and in Block 4634-N of the City of St. Louis, beginning at a point in the North line

1 of Lloyd Avenue at its intersection with the East line of the alley 16 feet 3/4 inches wide,
2 dedicated in Plat Book 22 page 35, thence Northwardly along the East line of said alley
3 34 feet, more or less, to the South line of property, now or formerly of James C. Denison
4 and wife, thence Eastwardly along last mentioned line 138 feet, more or less, to the North
5 line of Lloyd Avenue, thence Westwardly along the North line of Lloyd Avenue 140 feet,
6 more less, to the point of beginning.

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

EXHIBIT A

DISTRICT MAP



Current Zoning District

ZONING

- 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

1515-23 Billon Ave & 6135
Lloyd Ave

PDA-093-20-REZ

CITY OF ST. LOUIS
PLANNING
& URBAN DESIGN
AGENCY