

Summary
Board Bill Number 191
Primary Sponsor: Alderwoman Tammika Hubbard
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 “K” Unrestricted District to the “H” Area Commercial District, in City Block 320 (2000-06 & 2020 N Broadway and 2001-21 N 2nd Street), so as to include the described parcels of land in City Block 320; and containing an emergency clause.

BOARD BILL NUMBER 191 INTRODUCED BY: ALDERWOMAN TAMMIKA HUBBARD

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 “K”
3 Unrestricted District to the “H” Area Commercial District, in City Block 320 (2000-06 &
4 2020 N Broadway and 2001-21 N 2nd Street), so as to include the described parcels of
5 land in City Block 320; 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 320 is hereby changed to the “H” Area Commercial District, real property being
9 particularly described and shown in **Exhibit A** as follows:

10 Parcel 1:

11 A tract of land in Block 30 of North St. Louis, and in Block 320 of the City of St.
12 Louis, Missouri, and being more particularly described as follows: Beginning at the
13 intersection of the northerly line of Chambers St., 60 feet wide, with the easterly line of
14 N. Broadway, 80 feet wide; thence along said easterly line, North 15 degrees 21 minutes
15 32 seconds West 79.90 feet to the southerly line of a parcel described In deed to Atlas
16 Enameling Co. recorded in Book 5860 page 251 In the Office of the Recorder of Deeds
17 for the City of St. Louis; thence
18 along said southerly line, and along the north wall of a four story brick building and it's
19 easterly prolongation, North 74 degrees 39 minutes 24 seconds East 231.49 feet to the
20 west face of a one-story brick addition; thence along said west face, South 15 degrees 09
21 minutes 35 seconds East 20.19 feet to another north wall of said four story brick building;

1 thence along said north wall, North 74 degrees 56 minutes 07 seconds East 9.75 feet to
2 the center of a party wall dividing said four story brick building with a five story brick
3 building; thence along the center of said party wall, South 15 degrees 32 minutes 28
4 seconds East 59.32 feet to the northerly line of said Chambers Street, distant 58.67 feet
5 west of the westerly line of N. 2nd Street, 80 feet wide; thence along said northerly line,
6 South 74 degrees 34 minutes 30 seconds West 241.36 feet to the point *of* beginning,
7 according to Survey No. 0618-75 executed by Topos Surveying Corp. In July, 2018.

8 Parcel 2:

9 A tract of land in Block 30 *of* North St. Louis, and in Block 320 of the City of St.
10 Louis, Missouri, and being more particularly described as follows: Beginning at the
11 northwesterly corner of a parcel described In deed to The Owen Company, Inc., recorded
12 In Book 7668 Page 555 in the Office of the Recorder of Deeds for the City of St. Louis,
13 on the southerly line of Madison Street, 60 feet wide, distant 163.36 feet east of the
14 easterly line of N. Broadway, 80 feet wide; thence along the easterly line of a parcel
15 described in deed to C.A. Owen recorded In Book 6208 Page 540 of said City Records,
16 South 14 degrees 35 minutes 55 seconds East 160.54 feet *to* the southeast corner of said
17 C.A. Owen parcel; thence along the easterly prolongation of the north wall of a four story
18 brick building and along the easterly prolongation of the southerly line of a parcel
19 described In deed to Atlas Enameling Co. recorded in Book 5860 Page 251 of said City
20 Records, North 74 degrees 39 minutes 24 seconds East 70.26 feet to the west face of a
21 one-story brick addition; thence along said west face, South 15
22 degrees 09 minutes 35 seconds East 20.19 feet to another north wall of said four story
23 brick building; thence along said north wall, North 74 degrees 56 minutes 07 seconds

1 East 9.75 feet to the center of a party wall dividing said four story brick building with a
2 five story brick building; thence along the center of said party wall, South 15 degrees 32
3 minutes 28 seconds East 59.32 feet to the northerly line of said Chambers Street, distant
4 58.67 feet west of the westerly line of N. 2nd Street, 80 feet wide; thence along said
5 northerly line North 74 degrees 34 minutes 30 seconds East 58.67 feet to the westerly line
6 of N. 2nd Street, 80 feet wide; thence along said westerly line, North 15 degrees 22
7 minutes 37 seconds West 240.10 feet to the southerly line of said Madison St.; thence
8 along said southerly line, South 74 degrees 36 minutes 40 seconds West 136.59 feet to
9 the point of beginning, according to Survey No. 0618-75 executed by Topos Surveying
10 Corp. in July, 2018.

11 Parcel 3:

12 A parcel of ground in Block No. 30 of North St. Louis, and in Block No. 320 of
13 the City of St. Louis, beginning at the point of intersection of the Eastern line of
14 Broadway with the Southern line of Madison Street; thence running Eastwardly along the
15 South line of Madison Street, 163.36 feet to a point; thence Southwardly 160 feet 7-1/2
16 inches to a point in the Northern face of a row of brick pilasters In the North wall of a
17 four-story brick building; thence Westwardly and along the North face of said pilasters,
18 161 feet 2-3/4 Inches to a point in the Eastern line of Broadway; thence Northwardly
19 along the Eastern line of Broadway, 160 feet 5-1/2 inches to the point of beginning.

20 **SECTION 2.** This ordinance being necessary for the preservation of the health,
21 safety and welfare shall take effect and be in full force immediately upon approval by the
22 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

2000-2006 & 2020 N. Broadway & 2001-21 N. 2nd St.

PDA-085-20-REZ