

Summary

Board Bill Number 7

Primary Sponsor: by Alderman Brandon Bosley

May 1, 2020

An Ordinance recommended by the Planning Commission on April 1, 2020, to change the zoning of property as indicated on the District Map and in City Blocks 968 & 969 from both “C”/”G” Multiple-Family Dwelling District and Local Commercial and Office District and “F” Neighborhood Commercial District, at 2600-12 and 2601-29 Stoddard Street, 1121 N Jefferson Avenue, 2606, 2608, 2610, 2612, 2614, 2616, 2618, 2620, 2624, 2626, 2628 & 2630 Gamble Street, to the “G” Local Commercial and Office District, so as to include the described parcels of land in City Blocks 968 & 969; and containing an emergency clause.

BOARD BILL NUMBER 7 INTRODUCED BY ALDERMAN BRANDON BOSLEY

1 An Ordinance recommended by the Planning Commission on April 1, 2020, to
2 change the zoning of property as indicated on the District Map and in City Blocks 968 &
3 969 from both “C”/”G” Multiple-Family Dwelling District and Local Commercial and
4 Office District and “F” Neighborhood Commercial District, at 2600-12 and 2601-29
5 Stoddard Street, 1121 N Jefferson Avenue, 2606, 2608, 2610, 2612, 2614, 2616, 2618,
6 2620, 2624, 2626, 2628 & 2630 Gamble Street, to the “G” Local Commercial and Office
7 District, so as to include the described parcels of land in City Blocks 968 & 969; and
8 containing an emergency 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 968 & 969 is hereby changed to the “G” Local Commercial and Office District,
12 real property being particularly described and shown in **Exhibit A** as follows:

13 PARCEL 1: 2600-2612 Stoddard Street
14 Lot A of Spruill's Consolidation Plat of Block 3 of Stoddard's Addition and in Block 968
15 of the City of St. Louis, Missouri, according to the plat thereof recorded in Book
16 01142004 page 0131 of the St. Louis City Records, fronting 280 feet on the South line of
17 Stoddard Street, by a depth Southwardly of 118.25 feet to the North line of an alley,
18 bounded on the East by Jefferson Avenue and on the West by Elliott Avenue.

19 PARCEL 2: 2601- 2629 Street
20 Lots 1 to 12, inclusive, in Block 969 of the City of St. Louis, EXCEPT that portion
21 taken by the City of St. Louis in Condemnation Suit #72918-D of the Circuit Court

1 of the City of St. Louis, having frontage of 118 feet 3 inches along Jefferson
2 Avenue, after the street widening under the herein named Condemnation Suit, by a
3 depth of 280 feet along the North line of Stoddard Street and a depth of 288 foot
4 along the alley on the North and 118 feet 3 inches frontage on the East line of
5 Elliott Avenue.

6 PARCEL 3: 1121 North Jefferson Avenue
7 Lot 23 and the Eastern 18 feet 8-1/8 inches of Lot 22 in Block 4 of Stoddard
8 Addition and in Block 969 of the City of St. Louis, together fronting 43 feet 8-1/8
9 inches on the South line of Gamble Street by a depth Southwardly of 118 feet 3
10 inches to an alley.

11 PARCEL 5: 2606 Gamble Street
12 Part of Lots 21 and 22 in Block 4 of Stoddard Addition and in Block 969 of the City of
13 St. Louis, beginning at the South line of Gamble Street 74.682 feet West of the West line
14 of Jefferson Avenue, as widened under provisions of Ordinance No. 46717 and amending
15 Ordinance No. 47242 (measured along the South line of Gamble St.) which point is
16 intersection of the line prolonged North and South parallel to the original West line of
17 Jefferson Avenue (before widened), thence East along the South line of Gamble St. 20
18 feet, more or less, to a point, which point is the intersection of a line prolonged North and
19 South parallel to the original West line of Jefferson Ave. (before widened), thence South
20 118 feet 3 inches to the North line of a public alley, 15 feet wide, thence West 20 feet,
21 more or less, along the North line of said alley to a point, thence North 118 feet 3 inches
22 to the South line of Gamble St., the point of beginning.

1 PARCEL 6: 2608 Gamble Street
2 A Lot in Block No. 4 of Stoddard Addition and in Block No. 969 of the City of St. Louis,
3 fronting 20 feet 7/8 inches on the South line of Gamble Street, by a depth Southwardly of
4 118 feet 3 inches to an alley; bounded East by a line 98 feet 8-1/8 inches West of the
5 West line of Jefferson Avenue.

6 PARCEL 7: 2610 Gamble Street
7 The Eastern 3 feet 9-5/8 inches, more or less, of Lot 19 and Western 16 feet 3 inches of
8 Lot 20, Block 4, of Stoddard Addition and in City Block 0969 of the City of St. Louis,
9 together fronting 20 feet 0-5/8 inches on the South line of Gamble Street, by a depth of
10 118 feet 3 inches to an alley 15 feet wide.

11 PARCEL 8: 2612 Gamble Street
12 The Western 21 feet 2-2/8 inches more or less of Lot 19, Stoddard Addition and in City
13 Block 969 of the City of St. Louis, fronting 21 feet 2-2/8 inches on the South line of
14 Gamble Street, by a depth Southwardly of 118 feet 3 inches to an alley 15 feet wide,
15 bounded on the West by Lot 18.

16 PARCEL 9: 2614 Gamble Street
17 Lot No. 18 in Block No. 4 of STODDARD ADDITION and in Block No. 969 of the City
18 of St. Louis, Missouri, fronting 25 feet on the South line of Gamble Street, by a depth
19 Southwardly of 118 feet 3 inches to an alley.

20 PARCEL 10: 2616 Gamble Street

1 Lot No. 17 in Block No. 4 of STODDARD ADDITION and in Block No. 969 of the City
2 of St. Louis, Missouri, fronting 25 feet on the South line of Gamble Street, by a depth
3 Southwardly of 118 feet 3 inches to an alley.

4 PARCEL 11: 2618 Gamble Street

5 East part of Lot 16 in Block 4 of Stoddard Addition and in Block 969 of the City of St.
6 Louis, beginning at the intersection of the South line of Gamble Street with the East line
7 of said Lot 16, said point being distant actually 110 feet 1 inch East of the line of Elliot
8 Avenue, thence Westwardly along the South line of Gamble Street 18 feet 5 inches to a
9 point, thence Southwardly parallel with Elliot Avenue, 43 feet 10 inches to a point,
10 thence Westwardly parallel with Gamble Street 5-3/8 inches to a point, thence
11 Southwardly along a line parallel with and distant 91 feet 2-5/8 inches East of the East
12 line of Elliot Avenue, 74 feet 5 inches to a point in the North line of an alley, thence
13 Eastwardly along said North line of alley 18 feet 10-3/8 inches to the Southeast corner of
14 said Lot 16, thence Northwardly along the East line of said Lot 16, 118 feet 3 inches to
15 point of beginning, according to survey executed Feb. 28, 1975 by Claude Myers, City
16 Surveyor.

17 PARCEL 12: 2620 Gamble Street

18 The Eastern part of Lot 15 and the Western part of Lot 16 in Block 4 of Stoddard
19 Addition and in Block 969 of the City of St. Louis, beginning at a point in the South
20 line of Gamble Street distant 91 feet 8 inches East of the East line of Elliott Avenue;
21 thence Westwardly along the South line of Gamble Street 18 feet 1-7/8 inches to a
22 point; thence Southwardly and parallel with Elliott Avenue, 43 feet 10 inches to a

1 point: thence Westwardly and parallel with Gamble Street 10-1/8 inches to a point:
2 thence Southwardly along a line parallel with and distant 72 feet 8 inches East of the
3 East line of Elliott Avenue 74 feet 5 inches to a point in the North line of an alley,
4 thence Eastwardly along said North line of alley 18 feet 6-5/8 inches to a point distant
5 18 feet 10-3/8 inches West of the East line of Lot 16: thence Northwardly and parallel
6 with Elliott Avenue, 74 feet 5 inches to a point; thence Eastwardly and parallel with
7 Gamble Street 5-3/8 inches to a point; thence Northwardly and parallel with Elliott
8 Avenue, 43 feet 10 inches to the point of beginning, according to survey executed by
9 Claude Myers, City Surveyors on February 28, 1925.

10 PARCEL 13: 2624 Gamble Street

11 The Eastern part of Lot 14 and the Western part of Lot 15 of Block 4 of Stoddard
12 Addition and in Block 969 of the City of St. Louis, beginning in the South line of Gamble
13 Street, distant 73 feet 6 1/8 inches East of the East line of Elliott Avenue, thence
14 Westwardly along the South line of Gamble Street 18 feet 3-3/8 inches, thence South 43
15 feet 10 inches, thence West and parallel with Gamble Street 10-3/8 inches, thence
16 Southwardly 74 feet 5 inches to a point in the North line of an alley distant 54 feet 4-3/8
17 inches East of the East line of Elliott Avenue, thence East along said North line of alley
18 18 feet 3-5/8 inches, thence North 74 feet 5 inches, thence East parallel with Gamble
19 Street 10-7/8 inches, thence North 43 feet 10 inches to the point of beginning as per
20 survey of Claude Myers, executed on 2-28-25.

21 PARCEL 14: 2626 Gamble Street

1 Part of Lot 14 in Block 4 of Stoddard Addition and in Block 969 of the City of St. Louis,
2 beginning at a point in the South line of Gamble Street 55 feet 2 3/4 inches East of the
3 East line of Elliott Avenue, thence Westwardly along the South line of Gamble Street 18
4 feet 1 1/2 inches to a point, thence Southwardly parallel with Elliott Avenue 43 feet 10
5 inches to a point, thence Westwardly parallel with Gamble Street 10 7/8 inches to a point,
6 thence Southwardly along a line parallel with and 36 feet 2 3/8 inches East of the East
7 line of Elliott Avenue 74 feet 5 inches to a point in the North line of an alley, then East
8 parallel with Gamble Street 18 feet 2 inches, then Northwardly and parallel with Elliott
9 Street 74 feet 5 inches, then East 10 3/8 inches to a point, North 43 feet 10 inches to point
10 of beginning, according to survey executed by Claude Myers, City Surveyor of Feb. 28,
11 1925.

12 PARCEL 15: 2628 Gamble Street

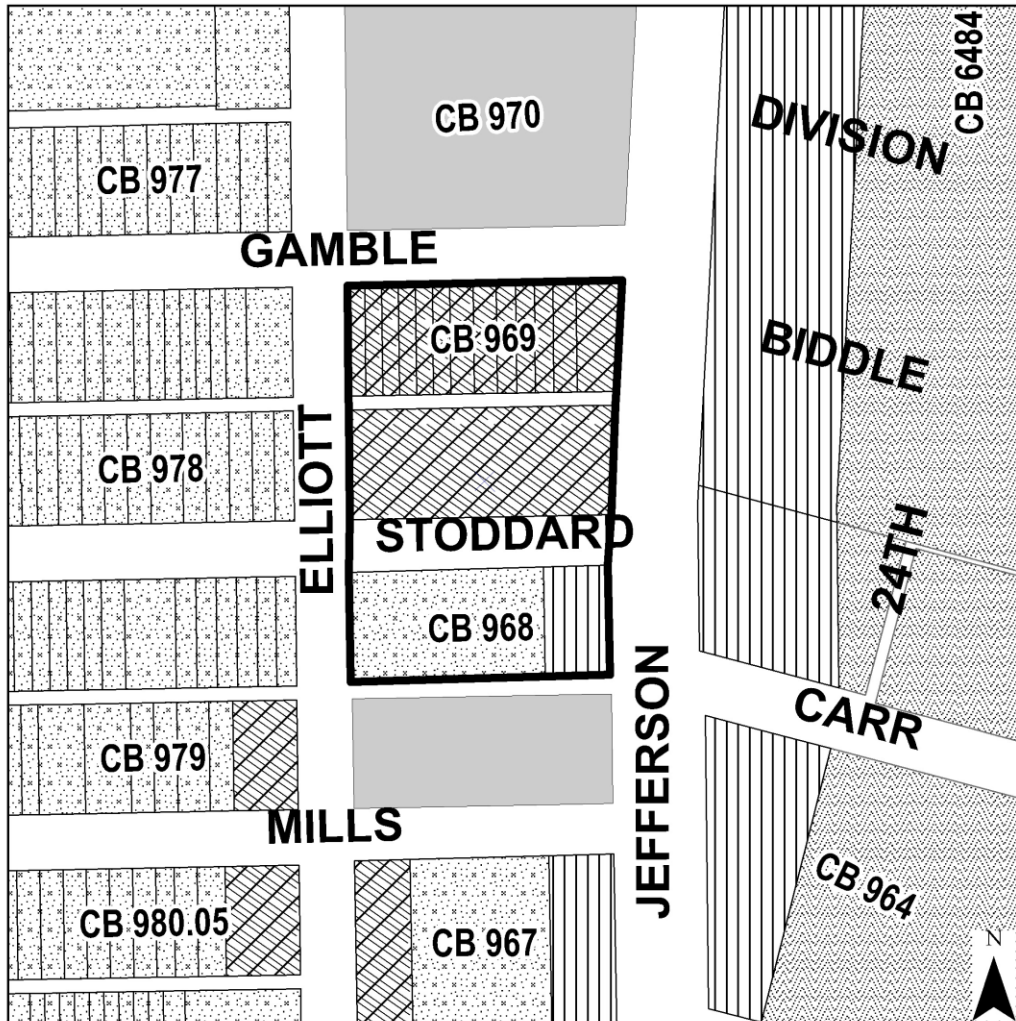
13 The Eastern part of Lot 13 and the Western part of Lot 14 in Block 4 of Stoddard
14 Addition and in Block 969 of the City of St. Louis: Beginning in the South line of
15 Gamble Street distant 37 feet 1-1/4 inches East of the East line of Elliott Street, thence
16 West along the South line of Gamble Street, 18 feet 2-5/8 inches to a point distant 18 feet
17 10 5/8 inches East of the East line of Elliott Street, thence South along a straight line 118
18 feet 3 inches to a point in the North line of an alley distant 17 feet 10-1/4 inches East of
19 the East line of Elliott Avenue, thence East along said North line of alley 18 feet 4-1/8
20 inches, thence North 74 feet 5 inches, thence East parallel with Gamble Street 10-7/8
21 inches, thence North 43 feet 10 inches to the point of beginning.

22 PARCEL 16: 2630 Gamble_Street

1 Part of Lot 13 in Block 4 of Stoddard Addition and in Block 969 of the City of St.
2 Louis, beginning at the intersection of the South line of Gamble Street and the Eastern
3 line of Elliott Avenue, thence Eastwardly along the South line of Gamble Street 18 feet
4 10-5/8 inches more or less, thence South along a straight line 118 feet 3 inches to the
5 North line of an alley distant 17 feet 10-1/4 inches East of the East line of Elliott
6 Avenue, thence Westwardly along the North line of said alley 17 feet 10-1/4 inches to
7 the East line of Elliott Avenue, thence North along the East line of Elliott Avenue 118
8 feet 3 inches to the point of beginning.

9 **SECTION 2.** This ordinance being necessary for the preservation of the health, safety
10 and welfare shall take effect and be in full force immediately upon approval by the
11 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

2600-2612 & 2601-2629 Stoddard St; 1121 N Jefferson Ave; 2606, 2608, 2610, 2612, 2614, 2616, 2618, 2620, 2624, 2626, 2628 & 2630 Gamble Street

Rezone from "F" & "C"/"G" to "G"

PDA-032-20-REZ

