

Recommended Action

That the Planning Commission finds the petition for proposed Zoning District Map amendment for six (6) parcels at 3700, 3702, 3702H, 3704 & 3710 Laclede Ave. & 11 S. Spring Ave. in City Block 3919.03 to be in conformity with the Strategic Land Use Plan's Specialty Mixed Use Area (SMUA) which encourages a unique mix of uses be preserved and developed and **recommends to approve the petition to change zoning** to the City's Board of Aldermen.

That the Planning Commission also find the change in zoning for the parcel at 13 S. Spring Ave. in City Block 3919.03 to be in conformity with the SLUP and **initiates and recommends the change in zoning** to the City's Board of Aldermen.

1.0 Background

- The petition's Rezoning Area consists of six (6) parcels commonly known as 3700, 3702, 3702H, 3704 & 3710 Laclede Ave. & 11 S. Spring Ave. which contains the Humphries Restaurant & Tavern building and adjacent parking areas located on the southwest corner of Laclede Ave. and S. Spring Ave in the Midtown Neighborhood.
- The six (6) parcels of the Rezoning Area in the petition are to be consolidated with the petitioner's two (2) adjacent parcels at 3706 & 3708 Laclede to form a commercial development site of a mixed use corner commercial building that includes a new Humphries Restaurant & Tavern and three retail spaces on the first floor and a banquet facility on the second floor.
- The petition seeks rezoning of the Area from 'J' Industrial District to 'G' Local Commercial & Office District so it can be consolidated with the two adjacent parcels in the project area which already are 'G' Local Commercial & Office District (Exhibit 'A'). PDA staff also proposes initiation of rezoning of the parcel at 13 S. Spring from 'J' to 'G'.
- Zoning Administrator, Mary Hart Burton, recommends in the attached letter (Exhibit 'D') that the subject area in City Block 3919.03 (3700, 3702, 3702H, 3704 & 3710 Laclede and 11 S. Spring Ave.) be rezoned to the "G" Local Commercial and Office District. "The request is based on the Petitioner's desire to bring the zoning of these parcels of land into conformance with their intended future use. The petitioner proposes to rezone these parcels to the "G" Local Commercial and Office District, and consolidate them with two adjacent parcels (3706 & 3708 Laclede Av.), already zoned "G" Local Commercial and Office District and owned by the Petitioner."
- "Consolidation of all parcels, as currently zoned, would result in a larger parcel that would be dual zoned both "G" Local Commercial and Office District and "J" Industrial District, with the more restrictive regulations of the "E" Multiple-Family Dwelling District applying. Consolidation of parcels zoned different is not permitted, therefore the Petitioner requests to rezone all six (6) parcels to the "G" Local Commercial and Office District. This would allow for the proposed improvements to be in compliance with the provisions of the Zoning Code."
- "Given that the proposed development provides a unique opportunity to provide new commercial businesses and services to the immediate and adjacent areas; that the rezoning amends the zoning map to reflect the intended uses; that by rezoning subject property would bring it into conformity with the Zoning Code; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that a more restrictive zoning classification would be appropriate and would enhance the general welfare of the City."
- Photographs of the Rezoning Petition Area and vicinity are in Exhibit 'E'.

2.2 Previous Commission Action

At the December 2008 meeting, the Planning Commission recommended to approve PDA-146-08-REZ, the petition by University Lofts LLC to rezone the eastern portion of City Block 3919.03 for a major residential development (except for the area proposed in this rezoning) to the 'G' Local Commercial and Office District.

2.3 Requested Action

Section 26.92.010 of the City of St. Louis Revised Code requires that any amendment or change in the boundaries or regulations of the Zoning Code shall be initiated by motion of the Planning Commission or by the filing of a petition with the Zoning Administrator by the owner or owners of the property within the district.

City of St. Louis Ordinance # 64687, Section 8, Sub-Paragraph 1 states that the Planning Commission shall be the official planning agency for the City. It shall also be the zoning commission for the City and perform all functions required by applicable state law to be performed by a municipal zoning commission.

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 4 states that the Planning Commission shall recommend changes in the zoning ordinances and zoning district maps to the Board of Aldermen. No ordinance changing the zoning ordinances and zoning district maps shall be adopted over the negative recommendation of the Planning Commission, unless approved by a majority vote of all members of the Board of Aldermen.

Requested Recommendation

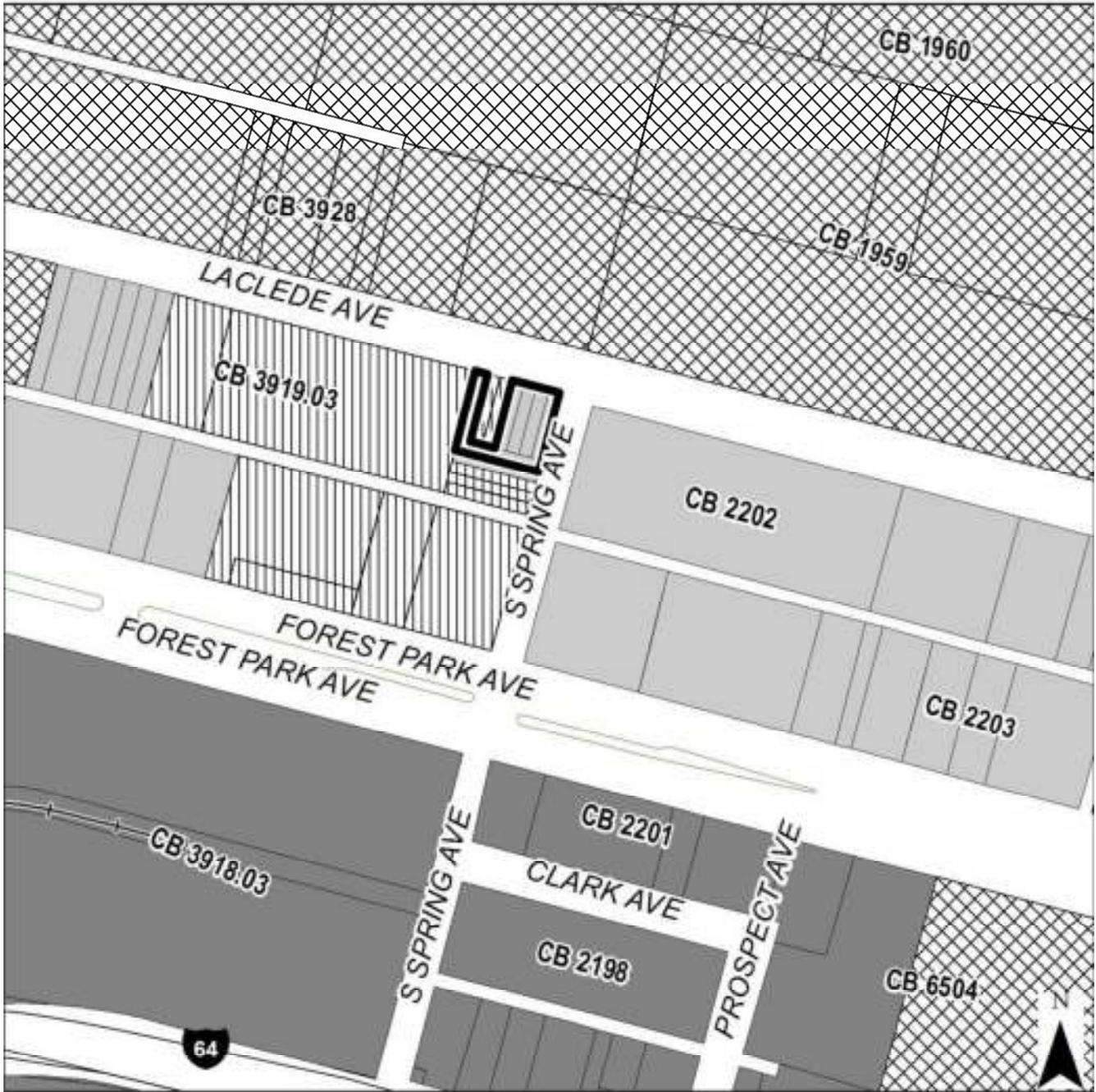
That the Planning Commission finds the petition for proposed Zoning District Map amendment for six (6) parcels commonly known as 3700, 3702, 3702H, 3704 & 3710 Laclede Ave. & 11 S. Spring Ave. in City Block 3919.03 to be in conformity with the City's Strategic Land Use Plan's Specialty Mixed Use Area (SMUA) which encourages a unique mix of uses be preserved and developed and **recommends to approve the petition to change zoning** to the City's Board of Aldermen.

And that the Planning Commission finds the change in zoning for the parcel at 13 S. Spring Ave. in City Block 3919.03 to be in conformity with the Strategic Land Use Plan's SMUA and **initiates and recommends the change in zoning** to the City's Board of Aldermen.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The Petition for the Amendment of the Zoning District Map (to 'G' Local Commercial and Office District) for the parcels known as 3700, 3702, 3702H, 3704 & 3710 Laclede Ave. and 11 S. Spring Ave. in City Block 3919.03 is in conformity with the City's Strategic Land Use Plan's Specialty Mixed Use Area.
2. The Petition for the Amendment of the Zoning District Map (to 'G' Local Commercial and Office District) for the parcels known as 3700, 3702, 3702H, 3704 & 3710 Laclede Ave. and 11 S. Spring Ave. in City Block 3919.03 is recommended for approval.
3. The Initiation for the Amendment of the Zoning District (to 'G' Local Commercial and Office District) for the parcel known as 13 S. Spring Ave. in City Block 3919.03 as identified on Exhibit "A" is hereby found to be in conformity with the City's Strategic Land Use Plan's Specialty Mixed Use Area.
4. The Initiation for the Amendment of the Zoning District (to 'G' Local Commercial and Office District) for the parcel known as 13 S. Spring Ave. in City Block 3919.03 as identified on Exhibit "A" is hereby initiated.
5. The Initiation for the Amendment of the Zoning District (to 'G' Local Commercial and Office District) for the parcel known as 13 S. Spring Ave. in City Block 3919.03 as identified on Exhibit "A" is hereby recommended for approval.
6. The Director of the Planning and Urban Design Agency of the City of St. Louis is hereby directed to notify the Board of Aldermen of the City of St. Louis of **1)** this recommendation for amendment of the Zoning District Map, and **2)** this initiation and recommendation for amendment of the Zoning District Map.

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 "J" to "G"

PDA-066-16-REZ



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

Initiate Rezoning
from "J" to "G"

PDA-066-16-REZa

EXHIBIT B



PETITION FOR ZONING AMENDMENT (REZONING)

CITY OF ST. LOUIS

Petitioner's Name V+R PROPERTIES LLC, DBA HUMPHRIES REST + TAVERN

Contact Name (If above is a firm/an organization) BERNIE SQUITIERI/BRION KERN

Address 2156 KENDRIS MILL RD. ST. LOUIS, MO 63005

Phone 314-568-6021 Fax _____

Email SQUITIERI63005@GMAIL.COM

BRION KERN - 314-656-1452 cell 314-450-5366 office/desk

A complete Legal Description of Property to be Rezoned is required, use additional sheets if necessary (you may also attach any plans, conceptual drawings or proposals which you feel may aid in the evaluation of this request). SEE ATTACHED

Address(es) including street number(s) / name(s) of Property(s) to be Rezoned 3700, 3706 1/2 (3702), 3702 H, 3704, 3710 LACLEDE AVENUE, 11 SOUTH SPRING AVENUE.

City Block No. 3919-E Parcel No. 230, 220, 216, 205, 180, 240

Requested Zone/FBD Change From J-INDUSTRIAL To G-LOCAL COMMERCIAL+OFFICE.

(list specific zoning district or FBD Zone)

(list specific zoning district or FBD Zone)

The following can be listed or mapped on additional sheets:

- Present Use of Property(s) RESTAURANT AND TAVERN
- Intended Use of Property(s) RESTAURANT, TAVERN AND RETAIL.
- Grounds for Petition REDEVELOPMENT AND CONSOLIDATION
- Are you the owner of the property described? YES.
- If not, what is your legal interest in the property? _____
- The owner(s)-of-record of the petitioned property according to the City of St. Louis Assessor's Records is(are) known as _____

If you are NOT the owner(s)- of- record of the petitioned property you are REQUIRED to submit the Affidavit on Page 4, for each of the owner(s)- of- record of the petitioned property and it MUST be notarized.

[Signature]

5/10/16

Signature(s) of Petitioner(s)

Date Filed

Received and deemed complete by Zoning on 5/11/16

City of St. Louis, Office of the Zoning Administrator
Room 400, City Hall, St. Louis, MO 63103

CITY OF ST. LOUIS

AFFIDAVIT

RESTAURANT + TAVERN

I/We VHS PROPERTIES LLC, DBA HUITPHRIES own the property(ies)

PRINT NAME(S) 3710 LALEDE AVE, 11 SOUTH SPRING AVE.
commonly known as 3700, 3700 1/2 (3702), 3702 H, 3704, in City Block

PRINT ADDRESS(ES)

City Block Number(s) 3919-E and Parcel Number(s) 230, 220, 210, 205, 180, 240

I/We acknowledge and consent to a rezoning study to be initiated on above properties.

[Handwritten Signature]
SIGNATURE

5/10/16
DATE

SIGNATURE DATE

This affidavit must be signed by all individual property owners or legal representative. Signature(s) must be notarized.



Amber Conley
Exp 5/21/18

City of St. Louis, Office of the Zoning Administrator
Room 400, City Hall, St. Louis, MO 63103

6 Parcels that are to be rezoned from J to G:

PARCEL ONE: 3700 LACLEDE AVENUE

A LOT IN THE NORTHEAST PART OF BLOCK 39 19-E OF THE CITY OF ST. LOUIS, FRONTING 15 FEET 6 INCHES ON THE SOUTH LINE OF LACLEDE AVENUE BY A DEPTH SOUTHWARDLY BETWEEN PARALLEL LINES OF 100 FEET; BOUNDED ON THE EAST BY THE WEST LINE OF SPRING AVENUE, ACCORDING TO SURVEY EXECUTED BY CLAUDE MYERS, CITY SURVEYOR ON NOVEMBER 3, 1924, TOGETHER WITH IMPROVEMENTS THEREON COMMONLY KNOWN AS 3700 LACLEDE.

PARCEL TWO: 3700 1/2 (3702) LACLEDE AVENUE

A LOT OF GROUND IN THE NORTHEAST PART OF BLOCK 39 19-E OF THE CITY OF ST. LOUIS, FRONTING 18 FEET 5 - 5/8THS INCHES ON THE SOUTH LINE OF LACLEDE AVENUE BY A DEPTH SOUTHWARDLY BETWEEN PARALLEL LINE OF 100 FEET; BOUNDED ON THE EAST BY A LINE DISTANT 15 FEET 6 INCHES WEST OF AND PARALLEL WITH THE WEST LINE OF SPRING AVENUE, THE WEST LINE OF SAID PROPERTY BEING THROUGH A PARTITION WALL BETWEEN HOUSES NO. 3700 AND 3702 LACLEDE AVENUE, TOGETHER WITH IMPROVEMENTS THEREON COMMONLY KNOWN AS 3700 1/2 LACLEDE.

PARCEL THREE: 3702 H LACLEDE AVENUE

A LOT OF GROUND IN THE NORTHEAST PART OF BLOCK 39 19-E OF THE CITY OF ST. LOUIS, FRONTING 18 FEET 1 - 1/8 INCHES ON THE SOUTH LINE OF LACLEDE AVENUE, BY A DEPTH SOUTHWARDLY BETWEEN PARALLEL LINES OF 100 FEET; BOUNDED ON THE EAST BY A LINE DISTANT 33 FEET 11 - 5/8THS INCHES WEST OF AND PARALLEL WITH THE WEST LINE OF SPRING AVENUE. THE EAST LINE OF SAID PROPERTY BEING THROUGH A PARTITION WALL BETWEEN HOUSES NOS. 3700 AND 3702 AND 3704 LACLEDE AVENUE, ACCORDING TO SURVEY EXECUTED BY CLAUDE MYERS, CITY SURVEYOR, ON NOVEMBER 3RD, 1924; AND AS PREVIOUSLY DESCRIBED IN BOOK 89M PAGE 2055 AND IN BOOK 88M PAGE 1027 AND IN BOOK 16M PAGE 663, TOGETHER WITH IMPROVEMENTS THEREON AND COMMONLY KNOWN AS 3702- 1/2 LACLEDE AVENUE.

PARCEL FOUR: 11 SOUTH SPRING AVENUE

A LOT OF GROUND SITUATED IN BLOCK 39 19-E OF THE CITY OF ST. LOUIS, MISSOURI, FRONTING 17 FEET 6 INCHES ON THE WEST LINE OF SPRING AVENUE, BY A DEPTH WESTWARDLY BETWEEN PARALLEL LINES 124 FEET 5-7/8THS INCHES, MORE OR LESS, BOUNDED ON THE NORTH BY A LINE PARALLEL TO AND 100 FEET SOUTH OF LACLEDE AVENUE, TOGETHER WITH IMPROVEMENTS THEREON, COMMONLY KNOWN AS 11 SOUTH SPRING.

PARCEL FIVE: 3704 LACLEDE AVENUE

A LOT IN THE NORTHEAST PART OF BLOCK NO. 39 19-E OF THE CITY OF ST. LOUIS, FRONTING 17 FEET 11-3/4 INCHES ON THE SOUTH LINE OF LACLEDE AVENUE, BY A DEPTH SOUTHWARDLY BETWEEN PARALLEL LINES OF 100 FEET; BOUNDED EAST BY A LINE DISTANT 52 FEET 3/4 INCH WEST OF AND PARALLEL WITH THE WEST LINE OF SPRING AVENUE, THE EAST LINE OF PROPERTY HEREIN DESCRIBED BEING THROUGH THE PARTITION WALL BETWEEN HOUSES NUMBERED 3702-4 LACLEDE AVENUE AND THE WEST LINE BEING THROUGH THE PARTITION WALL BETWEEN HOUSE NUMBERED 3704-G LACLEDE AVENUE.

PARCEL EIGHT: 3710 LACLEDE AVENUE:

A LOT IN THE NORTHEAST PART OF BLOCK NO. 39 19-E OF THE CITY OF ST. LOUIS, BEGINNING AT A POINT IN THE SOUTH LINE OF LACLEDE AVENUE, DISTANT 124 FEET 5 INCHES WEST OF THE WEST LINE OF SPRING AVENUE; THENCE EASTWARDLY ALONG THE SOUTH LINE OF LACLEDE AVENUE, 18 FEET 3 - 1/2 INCHES TO A POINT; THENCE SOUTHWARDLY ALONG A LINE PARALLEL WITH AND DISTANT 106 FEET 1 - 1/2 INCHES WEST OF AND PARALLEL WITH THE WEST LINE OF SPRING AVENUE AND THROUGH THE PARTITION WALL BETWEEN HOUSES NUMBERED 3708 AND 3710 LACLEDE AVENUE, 100 FEET TO A POINT; THENCE WESTWARDLY AND PARALLEL WITH LACLEDE AVENUE, 18 FEET 4 - 3/8 INCHES TO A POINT IN THE EAST LINE OF PROPERTY OWNED NOW OR FORMERLY BY GRAND LEADER REALTY COMPANY; THENCE NORTHWARDLY ALONG SAID EAST LINE 100 FEET TO THE POINT OF BEGINNING; ACCORDING TO A SURVEY EXECUTED BY CLAUDE MYERS, CITY SURVEYOR, ON NOVEMBER 3, 1924.

2 Parcels that are already zoned correctly as G:

PARCEL SIX: 3706 LACLEDE AVENUE

A LOT OF GROUND IN THE NORTHEAST PART OF BLOCK 39 19-E OF THE CITY OF ST. LOUIS FRONTING 18 FEET 1 -1/2 INCHES ON THE SOUTH LINE OF LACLEDE AVENUE BY A DEPTH SOUTHWARDLY BETWEEN PARALLEL LINES OF 100.00 FEET BOUNDED ON THE EAST BY A LINE DISTANT 88 FEET WEST OF AND PARALLEL TO THE WEST LINE OF SPRING AVENUE; THE EAST LINE OF SAID PROPERTY BEING THROUGH A PARTITION WALL BETWEEN HOUSES NOS. 370G AND NO. 3708 LACLEDE AVENUE AND THE WEST LINE BEING THROUGH A PARTITION WALL BETWEEN 3708 AND 3710 LACLEDE AVENUE, ACCORDING TO SURVEY 3, 1924.

PARCEL SEVEN: 3708 LACLEDE AVENUE

A LOT IN BLOCK 39 19-E OF THE CITY OF ST. LOUIS FRONTING 17 FEET 11- 1/2 INCHES ON THE SOUTH LINE OF LACLEDE AVENUE , BY A DEPTH SOUTHWARDLY BETWEEN PARALLEL LINES OF 100 FEET BOUNDED EAST BY A LINE DISTANT 70 FEET 1/2 INCH WEST OF AND PARALLEL WITH THE WEST LINE OF SPRING AVENUE . THE EAST LINE BEING THROUGH A PARTITION WALL BETWEEN HOUSES NUMBERED 3704-370G LACLEDE AVENUE, AND THE WEST LINE BEING THROUGH A PARTITION WALL BETWEEN HOUSE NUMBERED 370G AND 3708 LACLEDE AVENUE.

EXHIBIT C



BOARD OF ALDERMEN
CITY OF SAINT LOUIS
MISSOURI

Joseph D. Roddy
ALDERMAN

17th Ward

May 11, 2016

To Whom It May Concern:

I am writing in support of the rezoning of (6) six parcels of land near the intersection of Spring and Laclede, in an effort to see the lots be redeveloped and improved and for the project to move forward.

I support the rezoning request, as it will allow for all eight (8) parcels of land to be zoned with the common designation of "G" (local Commercial and Office), so that the owner (Humphrey's Restaurant and Tavern, Inc.) can consolidate all eight (8) lots into a single property for a future development. Two (2) of the parcels are already zoned correctly as "G" (Local Commercial and Office), with no change being requested for them. The other (6) parcels are zoned "J" (Industrial District).

The two (2) parcels that are already zoned correctly as "G" (Local Commercial and Office), with no change being requested:

- 3706 LACLEDE AVENUE
- 3708 LACLEDE AVENUE

The six (6) parcels that I support being rezoned from "J" to "G" are as follows:

- 3700 LACLEDE AVENUE
- 3700 ½ (3702) LACLEDE AVENUE
- 3702 H LACLEDE AVENUE
- 11 SOUTH SPRING AVENUE
- 3704 LACLEDE AVENUE
- 3710 LACLEDE AVENUE

Sincerely,

A handwritten signature in cursive script that reads "Joseph D. Roddy".

Joseph D. Roddy
Alderman, 17th Ward



EXHIBIT D



RICHARD GRAY
DIRECTOR OF PUBLIC SAFETY

City of St. Louis
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF BUILDING AND INSPECTION
FRANCIS G. SLAY
MAYOR



FRANK OSWALD
BUILDING COMMISSIONER

TO: City of St. Louis Planning Commission

FROM: Mary Hart Burton, Zoning Administrator

SUBJECT: Rezoning – Midtown Neighborhood - City Block 3919.03 (3700, 3702, 3702H, 3704 & 3710 Laclède Avenue and 11 S. Spring Avenue)

DATE: June 1, 2016

INITIATION:

Mr. Bernie Squitieri of U & B Properties LLC, d/b/a Humphries Restaurant and Tavern, the property owner of record, and Mr. Brian Kern of Oculus Inc., the Architect for the project, petitioned the Zoning Administrator as provided for in Chapter 26.92 of the 1994 Revised Code of the City of St. Louis, to change the Zoning District Map of the City in the Midtown Neighborhood. Specifically, the petition focused on six (6) parcels in city block 3919.03, known as 3700, 3702, 3702H, 3704 & 3710 Laclède Avenue and 11 S. Spring, and all zoned "J" Industrial. These parcels are all located in the 17th Ward of the City of St. Louis, surrounded by a mixture of commercial, institutional and residential uses.

PURPOSE:

The request is based on the Petitioner's desire to bring the zoning of these parcels of land into conformance with their intended future use. The Petitioner proposes to rezone these parcels to the "G" Local Commercial and Office District, and consolidate them with two adjacent parcels (3706 & 3708 Laclède Avenue), already zoned "G" Local Commercial and Office District and owned by the Petitioner. The Petitioner further intends to use the consolidated parcel for the future development of a new 1 ½ story mixed use commercial property that will include a restaurant and bar with outdoor seating and three retail spaces on the first floor and a small banquet facility on the upper floor. Consolidation of all parcels, as currently zoned, would result in a larger parcel that would be dual zoned both, "G" Local Commercial and Office District and "J" Industrial District. Consolidation of parcels zoned differently is not permitted, therefore the Petitioner requests to rezone all six (6) parcels to the "G" Local Commercial and Office District. This would allow for the proposed improvements to be in compliance with the provisions of the Zoning Code.

Given that the proposed development provides a unique opportunity to provide new commercial businesses and services to the immediate and adjacent areas; that the rezoning amends the zoning map to reflect the intended use; that by rezoning subject property would bring it into conformity with the Zoning Code; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that a more restrictive zoning classification would be appropriate and would enhance the general welfare of the City.

RECOMMENDATION:

It is the recommendation of the Zoning Administrator that the subject parcels in City Block 3919.03 (3700, 3702, 3702H, 3704 & 3710 Laclède Avenue and 11 S. Spring Avenue) be rezoned to the "G" Local Commercial and Office District.

cc: Alderwoman Joseph Roddy, 17th Ward
Frank Oswald, Building Commissioner

Building Safety is NO Accident

Exhibit E

Photos of Rezoning on CB 3919.03 Rezoning Parcels



1) 3700-3710 Laclede & 11 S. Spring (Rezoning Area)
(Southwest corner of Laclede & S. Spring)
C.B. 3919.03

2) 3700-3710 Laclede & 11 S. Spring (REZ Area)
(Southwest corner of Laclede & S. Spring)
C.B. 3919.03



3) 3700-3710 Laclede & 11 S. Spring (Rezoning Area)
(Patio Area at rear of Laclede parcels & 11 S. Spring)
C.B. 3919.03

4) 3706, 3708 & 3710 Laclede (Rezoning Area)
(two parcels already "G" & third being rezoning)
C.B. 3919.03

Exhibit E

Photos of Rezoning on CB 3919.03
Vicinity on Laclede Ave.



5) 3712-48 Laclede Ave (west of REZ Area)
(University Heights Loft Apartments)
CB. 3919.03

6) 3701-17 Laclede Ave. (north of REZ Area)
(St. Louis University Dormitory under construction)
C.B. 3928



7) 3615-95 Laclede Ave. (north & east of REZ Area)
(St. Louis University Simon Center)
C.B. 1959

8) 3614-90 Laclede Ave. (east of REZ Area)
(SLU Parking Garage – possible parking site)
C.B. 2202 & 2203

Exhibit E

Photos of Rezoning on CB 3919.03
Vicinity on S. Spring Ave.



9) 13-19 S. Spring Ave. (south of Rezoning Area)
(Lofts parking including REZ Initiation parcel)
C.B. 3919.03

10) 13-19 S. Spring Ave. (south of Rezoning Area)
(Lofts parking - REZ Initiation parcel - right)
C.B. 3919.03



11) 22 S. Spring Ave. (south of Lofts parking lot)
(Aquinas Institute of Theology)
C.B. 3919.03

12) 3693 Forest Park Ave. (SE of Lofts parking)
(Spring Street Lofts)
C.B. 2202