



To: City of St. Louis Planning Commission

From: Don Roe, Director

Subject: Submittal of Resolution for Recommendation of Zoning District Map Amendment (Rezoning by Petition) -- City Block 5090 (4547 & 4901-09 Geraldine Ave.)

Date: September 2, 2016

Summary

Submittal: Proposed amendment of the Zoning District Map by petition for Planning Commission review and recommendation.

Site: 0.49-acre site, consisting of 5 contiguous vacant parcels -- 4547 and 4901-09 Geraldine Ave. - - located mid-block on Geraldine Ave. -- between Lillian Ave. and Bircher Blvd. -- in the Mark Twain neighborhood.

Proposal: Rezoning the 5 parcels from the “A” Single-Family Dwelling District to the “F” Neighborhood Commercial District.

Land Use: The rezoning site currently consists of 5 vacant lots. Residential buildings were demolished on 3 of the 5 parcels within the last year. The petitioner would like to consolidate these 5 parcels with a large recently consolidated parcel (although City records and maps have not been updated and still reflect the previous 10 parcels and a portion of an alley). The petitioner further proposes to construct a strip shopping center that would encompass virtually the remainder of the block as a second phase of its development project. The first phase -- the construction of a gas station and convenience store -- is currently under construction on the adjacent recently consolidated parcel. Consolidation of the parcels as currently zoned would result in a parcel with multiple zoning districts, which would require the proposed project to meet the requirements of the more restrictive zoning -- the “A” Single-Family Dwelling District -- which would not allow for the construction of the proposed project. A rezoning of the parcels to the “F” Neighborhood Commercial District, would allow for the proposed project to be in compliance with the Zoning Code.



Petitioner: John Anselmo, of Crown Construction of MO, Inc., who is representing Union & 70, LLC, which owns the 5 parcels.

Support Letter: The petitioner has submitted a letter of support from Alderwoman Sharon Tyus (1st Ward). However, the letter is dated July 2, 2014 and only refers to 3 of the 5 parcels proposed for rezoning. He has been unsuccessful in obtaining an updated letter of support from Alderwoman Tyus.

Recommended Action

That the Planning Commission finds the petition for the proposed Zoning District Map amendment for five parcels located in City Block 5090 -- 4547 and 4901-09 Geraldine Ave. -- to be in conformity with the City's Strategic Land Use Plan and **recommends approval** to the City's Board of Aldermen.

1.0 Background

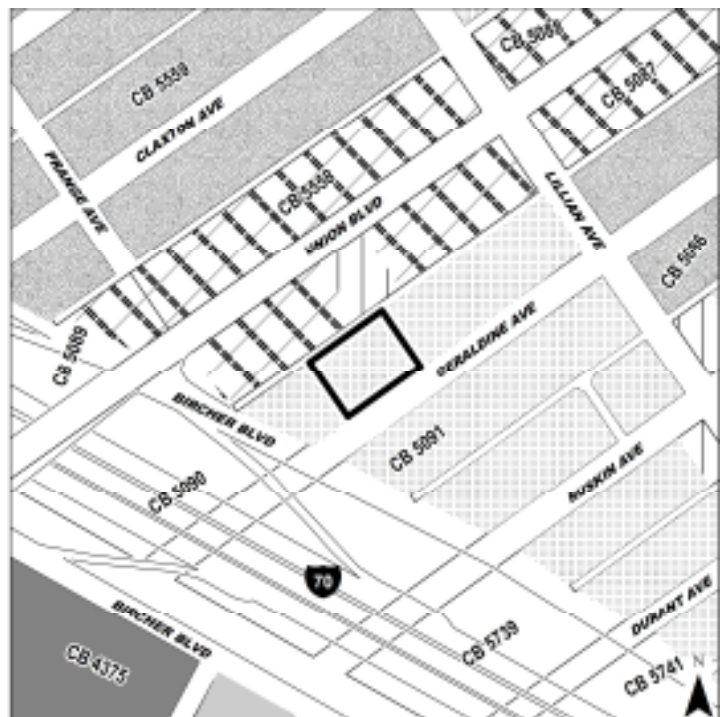
- The rezoning site consists of five parcels -- 4547 & 4901-09 Geraldine Ave. -- and is approximately 0.49 acres in size. It is located mid-block on Geraldine Ave. -- between Lillian Ave. and Bircher Blvd. -- in the Mark Twain neighborhood.
- The rezoning site currently consists of 5 vacant lots. It is currently zoned as "A" Single-Family Dwelling District. Residential buildings were demolished on 3 of the 5 parcels within the last year. The petitioner would like to consolidate these 5 parcels with a large recently consolidated parcel (although City records and maps have not been updated and still reflect the previous 10 parcels and a portion of an alley). The petitioner further proposes to construct a 13,500-square foot strip shopping center that would encompass virtually the remainder of the block as a second phase of its development project. (Only an existing corner store, Union Market, located at the corner of Union Blvd. and Lillian Ave., would remain.) The first phase -- the construction of a Mobil gas station and Crown Mart convenience store -- is currently under construction on the adjacent recently consolidated parcel. (A previous rendering of the strip shopping center -- submitted as part of an earlier rezoning -- is attached as Exhibit "C".) Consolidation of the parcels as currently zoned would result in a parcel with multiple zoning districts, which would require the proposed project to meet the requirements of the more restrictive zoning -- the "A" Single-Family Dwelling District -- which would not allow for the construction of the proposed project. A rezoning of the parcels to the "F" Neighborhood Commercial District, would allow for the proposed project to be in compliance with the Zoning Code. It should be noted, however, that additional steps will need to be taken by the petitioner prior to constructing the second phase of the development project. These include purchasing the remaining parcels on the block, demolishing the existing buildings, rezoning the remaining parcels that are zoned "A", vacating the remainder of the alley, and consolidating the parcels.
- The amendment proposes changing the zoning for the five parcels from the "A" Single-Family Dwelling District to the "F" Neighborhood Commercial District. As Exhibit "A" shows, there is a consistent pattern of zoning for the adjacent area, with parcels facing Union Blvd. being zoned "F" and parcels facing Geraldine Ave. being zoned "A". The only exceptions are three parcels -- 4537-45 Geraldine Ave. -- which were rezoned from "A" to "F" in 2014 to allow for the development of the first phase of the development project.
- The petitioner is John Anselmo, of Crown Construction of MO, Inc. He is representing Union & 70, LLC. The latter company owns the 5 parcels.
- Existing land uses adjacent to the rezoning site include a variety of residential, commercial and institutional uses. Most land uses along Geraldine Ave. are low-density residential uses and vacant lots. Land uses vary along Union Blvd., although low-density residential uses, commercial uses and vacant lots are most common. Building conditions vary as well. It should be noted that several residential buildings have been recently demolished in anticipation of the second phase of the development project. Photos of the rezoning site and adjacent areas are included in Exhibit "F".

- In its rezoning petition (see Exhibit “B”), the petitioner states as its Grounds for Petition: “Consolidation.”
- The City’s Zoning Administrator cites in the attached letter (see Exhibit “C”) that: “The purpose of the change in the zoning of the subject parcels is to bring the property into conformity with its intended future use. Given that the subject property will provide for improved commercial opportunities in the immediate area; 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 less restrictive zoning classification would be appropriate and would enhance the general welfare of the City.” She further states that: “It is the recommendation of the Zoning Administrator that the subject parcels in City Block 5090 be rezoned from the current classification of “A” Single-Family Dwelling District to the “F” Neighborhood Commercial District.”
- The petitioner has submitted a letter of support from Alderwoman Sharon Tyus (1st Ward). However, the letter is dated July 2, 2014 and only refers to three of the five parcels proposed for rezoning. The petitioner has been unsuccessful in obtaining an updated letter of support from Alderwoman Tyus.

2.0 Comments

PDA staff has reviewed the proposed amendment of the Zoning District Map for five parcels located at 4547 and 4901-09 Geraldine Ave. and recommends approval of the rezoning to the “F” Neighborhood Commercial District. This recommendation is based on the reasons cited in the Zoning Administrator’s letter and the proposed rezoning’s conformity with the City’s Strategic Land Use Plan.

The Strategic Land Use Plan designates the rezoning site as a Neighborhood Preservation Area (NPA). This Strategic Land Use Category is defined as: *“Areas where the existing housing and corner commercial building stock will be preserved and augmented with infill residential and corner commercial development physically integrated with, and primarily serving the immediate neighborhood. These areas generally consist of stable residential areas of the City, including but not limited to historic districts, where the character of the neighborhood is currently well preserved with relatively few vacant lots and abandoned buildings. The Plan contemplates continued preservation and improvement, with quality rehabilitation and infill new construction that is sensitive to the character of existing residences. Commercial and institutional uses catering to the immediate needs of the neighborhood are acceptable and reflect the traditional role such activity has played in the history of the City.”*



Strategic Land Use Categories			
	Neighborhood Preservation Area		Business/Industrial Preservation Area
	Neighborhood Development Area		Business/Industrial Development Area
	Neighborhood Commercial Area		Institutional Preservation and Development Area
	Regional Commercial Area		Specialty Mixed Use Area
	Recreational and Open Space Preservation		Opportunity Area

The proposed rezoning would facilitate the redevelopment of the five subject parcels and adjacent parcels into a strip shopping center. As stated above, corner commercial uses are acceptable in a Neighborhood Preservation Area. The proposed development project would also provide additional commercial opportunities in the area. The

development site may also be more suited for commercial development as Union Blvd. features a full four-way interchange with Interstate 70, including two highway entrance ramps and two highway exit ramps.

In addition, the five subject parcels are located adjacent to a Neighborhood Commercial Area, which extends virtually the entire length of the under-utilized Union Blvd. corridor from Interstate 70 to West Florissant Ave. One of the reasons that Union Blvd. has been unable to attract substantial commercial development has been that the existing commercial zoning ("F" Neighborhood Commercial District) includes only the blockfaces facing Union Blvd. -- with land on the other side of the adjacent alleys zoned "A" Single-Family Dwelling District. The proposed rezoning will provide more land for a larger development project.

Lastly, the Strategic Land Use Plan provides for some flexibility with the "adjacency rule", which states that: *"Recognizing that the Land Use Plan map assigns general land use categories to blocks and parcels based on current projections for development and preservation and recognizing that these designations are not exact, the Planning Commission may, in its discretion, consider a use/development/project to be in conformance with the Plan when the proposed use/development/project is allowed under the Plan in a directly abutting area."* Thus, the proposed rezoning is in conformity with the City's Strategic Land Use Plan.

2.1 Public Input

The Board of Aldermen's Housing, Urban Development and Zoning (HUDZ) Committee will conduct a public hearing as part of the legislative process.

2.2 Previous Commission Action

At its December 3, 2008 meeting, the Planning Commission reviewed and recommended for approval a Chapter 99 Blighting Study and Redevelopment Plan for the Union Blvd./I-70/W. Florissant Ave. Redevelopment Area. This Redevelopment Area was approved by Ordinance 68268. It includes a majority of the parcels located along a four-block stretch of Union Blvd. between Interstate 70 and W. Florissant Ave. -- including the recently consolidated parcel that is the site of the gas station and convenience store which is under construction. The Redevelopment Plan was established to eliminate the blight and to encourage the redevelopment of properties along Union Blvd. into productive residential and commercial uses by providing up to 15 years of tax abatement.

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

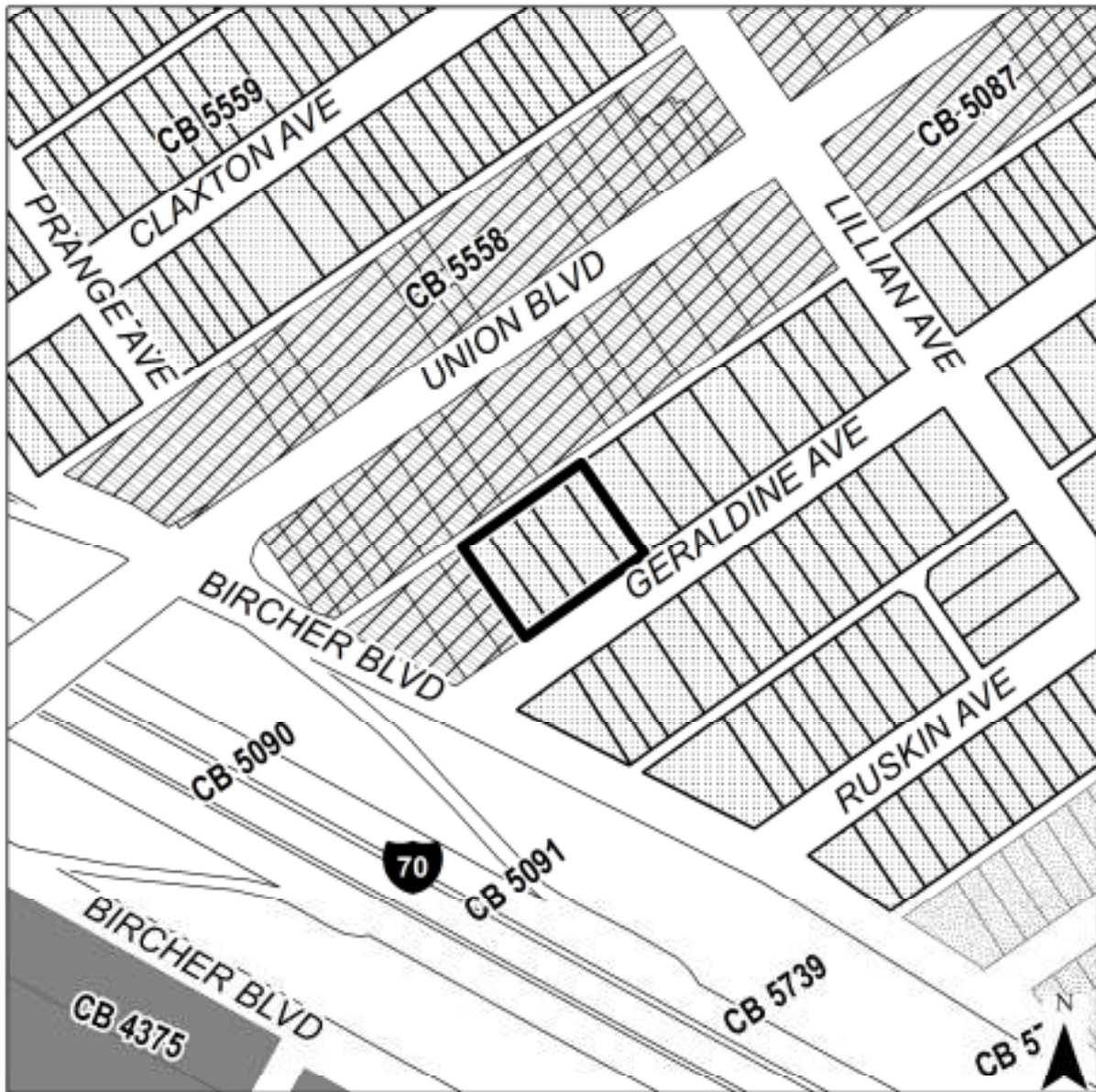
That the Planning Commission finds the petition for the proposed Zoning District Map amendment for five parcels located in City Block 5090 -- 4547 and 4901-09 Geraldine Ave. -- to be in conformity with the City's Strategic Land Use Plan and **recommends approval** to the City's Board of Aldermen.

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 the "F" Neighborhood Commercial District) for five parcels (known as 4547 and 4901-09 Geraldine Ave.) located in City Block 5090 is hereby found to be in conformity with the City's Strategic Land Use Plan.
2. The petition for the amendment of the Zoning District Map (to the "F" Neighborhood Commercial District) for five parcels (known as 4547 and 4901-09 Geraldine Ave.) located in City Block 5090 is hereby recommended for approval.
3. The Director of the Planning and Urban Design Agency is hereby directed to notify the City's Board of Aldermen of this recommendation.

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 "A" to "F"

PDA-073-16-REZ





EXHIBIT B

PETITION FOR ZONING AMENDMENT (REZONING) CITY OF ST. LOUIS

Petitioner's Name UNION #70, LLC
 Contact Name (If above is a firm/an organization) JOHN ANSELMO
 Address 387B De M L KING DRIVE STL MO 63113
 Phone 314 420 3205 Fax NA Email JOHN.ECS@CHARTER.NET

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 _____
4547, 4901, 4903, 4905 & 4909 GERARDINE
 City Block No. 5090 Parcel No. 5090-00-0520-0 / 5090-00-0300-0
5090-00-310-0 / 5090-00-0290-0
5090-00-0280-0
 Requested Zone/FBD Change From A To F
(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) RESIDENTIAL VACANT
- Intended Use of Property(s) MIXED USE COMMERCIAL RETAIL
- Grounds for Petition 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 UNION #70, LLC JOHN ANSELMO

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] 8/1/2014
 Signature(s) of Petitioner(s) Date Filed

Received and deemed complete by Zoning on 8/9/14
 City of St. Louis, Office of the Zoning Administrator
 Room 400, City Hall, St. Louis, MO 63103

CITY OF ST. LOUIS

AFFIDAVIT

I/We [Signature] own the property(ies)

PRINT NAME(S)

4547, 4901, 4003, 4905 & 4909

commonly known as _____ in City Block

PRINT ADDRESS(ES)

5090-00-320-0 5090-00-280-1
5090-00-310-0 5090-00-280-2
5090-00-300-0

City Block Number(s) 5090 and Parcel Number(s) _____

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

[Signature] 7/26/2016
SIGNATURE DATE

[Signature] 7/26/2016
SIGNATURE DATE

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

JOHN S. ANSELMO
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: July 14, 2018
Commission Number: 14528969

x [Signature]
John Anselmo

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

LAND DESCRIPTION

A TRACT OF LAND BEING LOTS 8, 9, 10, AND THE NORTHEASTERLY 17.50 FEET OF LOT 11 IN BLOCK 11 OF HARNEY HEIGHTS SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 15, PAGE 110, CITY OF ST LOUIS RECORDS, BEING IN CITY BLOCK 5090, CITY OF ST LOUIS, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

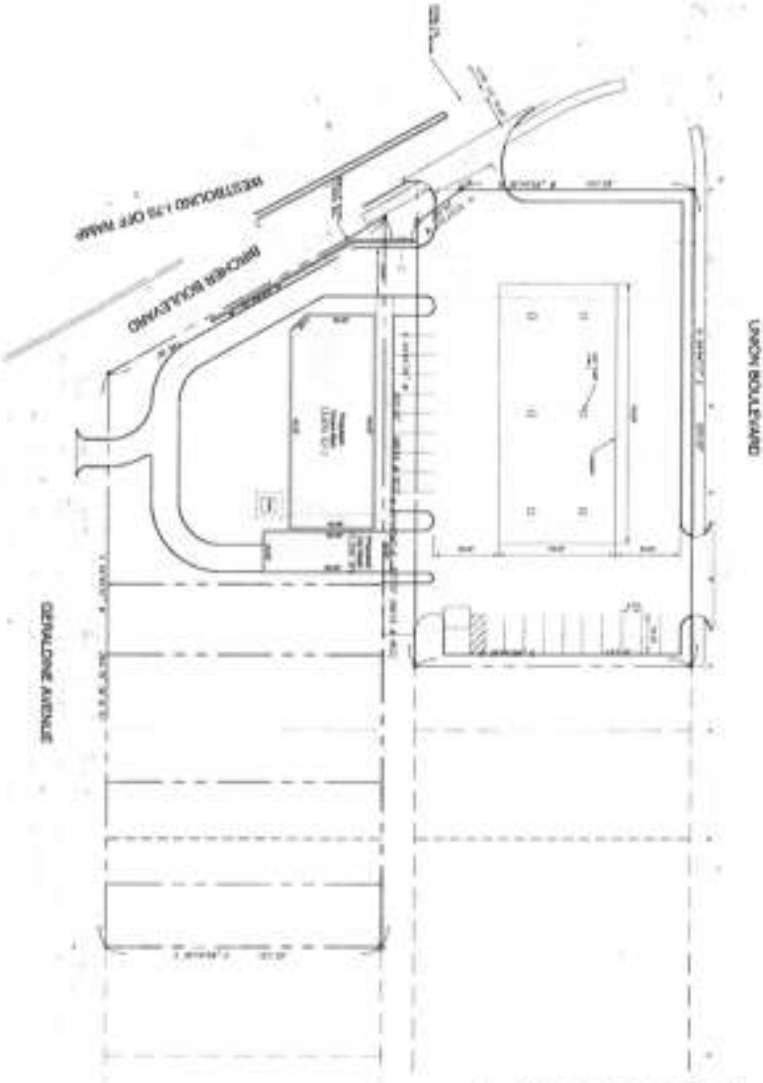
BEGINNING AT AN IRON ROD SET THE INTERSECTION OF THE LINE COMMON TO LOTS 7 AND 8 IN SAID BLOCK 11 AND THE NORTHWESTERLY LINE OF GERALDINE AVENUE, 60 FEET WIDE; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 54 DEGREES 44 MINUTES 51 SECONDS WEST 167.50 FEET TO THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 17.50 FEET OF SAID LOT 11; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 35 DEGREES 14 MINUTES 59 SECONDS WEST 127.30 FEET TO AN IRON ROD SET ON THE SOUTHEASTERLY LINE OF A 15 FOOT WIDE ALLEY; THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 54 DEGREES 44 MINUTES 34 SECONDS EAST 167.50 FEET TO A COTTON SPINDLE SET ON THE AFORSAID LINE COMMON TO LOTS 7 AND 8; THENCE ALONG SAID COMMON LINE SOUTH 35 DEGREES 14 MINUTES 59 SECONDS EAST 127.32 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND CONTAINING 21,325 SQUARE FEET (0.490 ACRES), MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY.

EXHIBIT C



NEW PROPOSED:
CROWN MART 
UNION / 70 RETAIL

I-70 & Union Blvd.
St. Louis, Missouri



GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BUILDING UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BLOCK UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CITY UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COUNTY UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STATE UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COUNTRY UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WORLD UNLESS OTHERWISE NOTED.





RICHARD GRAY
DIRECTOR OF PUBLIC SAFETY

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

EXHIBIT D



FRANK OSWALD
BUILDING COMMISSIONER

TO: City of St. Louis Planning Commission

FROM: Mary Hart Burton, Zoning Administrator

SUBJECT: Rezoning – Mark Twain Neighborhood - City Block 5090 (4547, 4901, 4903, 4905 & 4909 Geraldine Avenue)

DATE: September 7, 2016

INITIATION:

Mr. John Anselmo, representing the owner of record, Union & 70 LLC, for the above referenced parcels, 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 Mark Twain Neighborhood. Specifically, the petition focused on five parcels in City Block 5090, commonly known as 4547, 4901, 4903, 4905 & 4909 Geraldine Avenue that are currently zoned "A" Single-Family Dwelling District. The parcels are located in the 1st Ward of the City of St. Louis.

PURPOSE:

The request is based on the Petitioner's future plans to consolidate these five parcels with an additional 10 parcels, also in city block 5090 (4540-4914 Union Blvd. & 4537-4545 Geraldine Avenue), and zoned "F" Neighborhood Commercial District. The Petitioner further proposes to construct a new retail strip center, as an addition to the convenience store and motor fuel pumping station that is currently under construction at 4540 Union, adjacent to the parcels they are petitioning to rezone. Consolidation of all parcels as currently zoned would result in dual zoning that would require the proposed project to meet the requirements of the more restrictive zoning, "A" Single-Family Dwelling District, which would not allow for the construction of the proposed project. A rezoning of the aforementioned parcels to the "F" Neighborhood Commercial District, would allow for the proposed project to be in compliance with the Zoning Code.

The purpose of the change in the zoning of the subject parcels is to bring the property into conformity with its intended future use. Given that the subject property will provide for improved commercial opportunities in the immediate area; 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 less 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 5090 be rezoned from the current classification of "A" Single-Family Dwelling District to the "F" Neighborhood Commercial District.

cc: Alderwoman Sharon Tyus, 1st Ward
Frank Oswald, Building Commissioner

Building Safety is NO Accident

8/5/2016

City of Saint Louis Mail - (no subject)



EXHIBIT E

Hart, Mary <hartm@stlouis-mo.gov>

(no subject)

1 message

John Anselmo <john.ecs@charter.net>

Tue, Aug 2, 2016 at 3:44 PM

To: Mary Hart <HartM@stlouis-mo.gov>, "Lordi, Bob" <lordib@stlouis-mo.gov>

Cc: msaid@sbcgloba.net

Bob/Mary,

This is the Letter of Support originally obtained for the project. The current rezoning applied for is a continuation of this process and is at the insistence of the Alderwoman as all of these parcels had to be bought and consolidated into one piece at her behest. BOA likewise has requested that this process continue. Since the project has begun it has been increasingly difficult to reach the Alderwoman and obtain anything additionally.

Regards,

John Anselmo


Crown Construction of MO, Inc.

3878 Dr. Martin Luther King Drive

St. Louis, MO 63113

314-420-3205

John.ecs@charter.net

 Scan0032.pdf
559K



Sharon Tyus
Aldерwoman, 1st Ward

BOARD OF ALDERMEN
CITY OF SAINT LOUIS
MISSOURI

COMMITTEES
Convention, Tourism, Arts & Humanities
Streets, Traffic & Parks
Transportation & Zoning
Intergovernmental Affairs

July 2, 2014

Ms. Mary Hart
Zoning Administrator
City of St. Louis
City Hall, Room
1200 Market
St. Louis, MO 63103

Re: Request for Rezoning 4537, 4541, 4547, 4905, & 4909 Geraldine

Dear Ms. Hart:

This letter is to request your offices assistance in rezoning several parcels of land in anticipation for the building of a service station and strip mall in the 4500 and 4900 blocks of Union and the 4500 and 4900 blocks of Geraldine. Geraldine is the street immediately east of Union and they are connected by an alley. The properties are owned by Mr. Majed Abusaid Company Union & 70 LLC.

I have been working with Mr. Abusaid and his partners for several months regarding this proposed development. I was initially hesitant to support the project because a new gas station had just opened across the street on Union and Bircher and the proposed new development would abut residential property.

After meeting with Mr. Abusaid and his minority partner I was convinced by their willingness to build a strip mall rather than just a gas station. Their willingness to purchase the residential property on Geraldine to build berms, fencing, and landscaping to buffer any potential noise that might affect the residential homes that would remain on the east and west side of Geraldine, and Mr. Abusaid good tract record with his other Crown Gas Stations in the City of St. Louis.

Page 2 – Mary Hart Burton

Re: Request for Rezoning 4537, 4541, 4547, 4905, & 4909 Geraldine

The properties to be rezoned are 4537, 4541, 4547, 4905, & 4909 Geraldine. Mr. Abusaid is also working to purchase 4547 Union which when and if purchased would also need to be rezoned. Currently the properties are zoned A single family.

Mr Abusaid owns the abutting properties on Union; 4540, 4542, 4902, 4906, 4906-07, 4910, & 4914 Union which are zoned F Neighborhood Commercial. These properties on Geraldine and Union will be combined to build the first phase of a proposed gas station and strip mall. Thus, they will need to be rezoned accordingly.

As I understand it for a gas station to be built at this site, there will have to be other zoning considerations and or hearings. Please advise me as to the proper procedure so that we may move forward with this project.

I expect to offer some financial considerations such as tax abatement to this project.

Your expedient handling of this matter as well as your guidance as to the next steps I should take is greatly appreciated.

Thank you in advance and if you have questions feel free to contact me at the below contact numbers.

Respectfully,

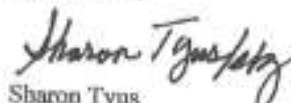

Sharon Tyus
Alderwoman 1st Ward

Exhibit "F"

Photos of
Rezoning Site in City Block 5090



**1) Rezoning site
Vacant lots, 4547 & 4901-09 Geraldine Ave.
(Looking westward)**



**2) Rezoning site
Vacant lots, 4547 & 4901-09 Geraldine Ave.
(Looking northward)**



**3) Adjacent properties
Mobil gas station & Crown Mart convenience
store
(Looking eastward)**



**4) Adjacent properties
Mobil gas station & Crown Mart convenience
store
(Looking westward)**

Exhibit "F"

Photos of
Rezoning Site in City Block 5090



**5) Adjacent properties
2 1-family buildings, 4915-19 Geraldine Ave.
(Looking westward)**



**6) Adjacent properties
Emmanuel Temple Church of God & related
parking lot, 4920-32 Union Blvd.
(Looking eastward)**



**7) Adjacent properties
6 vacant lots, 4934-54 Union Blvd.
(Looking eastward)**



**8) Adjacent properties
2 residential buildings, 4902-04 Geraldine Ave.
(Looking eastward)**