

**ORDINANCE #68661**  
**Board Bill No. 3**

An Ordinance recommended by the Planning Commission on April 7, 2010, to change the zoning of property as indicated on the District Map, from "F" Neighborhood Commercial District to the "C" Multiple-Family Dwelling District, in City Blocks 1004 and 1005 (2955, 2957, 2954 and 2956 Thomas), so as to include the described parcels of land in City Blocks 1004 and 1005; and containing an emergency clause.

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

**SECTION ONE.** The zoning designation of certain real property located in City Blocks 1004 and 1005 is hereby changed to the "C" Multiple-Family Dwelling District, real property being particularly described and shown in Exhibit A as follows:

**Parcel #10040004000 (2957 Thomas St.)**

All of lot 24, block 39 of Stoddard's addition to the City of St. Louis, Missouri per the recorded plat thereof in book '3', at page 19, also being a part of City Block 1004, and being more particularly described as follows;

Beginning at a cut cross in concrete marking the southwest corner of said lot 24 and said City Block 1004; thence north 00°26'46" west along the east right-of-way line of garrison street, a distance of 118.57 feet to a 5/8" iron rod on the south line of a 17.50 feet wide alley; thence leaving garrison street right-of-way north 88°53'30" east along the south line of said alley, a distance of 28.71 feet to the northeast corner of said lot 24; thence leaving said alley south 00°27'04" east along the east line of lot 24, a distance of 118.56 feet to the southeast corner of lot 24; point being on the north right-of-way line of Thomas Street; thence south 88°52'18" west along said right-of-way line, a distance of 28.72 feet to the point of beginning, containing 3404.3 square feet, more or less.

**Parcel #10040003900 (2955 Thomas St.)**

All of lot 23, block 39 of Stoddard's addition to the City of St. Louis, Missouri per the recorded plat thereof in book '3', at page 19, also being a part of City Block 1004, and being more particularly described as follows;

Commencing at a cut cross in concrete marking the southwest corner of lot 24 in said block 39, also being the southwest corner of City Block 1004; thence north 88°52'18" east along the north right-of-way of Thomas Street, a distance of 28.72 feet to the southwest corner of said lot 23, being the point of the beginning of the parcel herein described; thence leaving said Thomas Street right-of-way north 00°27'04" west along the west line of said lot 23, a distance of 118.56 feet to the northwest corner of said lot 23, point being on the south line of a 17.50 feet wide alley; thence along the south line of said alley north 88°53'30" east, a distance of 24.96 feet to the northeast corner of said lot 23, thence leaving said south line of alley south 00°27'29" east along east line of said lot 23, a distance of 118.55 feet to the southeast corner of said lot 23 on the north right-of-way line of Thomas Street; thence south 88°52'18" west along said north right-of-way line, a distance of 24.97 feet to the point of beginning, containing 2959.7 square feet, more or less.

**Parcel #10050000150 (2956 Thomas St.)**

All of lot 25, block 40 of Stoddard's addition to the City of St. Louis, Missouri per the recorded plat thereof in book '3', at page 19, also being a part of City Block 1005, and being more particularly described as follows;

Beginning at the northwest corner of said lot 25 and said block 1005 for which a cut anchor bears south 88°52'18" west, a distance of 10.97 feet; thence from point of beginning north 88°52'18" east along the south right-of-way line of Thomas Street, a distance of 28.87 feet to the northeast corner of said lot 25; thence leaving said Thomas Street right-of-way south 00°38'25" east along the east line of said lot 25, a distance of 118.53 feet to the southeast corner of said lot 25, point being on the north line of a 15.00 feet wide alley; thence along the north line of alley south 88°51'25" west, a distance of 28.85 feet to the southwest corner of said lot 25, point being on the east right-of-way line of Garrison Street; thence leaving the

north line of said alley north 00°39'03" west along said east right-of-way line of Garrison Street, a distance of 118.54 feet to the point of beginning, containing 3420.6 square feet, more or less.

**Parcel #1005000200 (2954 Thomas St.)**

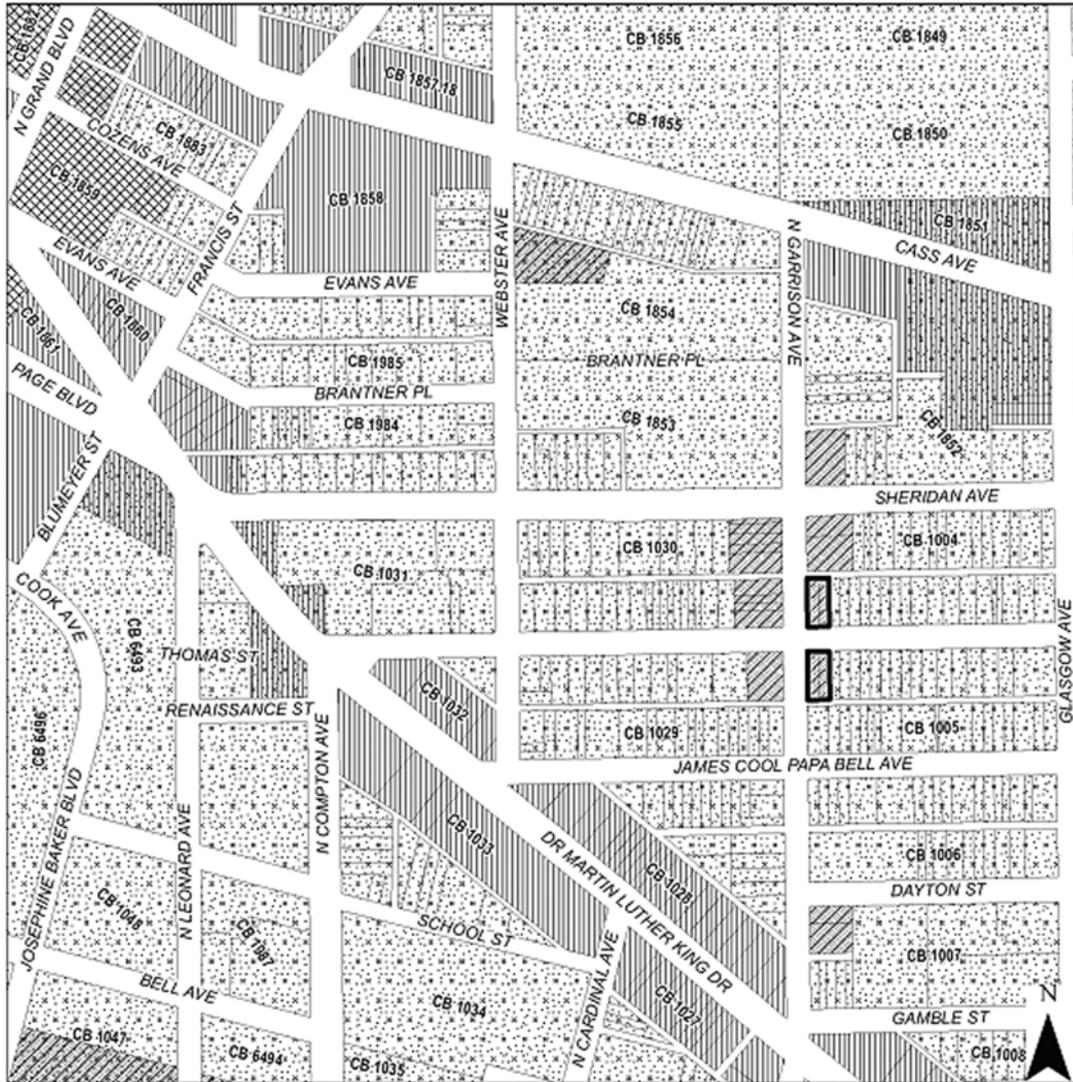
All of lot 26, block 40 of Stoddard's addition to the City of St. Louis, Missouri per the recorded plat thereof in book '3', at page 19, also being a part of City Block 1005, and being more particularly described as follows;

Commencing at the northwest corner of lot 25 and said block 40, also being the northwest corner of said City Block 1005; thence north 88°52'18" east along the south right-of-way line of Thomas Street, a distance of 28.87 feet to the northwest corner of said lot 26, being the point of beginning of the parcel herein described; thence continue along said right-of-way line north 88°52'18" east, a distance of 25.04 feet to the northeast corner of said lot 26; thence leaving said Thomas Street right-of-way south 00°38'22" east along the east line of said lot 26, a distance of 118.52 feet to the southeast corner of said lot 26, point being on the north line of a 15.00 feet wide alley; thence along said north line of alley south 88°51'25" west, a distance of 25.03 feet to the southwest corner of said lot 26, thence leaving said north line of alley north 00°38'25" west along the west line of said lot 26 to the beginning, containing 2967.3 square feet, more or less.

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

**Approved: June 22, 2010**

## 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 from  
"F" to "C"  
Jeff Vander Lou  
PDA-022-10-REZ**

CITY OF ST. LOUIS  
PLANNING & URBAN  
DESIGN AGENCY  
FRANCIS G. SLAY, Mayor