

ORDINANCE #69082
Board Bill No. 242

An Ordinance recommended by the Planning Commission on December 7, 2011, to change the zoning of property as indicated on the District Map, from "B" Two-Family Dwelling District to the "C" Multiple-Family Dwelling District, in City Block 4550 (5501-51 Enright and 5534 Clemens), so as to include the described parcels of land in City Block 4550; 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 Block 4550 is hereby changed to the "C" Multiple-Family Dwelling District, real property being particularly described and shown in Exhibit A as follows:

Parcel #4550-00-2720

A tract of land being part of Lots 5, 6 and 7 of Henry B. Belt's Subdivision and lots 13, 14, 17, 18, 19, 20, 21, 22 and part of lots 12, 15, 16 of SOUTH CABANNE, recorded in Plat Book 13 Page 56 of the City of St. Louis Records in Block 4550 of the City of St. Louis, Missouri and being more particularly described as: Beginning at the intersection of the South line of Clemens Avenue, 60 feet wide, with the West line of Belt Avenue 60 feet wide; being also the Northeast corner of said Lot 22 of South Cabanne, thence South 4 degrees 45 minutes 20 seconds East 409.40 feet along said West line of Belt Avenue to a point; thence along a curve to the right whose radius point bears South 85 degrees 14 minutes 40 seconds West 30.00 feet from the last mentioned point, a distance of 46.99 feet to the North line of Enright Avenue, 60 feet wide; thence South 84 degrees 59 minutes 40 seconds West 543.71 feet along said North line of Enright Avenue to a point; thence North 4 degrees 56 minutes 20 seconds West 193.17 feet to a point; thence North 84 degrees 34 minutes 09 seconds East 43.63 feet to a point; thence North 5 degrees 20 minutes 17 seconds West 188.07 feet to the said South line of Clemens Avenue; thence along said South line of Clemens Avenue the following courses and distances; along a curve to the left whose radius point bears North 28 degrees 39 minutes 52 seconds West 147.00 feet from the last mentioned point, a distance of 56.10 feet, along a curve to the right whose radius point bears South 50 degrees 31 minutes 53 seconds East 87.00 feet from the last mentioned point a distance of 69.13 feet and North 84 degrees 59 minutes 40 seconds East 48.00 feet to a point 2.00 feet West of the West line of said Lot 16 of South Cabanne, being the Northwest corner of property conveyed to Horace Fletcher and wife by deed recorded in book 7979 Page 325 in the City of St. Louis Records, thence leaving said South line of Clemens Avenue South 4 degrees 45 minutes 20 seconds East 244.20 and parallel to said West line of lot 16 and along said Fletcher property to the Southwest corner thereof, thence North 84 degrees 59 minutes 40 seconds East 50.00 feet along the South line of said Fletcher property to the Southwest corner thereof; thence North 4 degrees 45 minutes 20 seconds West 244.20 feet along the East line of said Fletcher property to the South line of Clemens Avenue; thence North 84 degrees 59 minutes 40 seconds East 326.75 feet along said South line of Clemens Avenue to the point of beginning.

Excepting

The northern 91 feet 7-3/4 inches of the Western 50 feet of Lot 6 of Belt's Subdivision and in Block 4550 of the City of Louis, fronting 91 feet 7-3/4 inches on the West line of said Lot 6 by a depth Eastwardly of 50 feet.

Also Excepting

Lot 12 of South Cabanne, a Subdivision recorded in Plat Book 13 Page 56 of the City of St. Louis Records and in Block 4550 of the City of St. Louis, Missouri, and described as follows:

Beginning at the Northeast corner of Lot 12 of South Cabanne, being a point on the South line of Clemens Avenue, 60 feet wide, thence South along the East line of said Lot 12, 98.50 feet, more or less, to the Southeast corner thereof; thence West along the South line said Lot 12, 50.00 feet to the Southwest corner thereof; thence North along the West line of said Lot 12, 83.52 feet to the South line of Clemens Avenue, and along a curve to the left having a radius of 147.00 feet an arc distance of 44.49 feet, more or less, to the point of beginning

Parcel #4550-00-0800

Parcel 1:

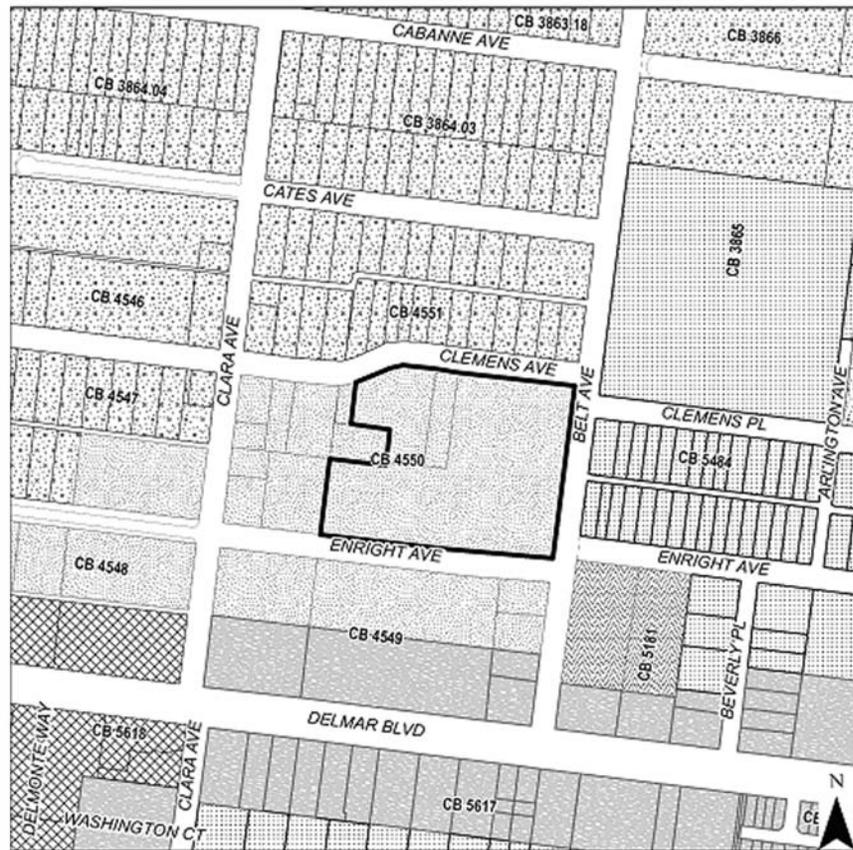
The eastern 2 feet of Lot No. 15 and the western 48 feet of Lot No. 16 of south Cabanne, and in Block No. 4550 of the City of St. Louis, together fronting 50 feet on the south line of Clemens Avenue, by a depth Southwardly of 152 feet 6-1/2 inches to the South line of said Subdivision.

Parcel 2:

Part of Lot No. 6 of H.B. Belt's Subdivision and in Block No. 4550 of the City of St. Louis, beginning at a point in the South line of South Cabanne Subdivision, thence South and parallel with the East line of Clemens Olive Street Addition, 91 feet 10-1/4 inches, thence west and parallel with Delmar Boulevard 50 feet, thence North 91 feet 7-3/4 inches to the South line of south Cabanne Subdivision, thence east 50 feet to the point of beginning..

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.

**EXHIBIT A
DISTRICT MAP**



Current Zoning District		 Rezoning Area Rezoning from "B" to "C"
 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 District  H Area Commercial District  I Central Business District  J Industrial District  K Unrestricted District  L Jefferson Memorial District	

PDA-087-11-REZ
 CITY OF ST. LOUIS
 PLANNING & URBAN
 DESIGN AGENCY
FRANCIS G. BOEN MAYER

Approved: February 10, 2012