

ORDINANCE #69160
Board Bill No. 8

An Ordinance recommended by the Planning Commission on April 4, 2012, to change the zoning of property as indicated on the District Map, from both "D" Multiple-Family Dwelling District & "F" Neighborhood Commercial District, "F" Neighborhood Commercial District only, all three "D" Multiple-Family Dwelling District, "F" Neighborhood Commercial District & "J" Industrial District, and "J" Industrial District only to either the "D" Multiple-Family Dwelling District, the "F" Neighborhood Commercial District, or the "G" Local Commercial and Office District only, in City Blocks 680, 780, 781, 782, 783, 787, 788, 790, 791, 798, 806, 809, 842 and 843), so as to include the described parcels of land in City Blocks 680, 780, 781, 782, 783, 787, 788, 790, 791, 798, 806, 809, 842 and 843; 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 680, 780, 781, 782, 783, 787, 788, 790, 791, 798, 806, 809, 842 and 843 is hereby changed to either the "D" Multiple-Family Dwelling District, the "F" Neighborhood Commercial District, or the "G" Local Commercial and Office District only, real property being particularly described and shown in Exhibit A as follows:

2000-28 S. 12th St. (10 parcels) "J" to "F"

Beginning at a point in City Block 680 at the intersection of the east line of S. 12th St. and the south line of Allen Ave.; thence southwardly along the east line of S. 12th St. to the north line of Russell Ave.; thence eastwardly along the north line of Russell Ave. to the west line of the north-south alley; thence northwardly along the west line of the north-south alley to the south line of Allen Ave.; thence westwardly along the south line of Allen Ave. to the point of beginning.

1021 Ann Ave. (1 parcel) "F" to "D"

C B 780 ANN
55 FT 2 IN X 140 FT 2 IN
ALLENS ADDN
BLOCK 16 LOTS 23 & 24

2119 -21 Menard St. (1 parcel) "D"/"F" to "D"

C B 781 MENARD ST
50 FT/ IRREG X 62 FT 4 IN / 123 FT
ALLEN RUSSELL ADDN
LOT 11 & E-10

2123 Menard St. (1 parcel) "F" to "D"

C B 781 MENARD ST
25 FT X 123 FT
ALLEN-RUSSELL ADDN
BLOCK 21 LOT 12

1100-16 Russell Ave. (1 parcel) "D"/"F"/"J" to "F"

C.B. 782 12TH -- ANN & RUSSELL
300 FT X 243 FT
ALLEN SUBDN
WHOLE BLOCK

1216-30 Russell Ave. (8 parcels) "J" to "D"

Beginning at a point in City Block 783 at the intersection of the east line of S. 13th St and the south line of Russell Ave.; thence eastwardly along the south line of Russell Ave. approximately 149.99 feet to the intersection of the western property line of the real property known as 1200-14 Russell Ave.; thence southwardly along said property line approximately 140.42 feet to the

intersection of the north line of the east-west alley; thence westwardly along the north line of the east-west alley approximately 149.99 feet to the intersection of the east line of S. 13th St.; thence northwardly along the east line of S. 13th St. to the point of beginning.

1200-14 Russell Ave. (1 parcel) “J” to “G”

C B 0783 RUSSELL
150 FT X 140.41 FT
CONSOLIDATION SURVEY
ALLENS ADDN
ADJ TRACT A

2117-19 S. 12th St. (1 parcel) “J” to “G”

C.B. 783 12TH ST
40 FT X 140 FT
ALLENS ADDN
BLOCK 35 LOT 22

2121-29 S. 12th St. (2 parcels) “J” to “D”

Beginning at a point in City Block 783 at the intersection of the west line of S. 12th St. and the north line of Ann Ave.; thence westwardly along the north line of Ann Ave. to the east line of the north-south alley; thence northwardly along the east line of the north-south alley approximately 100 feet to the intersection of the southern property line of the real property known as 2117-19 S. 12th St.; thence eastwardly along said property line approximately 140 feet to the intersection of the west line of S. 12th St.; thence southwardly along the west line of 12th St. to the point of beginning.

1219-23 Ann Ave. + 2116-18 S. 13th St. (4 parcels) “J” to “D”

Beginning at a point in City Block 783 at the intersection of the east line of S. 13th St. and the north line of Ann Ave.; thence northwardly along the east line of S. 13th St. to the south line of the east-west alley; thence eastwardly along the south line of the east-west alley to the west line of the north-south alley; thence southwardly along the west line of the north-south alley to the north line of Ann Ave.; thence westwardly along the north line of Ann Ave. to the point of beginning.

2201-03 S. 13th St. (1 parcel) “J” to “D”

C.B. 787 13TH ST
124 FT X 75 FT
ALLENS ADDN
LOT 1 2 3

1214-26 Ann Ave. (4 parcels) “J” to “D”

Beginning at a point in City Block 788 at the intersection of the east line of S. 13th St. and the south line of Ann Ave.; thence eastwardly along the south line of Ann Ave. approximately 153 feet to the intersection of the western property line of the real property known as 2207-11 S. 12th St.; thence southwardly along said property line to the north line of the east-west alley; thence westwardly along the north line of the east-west alley to the east line of S. 13th St.; thence northwardly along the east line of S. 13th St. to the point of beginning.

1208-10 Ann Ave. + 2201-03 S. 12th St. (3 parcels) “J” to “D”

Beginning at a point in City Block 788 at the intersection of the west line of S. 12th St. and the south line of Ann Ave.; thence southwardly along the west line of S. 12th St. approximately 50 feet to the intersection of the northern property line of the real property known as 2207-11 S. 12th St.; thence westwardly along said property line approximately 125 feet to the intersection of the eastern property line of the real property known as 2207-11 S. 12th St.; thence northwardly along said property line to the south line of Ann Ave.; thence eastwardly along the south line of Ann Ave. to the point of beginning.

2207-11 S. 12th St. (1 parcel) “J” to “G”

C.B. 788 12TH ST
74 FT / 124 FT X 147 FT / IRREG
ALLENS ADDN
LOT S1 TO 5 & E6

2201-05 Menard St. (2 parcels) “F” to “D”

Beginning at a point in City Block 790 at the intersection of the west line of Menard St. and the south line of Ann Ave; thence southwardly along the west line of Menard St. approximately 68.33 feet to the intersection of the northern property line of the real property known as 2207 Menard St.; thence westwardly along said property line to the east line of the north-south alley; thence northwardly along the east line of the north-south alley to the south line of Ann Ave.; thence eastwardly along the south line of Ann Ave. to the point of beginning.

2200-04R Menard St. (3 parcels) “F” to “D”

Beginning at a point in City Block 791 at the intersection of the east line of Menard St. and the south line of Ann Ave.; thence eastwardly along the south line of Ann Ave. to the west line of the north-south alley; thence southwardly along the west line of the north-south alley approximately 68.45 feet to the intersection of the northern property line of the real property known as 2206 Menard St.; thence westwardly along said property line to the east line of Menard St.; thence northwardly along the east line of Menard St. to the point of beginning.

2312-22 Menard St. (1 parcel) “D”/“F” to “D”

C B 790 MENARD ST
180 FT X 123 FT 3 1/2 IN
CABANNES ADDN
BLK 3 LOTS 1 THRU 6

2331-37 Menard St. (2 parcels) “F” to “D”

Beginning at a point in City Block 806 at the intersection of the west line of Menard St. and the south line of Lami St.; thence southwardly along the west line of Lami St. approximately 82 feet to the intersection of the northern property line of the real property known as 2339-41 Menard St.; thence westwardly along said property line to the east line of the north-south alley; thence northwardly along the east line of the north-south alley to the south line of Lami St.; thence eastwardly along the south line of Lami St. to the point of beginning.

2353-59 S. 7th St. (4 parcels) “G” to “D”

Beginning at a point in City Block 809 at the intersection of the west line of S. 7th St. and the north line of Barton St.; thence westwardly along the north line of Barton St. to the east line of the eastern north-south alley; thence northwardly along the east line of the eastern north-south alley approximately 102 feet to the southern property line of the real property known as 2343-49 S. 7th St.; thence eastwardly along said property line to the west line of S. 7th St.; thence southwardly along the west line of S. 7th St. to the point of beginning.

913-17 Sidney St. (1 parcel) “J” to “D”

C.B. 842 SIDNEY ST
0.611 ACS
TAYLOR & MASON ADDN BLK 5
LOTS 1 THRU 8 & 1/2 VAC ST & ALLEY

2515 S. 7th St. + 2516 S. 9th St. (2 parcels) “J” to “D”

Beginning at a point in City Block 843 at the intersection of the west line of S. 7th St and the south line of Victor St.; thence southwardly along the west line of S. 7th St. to the north line of Sidney St.; thence westwardly along the north line of Sidney St. to

the east line of S. 9th St.; thence northwardly along the east line of S. 9th St. to the south line of Victor St.; thence eastwardly along the south line of Victor St. 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
A Single-Family Dwelling District	G Local Commercial District	Rezoning Area Rezoning to "D", "F" or "G" PDA-034-12-REZ
B Two-Family Dwelling District	H Area Commercial District	
C Multiple-Family Dwelling District	I Central Business District	 CITY OF ST. LOUIS PLANNING & URBAN DESIGN AGENCY <small>FRANCIS G. SNEY, Mayor</small>
D Multiple-Family Dwelling District	J Industrial District	
E Multiple-Family Dwelling District	K Unrestricted District	
F Neighborhood Commercial District	L Jefferson Memorial District	

Approved: May 25, 2012