

**ORDINANCE #69377**  
**Board Bill No. 236**

An Ordinance recommended by the Planning Commission on November 7, 2012, to change the zoning of property as indicated on the District Map, from "B" Two-Family Dwelling District and "H" Area Commercial District to the "H" Area Commercial District only, in City Block 1495 (3522 Utah and 3521, 3523, 3527 & 3529-41 McKean), so as to include the described parcels of land in City Block 1495; 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 1495 is hereby changed to the "H" Area Commercial District, real property being particularly described and shown in Exhibit A as follows:

**LD- 3522 UTAH STREET**

A PARCEL OF BEING ALL OF LOTS 31 THRU 38 OF TOWER GROVE HEIGHTS AMENDED SUBDIVISION, RECORDED IN PLAT BOOK 16 PAGE 135, OF THE CITY OF ST. LOUIS RECORDER'S OFFICE AND THE 15 FOOT WIDE, ALLEY VACATED BY ORDINANCE 49393 AND 52411, IN BLOCK 1495, CITY OF ST. LOUIS, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN LINE OF UTAH STREET, 60 FEET WIDE WITH THE EASTERN LINE OF GRAND AVENUE, 80 FEET WIDE; THENCE SOUTH 81 DEGREES 03 MINUTES 14 SECONDS EAST 305.25 FEET ALONG THE SOUTHERN LINE OF SAID UTAH STREET, TO EASTERN LINE OF SAID LOT 31, TO A POINT; THENCE SOUTH 08 DEGREES 54 MINUTES 24 SECONDS WEST 135.00 FEET, ALONG THE EASTERN LINE OF SAID LOT 31 PRODUCED TO THE CENTERLINE OF SAID VACATED ALLEY, TO A POINT; THENCE SOUTH 81 DEGREES 03 MINUTES 14 SECONDS EAST 5.00 FEET, TO THE WESTERN LINE OF AN ALLEY 20 FEET WIDE, TO A POINT; THENCE SOUTH 08 DEGREES 54 MINUTES 09 SECONDS WEST 7.50 FEET, TO THE SOUTHERN LINE OF SAID VACATED ALLEY, TO A POINT; THENCE NORTH 81 DEGREES 03 MINUTES 14 SECONDS WEST 304.52 FEET ALONG THE SOUTHERN LINE OF SAID VACATED ALLEY, TO THE EASTERN LINE OF SAID GRAND AVENUE, TO A POINT; THENCE NORTH 06 DEGREES 36 MINUTES 08 SECONDS EAST 142.61 FEET ALONG THE EASTERN LINE OF SAID GRAND AVENUE, TO THE POINT OF BEGINNING AND CONTAINING 43,127 SQUARE FEET OR 0.99 ACRE, AS PREPARED BY PITZMANS COMPANY.

**LD- 3529-41 MCKEAN AVENUE**

A PARCEL OF BEING ALL OF LOTS 15, 40 THRU 43 OF TOWER GROVE HEIGHTS AMENDED SUBDIVISION, RECORDED IN PLAT BOOK 16 PAGE 135, OF THE CITY OF ST. LOUIS RECORDER'S OFFICE, IN BLOCK 1495 CITY OF ST. LOUIS MISSOURI, MORE , MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN LINE OF MCKEAN AVENUE, 60 FEET WIDE SAID POINT BEING SOUTH 81 DEGREES 03 MINUTES 07 SECONDS EAST 69.40 FEET FROM THE EASTERN LINE OF GRAND AVENUE, 80 FEET WIDE, TO THE SOUTHWESTERN CORNER OF SAID LOT 40. THENCE NORTH 08 DEGREES 54 MINUTES 09 SECONDS EAST 127.50 FEET ALONG THE WESTERN LINE OF SAID LOT 40, TO THE SOUTHERN LINE OF 15 FOOT WIDE, ALLEY VACATED BY ORDINANCE 49393 AND 52411, TO A POINT; THENCE SOUTH 81 DEGREES 03 MINUTES 14 SECONDS EAST 160.00 FEET, ALONG THE SOUTHERN LINE OF SAID VACATED ALLEY TO THE NORTHEAST CORNER OF SAID LOT 43, TO A POINT; THENCE SOUTH 08 DEGREES 54 MINUTES 09 SECONDS WEST 127.50 FEET, ALONG THE EASTERN LINE OF SAID LOT 43, TO THE NORTHERN LINE OF SAID MCKEAN AVENUE, TO A POINT; THENCE NORTH 81 DEGREES 03 MINUTES 07 SECONDS WEST 160.00 FEET ALONG THE NORTHERN LINE OF SAID MCKEAN AVENUE, TO THE POINT OF BEGINNING AND CONTAINING 20,400 SQUARE FEET OR 0.47 ACRE, AS PREPARED BY PITZMANS COMPANY.

**LD- 3527 MCKEAN AVENUE**

A PARCEL OF BEING ALL OF LOT 44 OF TOWER GROVE HEIGHTS AMENDED SUBDIVISION, RECORDED IN PLAT BOOK 16 PAGE 135, OF THE CITY OF ST. LOUIS RECORDER'S OFFICE, IN BLOCK 1495 CITY OF ST. LOUIS MISSOURI, MORE , MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN LINE OF MCKEAN AVENUE, 60 FEET WIDE SAID POINT BEING SOUTH 81 DEGREES 03 MINUTES 07 SECONDS EAST 229.40 FEET FROM THE EASTERN LINE OF GRAND AVENUE, 80 FEET

WIDE, TO THE SOUTHWESTERN CORNER OF SAID LOT 44. THENCE NORTH 08 DEGREES 54 MINUTES 09 SECONDS EAST 127.50 FEET ALONG THE WESTERN LINE OF SAID LOT 44, TO THE SOUTHERN LINE OF 15 FOOT WIDE, ALLEY VACATED BY ORDINANCE 49393 AND 52411, TO A POINT; THENCE SOUTH 81 DEGREES 03 MINUTES 14 SECONDS EAST 30.00 FEET, ALONG THE SOUTHERN LINE OF SAID VACATED ALLEY TO THE NORTHEAST CORNER OF SAID LOT 44, TO A POINT; THENCE SOUTH 08 DEGREES 54 MINUTES 09 SECONDS WEST 127.50 FEET, ALONG THE EASTERN LINE OF SAID LOT 44, TO THE NORTHERN LINE OF SAID MCKEAN AVENUE, TO A POINT; THENCE NORTH 81 DEGREES 03 MINUTES 07 SECONDS WEST 30.00 FEET ALONG THE NORTHERN LINE OF SAID MCKEAN AVENUE, TO THE POINT OF BEGINNING AND CONTAINING 3,825 SQUARE FEET OR 0.09 ACRE, AS PREPARED BY PITZMANS COMPANY.

**LD- 3523 MCKEAN AVENUE**

A PARCEL OF BEING ALL OF LOT 45 OF TOWER GROVE HEIGHTS AMENDED SUBDIVISION, RECORDED IN PLAT BOOK 16 PAGE 135, OF THE CITY OF ST. LOUIS RECORDER'S OFFICE, IN BLOCK 1495 CITY OF ST. LOUIS MISSOURI, MORE , MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN LINE OF MCKEAN AVENUE, 60 FEET WIDE SAID POINT BEING SOUTH 81 DEGREES 03 MINUTES 07 SECONDS EAST 259.40 FEET FROM THE EASTERN LINE OF GRAND AVENUE, 80 FEET WIDE, TO THE SOUTHWESTERN CORNER OF SAID LOT 45.  
 THENCE NORTH 08 DEGREES 54 MINUTES 09 SECONDS EAST 127.50 FEET ALONG THE WESTERN LINE OF SAID LOT 45, TO THE SOUTHERN LINE OF 15 FOOT WIDE, ALLEY VACATED BY ORDINANCE 49393 AND 52411, TO A POINT; THENCE SOUTH 81 DEGREES 03 MINUTES 14 SECONDS EAST 30.00 FEET, ALONG THE SOUTHERN LINE OF SAID VACATED ALLEY TO THE NORTHEAST CORNER OF SAID LOT 45, TO A POINT;  
 THENCE SOUTH 08 DEGREES 54 MINUTES 09 SECONDS WEST 127.50 FEET, ALONG THE EASTERN LINE OF SAID LOT 45, TO THE NORTHERN LINE OF SAID MCKEAN AVENUE, TO A POINT;  
 THENCE NORTH 81 DEGREES 03 MINUTES 07 SECONDS WEST 30.00 FEET ALONG THE NORTHERN LINE OF SAID MCKEAN AVENUE, TO THE POINT OF BEGINNING AND CONTAINING 3,825 SQUARE FEET OR 0.09 ACRE, AS PREPARED BY PITZMANS COMPANY.

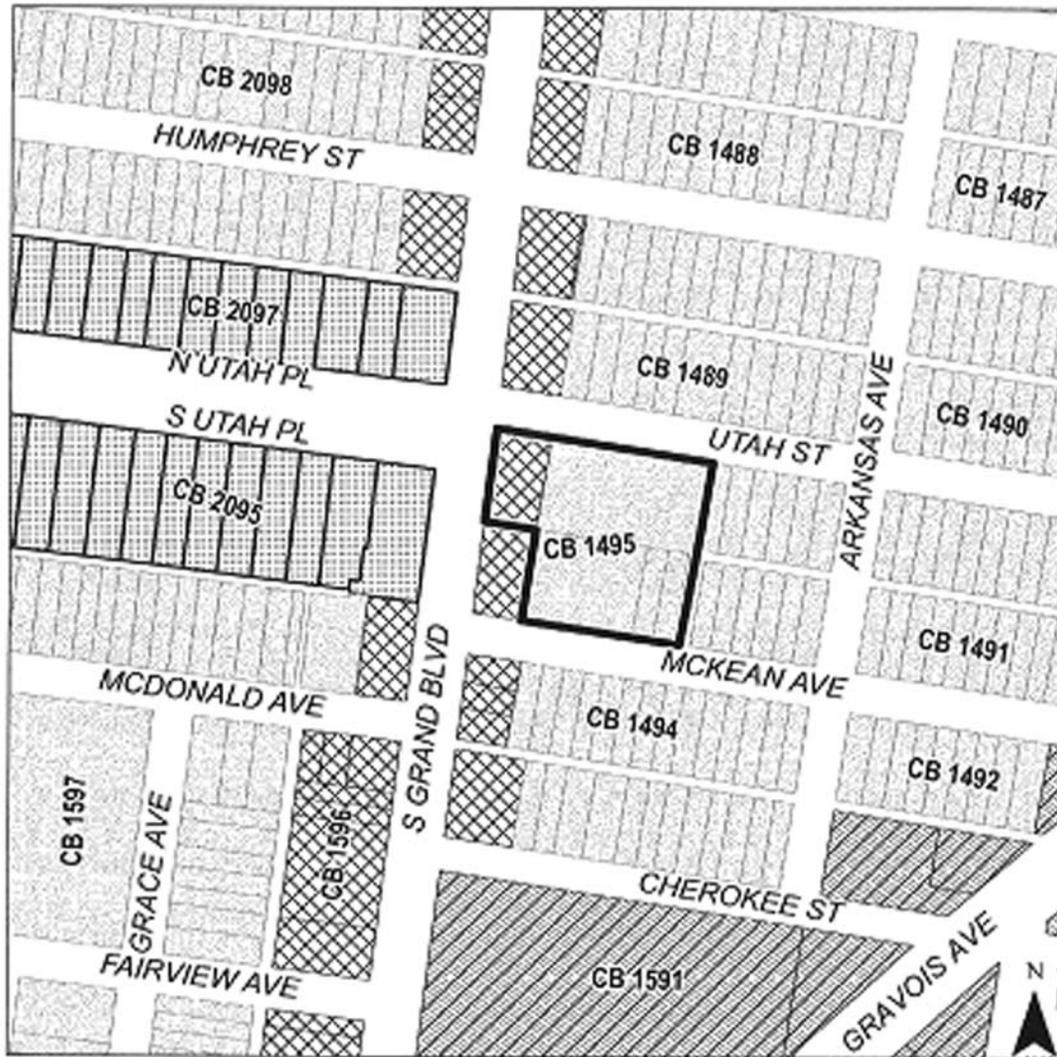
**LD- 3521 MCKEAN AVENUE**

A PARCEL OF BEING THE WESTERN 10.00 FEET OF LOT 46 OF TOWER GROVE HEIGHTS AMENDED SUBDIVISION, RECORDED IN PLAT BOOK 16 PAGE 135, OF THE CITY OF ST. LOUIS RECORDER'S OFFICE, IN BLOCK 1495 CITY OF ST. LOUIS MISSOURI, MORE , MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN LINE OF MCKEAN AVENUE, 60 FEET WIDE SAID POINT BEING SOUTH 81 DEGREES 03 MINUTES 07 SECONDS EAST 289.40 FEET FROM THE EASTERN LINE OF GRAND AVENUE, 80 FEET WIDE, TO THE SOUTHWESTERN CORNER OF SAID LOT 46. THENCE NORTH 08 DEGREES 54 MINUTES 09 SECONDS EAST 127.50 FEET ALONG THE WESTERN LINE OF SAID LOT 46, TO THE SOUTHERN LINE OF 15 FOOT WIDE, ALLEY VACATED BY ORDINANCE 49393 AND 52411, TO A POINT; THENCE SOUTH 81 DEGREES 03 MINUTES 14 SECONDS EAST 10.00 FEET, ALONG THE SOUTHERN LINE OF SAID VACATED ALLEY TO A POINT; THENCE SOUTH 08 DEGREES 54 MINUTES 09 SECONDS WEST 127.50 FEET, ALONG A LINE PARELLEL THE WESTERN LINE OF SAID LOT 46, TO THE NORTHERN LINE OF SAID MCKEAN AVENUE, TO A POINT; THENCE NORTH 81 DEGREES 03 MINUTES 07 SECONDS WEST 10.00 FEET ALONG THE NORTHERN LINE OF SAID MCKEAN AVENUE, TO THE POINT OF BEGINNING AND CONTAINING 1,275 SQUARE FEET OR 0.03 ACRE, AS PREPARED BY PITZMANS COMPANY.

**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**

- |  |                                     |  |                               |
|--|-------------------------------------|--|-------------------------------|
|  | 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 "BH" to "H" & "B" to "H"

PDA-138-12-REZ



Approved: January 25, 2013