

ORDINANCE #69394
Board Bill No. 273

An Ordinance recommended by the Planning Commission on January 9, 2013, to change the zoning of property as indicated on the District Map, from "C" Multiple-Family Dwelling District to the "G" Local Commercial and Office District in City Block 1884 (1523, 1525 & 1529 Bacon Street), so as to include the described parcels of land in City Block 1884; 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 1884 is hereby changed to the "G" Local Commercial and Office District, real property being particularly described as follows:

A TRACT OF LAND BEING ALL OF LOTS 6 THROUGH 10 AND PART OF LOT 11 OF BLOCK 18 OF D.D. PAGE'S 2ND ADDITION, BEING PART OF CITY BLOCK 1884 OF THE CITY OF ST. LOUIS, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF BACON STREET WITH THE NORTH RIGHT OF WAY OF AN EAST-WEST ALLEY, 15 FOOT WIDE BEING PART OF CITY BLOCK 1884;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 59 DEGREES 47 MINUTES 14 SECONDS WEST, A DISTANCE OF 140.95 FEET TO THE EAST RIGHT OF WAY LINE OF A NORTH-SOUTH ALLEY 15 FOOT WIDE, BEING PART OF CITY BLOCK 1884;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 29 DEGREES 04 MINUTES 42 SECONDS EAST, A DISTANCE OF 134.00 FEET TO THE SOUTH LINE OF LAND NOW OR FORMERLY OF JAMES AND PARALEE CAVLEY, (H/W) AS RECORDED BY DATE NOVEMBER 21, 1996, DAILY NUMBER 31 OF THE ST. LOUIS CITY RECORDER'S OFFICE;

THENCE ALONG SAID SOUTH LINE, SOUTH 60 DEGREES 47 MINUTES 18 SECONDS EAST, A DISTANCE OF 120.00 FEET TO THE WEST RIGHT OF WAY LINE OF THE AFOREMENTIONED BACON STREET;

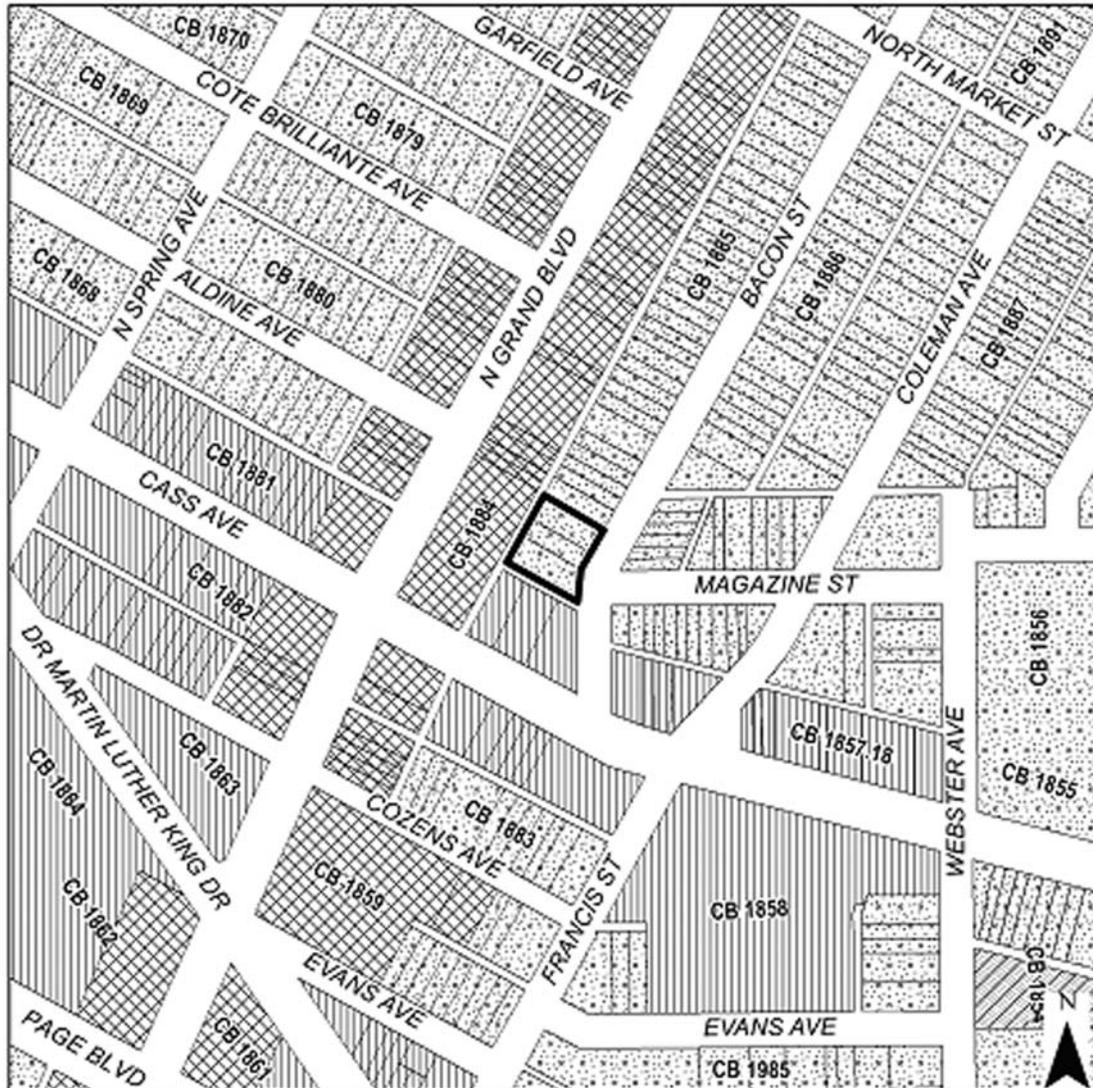
THENCE ALONG SAID WEST RIGHT OF WAY LINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 29 DEGREES 04 MINUTES 42 SECONDS WEST, A DISTANCE OF 100.03 FEET; AND SOUTH 00 DEGREES 45 MINUTES 23 SECONDS EAST, A DISTANCE OF 42.05 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 16,583 SQUARE FEET IS BASED UPON AVAILABLE RECORDS COMPILED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF DECEMBER 2012 AND IS SUBJECT TO AN ACTUAL BOUNDARY SURVEY DONE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF MISSOURI AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

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: February 14, 2013

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 "C" to "G"

PDA-002-13-REZ

