ORDINANCE NUMBER
70128

BOARD BILL NO. 167 INTRODUCED BY ALDERWOMAN DIONNE FLOWERS

An Ordinance recommended by the Planning Commission on September 2, 2015, to change the zoning of property as indicated on the District Map, from "A" Single-Family Dwelling District and "F" Neighborhoos Commercial District to the "F" Neighborhood Commercial District in City Block 9115 (8975 & 8979 Riverview Drive), so as to include the described parcels of land in City Block 9115; 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 9115 is hereby changed to the "F" Neighborhood Commercial District, real property being particularly described as follows:

Legal Description of 8975 Riverview Drive

A tract of land being part of Lot 3 of Melanie Brazeau's Subdivision in U.S. Survey 3, and in Out Lot 115 of the City of St Louis, and said tract being more particularly described as follows: Commencing at the intersection of the Easterly line of Broadway, 60 feet wide, with the Northerly line of Riverview Drive, as widened in Dedication Plat recorded in Plat Book 25 Page 9A in the Office of the Recorder of Deeds for the City of St. Louis; thence along the Northerly line of said Riverview Drive, along a curve concave to the South having a radius of 1897.67, Easterly 428.19 feet to a point of reverse curve; thence continuing along the Northerly line of said Riverview Drive, along a curve concave to the North having a radius of 706.09 feet, Easterly 159.32 feet to a point of tangency on the Northerly line of Riverview Drive, 130 feet wide, Easterly 150.05 feet to the true point of beginning of the tract of land herein described, and said true point being

distant 314.95 feet West of the Westerly line of a parcel described in deed to Ernest W. Borgmann and wife recorded in Book 3057 Page 247 (measured along the Northerly line of said Riverview Drive); thence along a line perpendicular to said Riverview Drive, 130 feet wide, Northerly 150 feet to the Southerly line of a parcel described in deed to Riverview-Broadway Realty Co. recorded in Book 7681 page 40; thence along said Southerly line, Easterly 50 feet; thence along a line perpendicular to said Riverview Drive, 130 feet wide, Southerly 150 feet to the Northerly line of said Riverview Drive; thence along said Northerly line, Westerly 50 feet to the point of beginning, according to calculations executed by James Engineering & Surveying Co., for Order No. 197997, in January, 2008.

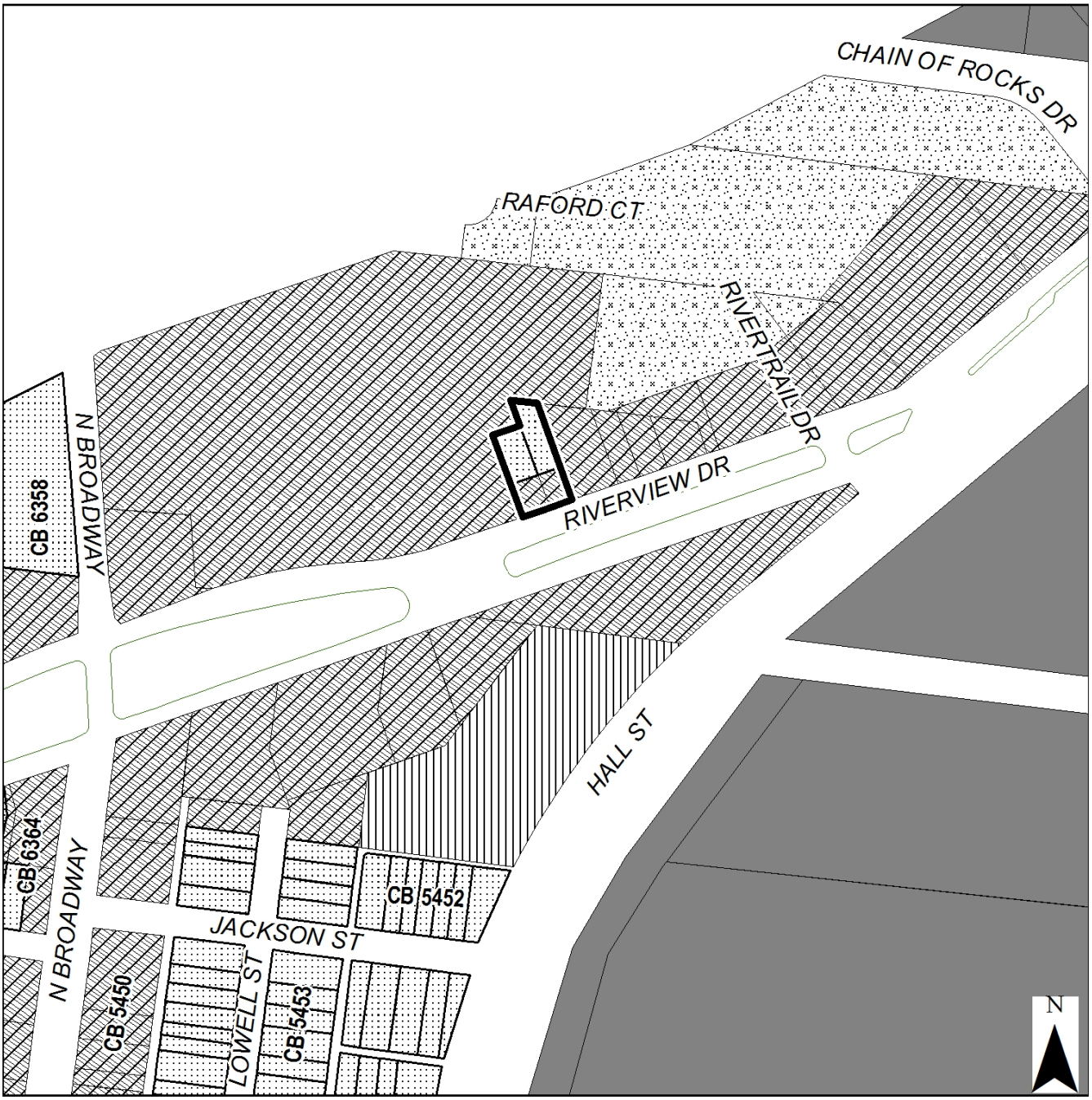
Legal Description of 8979 Riverview Drive

Part of Lots No. 3 of Melanie Brazeau's Subdivision and in Out Lot No.115 of the City of St Louis, fronting 40 feet on the North line of Riverview Drive, by a depth Northwardly, between parallel lines, and at right angles to the North line of Riverview Drive, by a depth Northwardly, between parallel lines, and at right angles to the North line of Riverview Drive, 176 feet 11-1/8 inches, more or less, on the East line and 196 feet 6-3/4 inches, more or less on the West line to the North line of said Lot No. 3, having a width thereon of 44 feet 6-3/4 inches, the Southeast corner being 124 feet 11-3/8 inches West of the intersection of the North line of Riverview Drive with the West line of property conveyed to Ernest W. Bormann and wife, by deed recorded in Book 3057 page 247 of the St. Louis City Records; Bounded East 365 feet West of the intersection of Lot 3 with the Northline of Riverview Drive.

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
- 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

Rezoning Area

Rezoning Petition
from "A" & "F" to "F"

PDA-093-15-REZ

CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY