

ORDINANCE NUMBER 70189

**BOARD BILL NO. 250 INTRODUCED BY ALDERWOMAN CARA SPENCER**

1           An Ordinance recommended by the Planning Commission on December 2,  
2 2015, to change the zoning of property as indicated on the District Map, from “B” Two-  
3 Family Dwelling District and “F” Neighborhood Commercial District to the “F”  
4 Neighborhood Commercial District in City Block 1639 (2748-54 Chippewa Street), so as  
5 to include the described parcel of land in City Block 1639; and containing an emergency  
6 clause.

7 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

8           **SECTION ONE.** The zoning designation of certain real property located in City  
9 Block 1639 is hereby changed to the “F” Neighborhood Commercial District, real  
10 property being particularly described as follows:

11           All of Lots 8, 9, 10, 11, 12 and a tract of land being that portion of a vacated alley  
12 (20 feet wide) situated in the City of St. Louis, Missouri City Block No. 1639, Jacob  
13 Fritschel’s Subdivision, as filed in the Book 01072004 Page 0143, Book 0-10 Page 32,  
14 Book 08302004 Page 155 and 156 with the alley vacated by the Ordinance No. 66038  
15 B.B. No. 240 within Block 1639 and being more particularly described as follows.

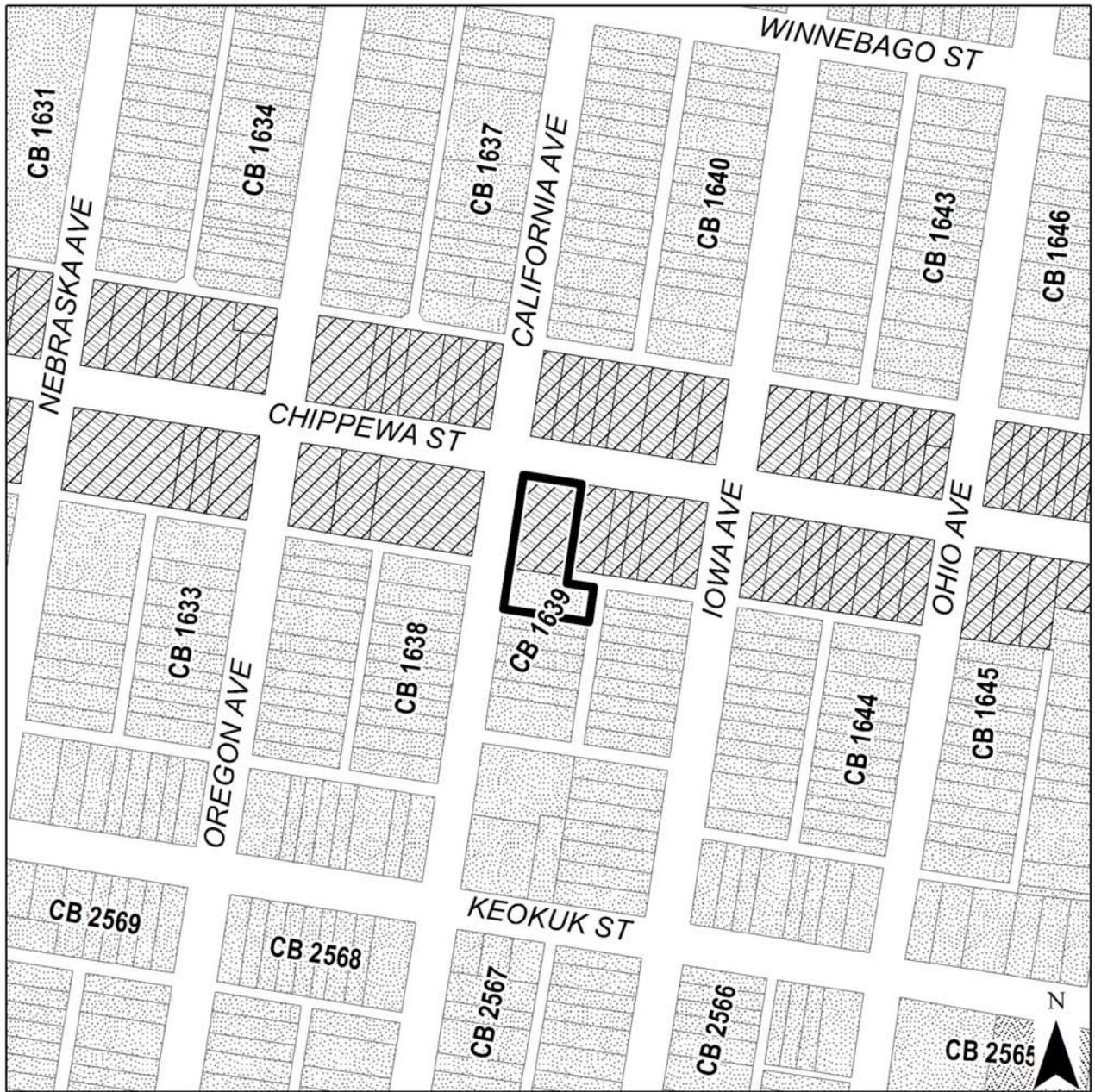
16           Beginning at the Northwest corner of City Block 1639, said point also being the  
17 intersection of the South right-of-way line of Chippewa Street and the East right-of-way  
18 line of California Avenue (60 feet wide); thence along said South right-of-way line of  
19 Chippewa Street South 83 degrees 07 minutes 33 seconds East, 85.00 feet; thence along  
20 the West line of Lot 7, South 07 degrees 02 minutes 07 seconds West, 125.00 feet; thence  
21 South 06 degrees 52 minutes 27 seconds West, 20.00 feet; thence along the South line of  
22 an alley (20 feet wide), South 83 degrees 07 minutes 33 seconds East, 39.94 feet; thence

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1 along the West line of an alley (20 feet wide), South 07 degrees 02 minutes 07 seconds  
2 West, 50.00 feet; thence along the North line of Lot 13, North 83 degrees 07 minutes 33  
3 seconds West, 125.00 feet; thence along the East line of the aforementioned California  
4 Avenue (60 feet wide), North 07 degrees 02 minutes 07 seconds East, 195.00 feet to the  
5 point of the beginning. And containing 18,573 square feet or 0.4264 acres, more or less.

6 **SECTION 2.** This ordinance being necessary for the preservation of the health,  
7 safety and welfare shall take effect and be in full force immediately upon approval by the  
8 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 Petition  
From "B"/"F" to "F"

PDA-147-15-REZ