

ORDINANCE NUMBER 70266

**BOARD BILL NO. 306 INTRODUCED BY ALDERMAN SCOTT OGILVIE**

1           An Ordinance recommended by the Planning Commission on February 3,  
2 2016, to change the zoning of property as indicated on the District Map, from “A”  
3 Single-Family Dwelling District and “J” Industrial District to the “F” Neighborhood  
4 Commercial District in City Block 4631 (7144R Manchester Avenue & 7155 Lanham  
5 Avenue), so as to include the described parcels of land in City Block 4631; and  
6 containing an emergency 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 4631 is hereby changed to the “F” Neighborhood Commercial District, real  
10 property being particularly described as follows:

11                           **LEGAL DESCRIPTION - 7144R MANCHESTER ROAD**

12 A PARCEL OF GROUND BEING PART OF SHARE B, OF MINGES ESTATE  
13 SUBDIVISION RECORDED IN SURVEYOR’S RECORD BOOK 9 PAGE 119,  
14 CITY OF ST. LOUIS RECORDER’S OFFICE, IN BLOCK 4631, IN ST. LOUIS,  
15 MISSOURI MORE PARTICULARLY AS DESCRIBED AS FOLLOWS:

16           COMMENCING AT THE SOUTHEASTERN CORNER OF LOT 49, OF  
17 THE SUBDIVISION OF LOT 3, OF THE SUTTON TRACT, RECORDED IN  
18 PLAT BOOK 12 PAGE 24, CITY OF ST. LOUIS RECORDER’S OFFICE AND  
19 THE NORTHERN LINE OF LANHAM ROAD, 40 FEET WIDE;  
20 THENCE NORTH 09 DEGREES 07 MINUTES 51 SECONDS EAST 192.00  
21 FEET, ALONG THE EASTERN LINE OF SAID LOT 49, TO THE

ORDINANCE NUMBER 70266

1 NORTHEASTERN CORNER OF SAID LOT 49, TO A POINT IN THE  
2 SOUTHERN LINE OF SAID SHARE B;  
3 THENCE NORTH 83 DEGREES 23 MINUTES 28 SECONDS WEST 58.93  
4 FEET, ALONG THE SOUTHERN LINE OF SAID SHARE B, TO THE  
5 SOUTHWESTERN CORNER OF SAID SHARE B, TO THE POINT OF  
6 BEGINNING;  
7 THENCE NORTH 51 DEGREES 49 MINUTES 09 SECONDS EAST 116.81  
8 FEET, ALONG THE WESTERN LINE OF SAID SHARE B, TO THE  
9 SOUTHEASTERN CORNER OF SHARE C, OF SAID MINGES ESTATE  
10 SUBDIVISION, TO A POINT;  
11 THENCE NORTH 50 DEGREES 50 MINUTES 09 SECONDS EAST 223.00  
12 FEET, ALONG THE WESTERN LINE OF SAID SHARE B, TO THE  
13 NORTHWESTERN CORNER OF SAID SHARE B, TO A POINT;  
14 THENCE SOUTH 39 DEGREES 09 MINUTES 37 SECONDS EAST 170.59  
15 FEET, ALONG THE NORTHERN LINE OF SAID SHARE B, TO THE  
16 NORTHEASTERN CORNER OF SAID SHARE B, TO A POINT;  
17 THENCE SOUTH 61 DEGREES 11 MINUTES 14 SECONDS WEST 212.39  
18 FEET, ALONG THE EASTERN LINE OF SAID SHARE B, TO THE  
19 SOUTHEASTERN CORNER OF SAID SHARE B, TO A POINT;  
20 THENCE NORTH 83 DEGREES 23 MINUTES 28 SECONDS WEST 187.60  
21 FEET, ALONG THE WESTERN LINE OF SAID SHARE B, TO THE  
22 SOUTHWESTERN CORNER OF SAID SHARE B TO THE POINT OF

1 BEGINNING AND CONTAINING 40,305 SQUARE FEET 0.93 ACRES AS  
2 PREPARED BY PITZMAN'S COMPANY.

3 **LEGAL DESCRIPTION PORTION - 7155 LANHAM AVENUE**

4 A PARCEL OF GROUND BEING PART OF LOT 49, OF THE SUBDIVISION OF  
5 LOT 3 OF THE SUTTON TRACT, RECORDED IN PLAT BOOK 12 PAGE 24,  
6 CITY OF ST. LOUIS RECORDER'S OFFICE, IN BLOCK 4631, ST. LOUIS,  
7 MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS:

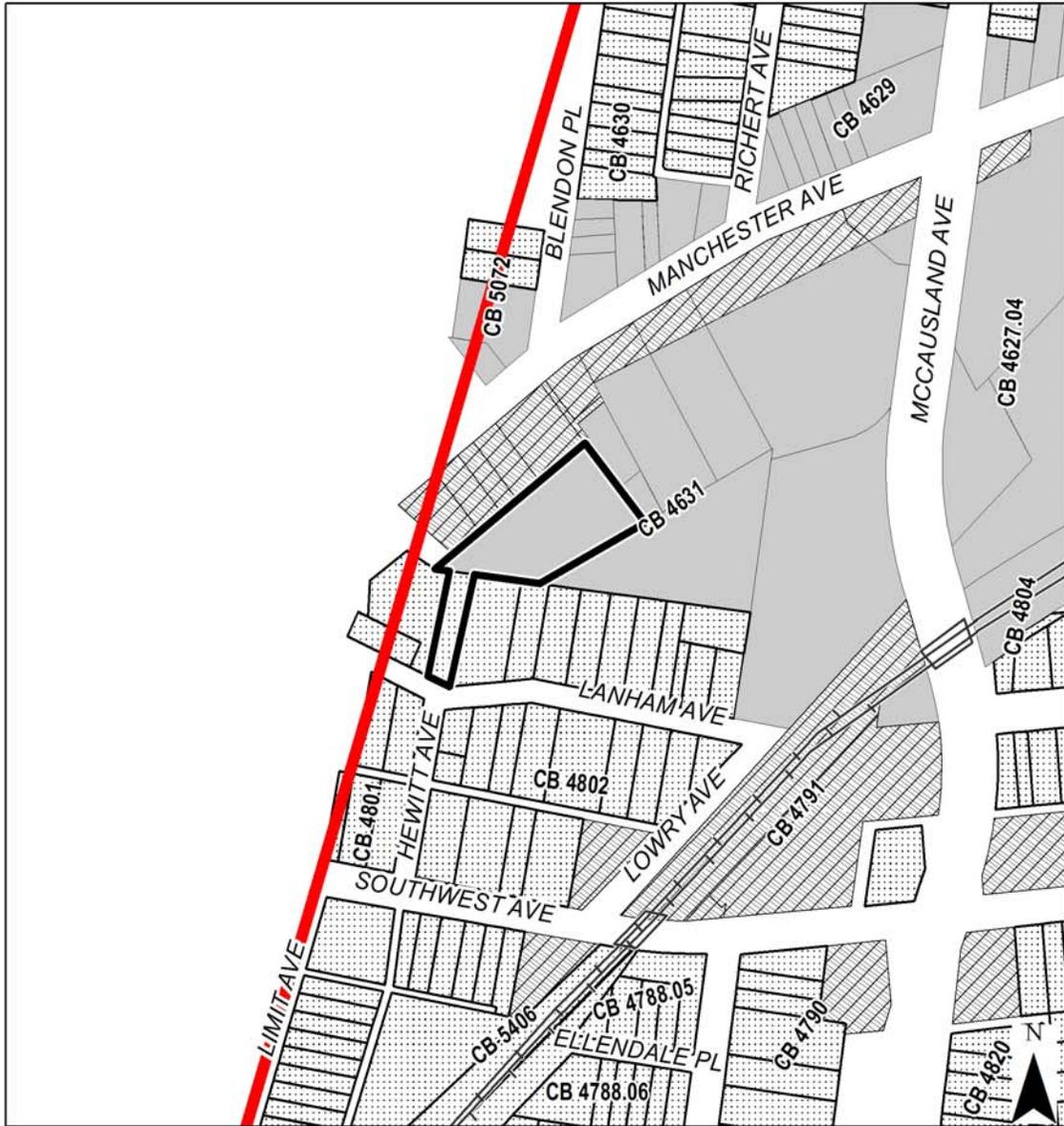
8 BEGINNING AT THE NORTHERN LINE OF LANHAM ROAD, 40 FEET  
9 WIDE WITH THE SOUTHEASTERN CORNER OF SAID LOT 49;  
10 THENCE NORTH 65 DEGREES 23 MINUTES 15 SECONDS WEST 41.95  
11 FEET, ALONG THE NORTHERN LINE OF SAID LANHAM ROAD TO THE  
12 SOUTHEASTERN CORNER OF LOT 4, OF MAPLEWOOD THEATRE  
13 APARTMENTS, RECORDED IN PLAT BOOK 59 PAGE 3, OF THE ST. LOUIS  
14 COUNTY RECORDER'S OFFICE, TO A POINT.  
15 THENCE NORTH 11 DEGREES 08 MINUTES 39 SECONDS EAST 179.41  
16 FEET, ALONG THE EASTERN LINE OF SAID LOT 4, TO THE  
17 NORTHEASTERN CORNER OF SAID LOT 4, TO A POINT IN THE SOUTHERN  
18 LINE OF SHARE B, OF MINGES ESTATE SUBDIVISION RECORDED IN  
19 SURVEYOR'S RECORD BOOK 9 PAGE 119, CITY OF ST. LOUIS  
20 RECORDER'S OFFICE;  
21 THENCE SOUTH 83 DEGREES 23 MINUTES 28 SECONDS EAST 34.16  
22 FEET, ALONG THE SOUTHERN LINE OF SAID SHARE B, TO THE  
23 NORTHEASTERN CORNER OF SAID LOT 49, TO A POINT;

ORDINANCE NUMBER 70266

1 THENCE SOUTH 09 DEGREES, 07 MINUTES, 51 SECONDS WEST 192.00  
2 FEET, ALONG THE EASTERN LINE OF SAID LOT 49, TO THE NORTHERN  
3 LINE OF SAID LANHAM ROAD AND TO THE POINT OF BEGINNING AND  
4 CONTAINING 6,939 SQUARE FEET 0.16 ACRES AS PREPARED BY  
5 PITZMAN'S COMPANY.

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 "J" & "A" to "F"

PDA-010-16-REZ

CITY OF ST. LOUIS  
**PLANNING**  
URBAN DESIGN  
AGENCY