ORDINANCE NUMBER 70286

BOARD BILL NO. 11 INTRODUCED BY ALDERMAN JOHN J. COATAR

An Ordinance recommended by the Planning Commission on April 6, 2016, to change the zoning of property as indicated on the District Map and in City Blocks 147, 148, 149, 150.05, 150.06, 151, 152, 153.05, 155, 156.05, 156.06, 159, 161, 162, 418, 419, 422, 429, 461, 462.05, 462.06, 463.03, 463.04, 464.03, 468.05 and 469 (see attached spreadsheet, Exhibit B), from "B" Two-Family Dwelling District, "D" Multiple-family Dwelling District, "J" Industrial District and "K" Unrestricted District to the "I" Central Business District, so as to include the described parcels of land in City Blocks 147, 148, 149, 150.05, 150.06, 151, 152, 153.05, 155, 156.05, 156.06, 159, 161, 162, 418, 419, 422, 429, 461, 462.05, 462.06, 463.03, 463.04, 464.03, 468.05 and 469 (see attached spreadsheet, Exhibit B); 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 Blocks 147, 148, 149, 150.05, 150.06, 151, 152, 153.05, 155, 156.05, 156.06, 159, 161, 162, 418, 419, 422, 429, 461, 462.05, 462.06, 463.03, 463.04, 464.03, 468.05 and 469 (see attached spreadsheet, Exhibit B) is hereby changed to the "I" Central Business District, real property being particularly described and shown in Exhibit A as follows:

Legal Description in Downtown Neighborhood Sub-Area (City Blocks 147, 148, 149, 150.05, 156.05, 159, 161, 162 & portions of 418, 419, 422 & 429);

Beginning at a point at the intersection of the south line of Poplar Street and the Western boundary line of City Parcel Locator Number 0418-00-0100 in City Block 418, commonly known as 1100 Poplar Street; and proceeding east along the south line of Poplar Street and its prolongation eastwardly along the Northern boundary line of City

Parcel Locator Number 418-00-0071 in City Block 418, commonly known as 611 S. 8th Street; and continuing east along said Northern boundary line to its intersection with the west line of S. 8th Street; and proceeding south along the west line of S. 8th Street to its intersection with the prolongation of the Northern boundary line of City Parcel Locator Number 0418-00-0061 in City Block 418, commonly known as 615 S. 7th Street; and continuing east across S. 8th Street and along said Northern boundary line and its prolongation east across S. 7th Street and continuing along the Northern boundary line of City Parcel Locator Number 0147-00-0072 in City Block 147, commonly known as 606 S. 7th Street, to in intersection with the Eastern boundary line of said parcel; and proceeding south along said Eastern boundary line to its intersection with the Northern boundary line of City Parcel Locator Number 0147-00-0031 in City Block 147, commonly known as 612-618 S. 7th Street, and proceeding east along said Northern boundary line and its prolongation along the Northern boundary line of City Parcel Locator Number 047-00-0090 in City Block 147, commonly known as 619R S. 6th Street to its intersection with the prolongation of the Northern boundary line of City Parcel Locator Number 0162-00-0015 in City Block 162 commonly known as 620-638 S. 6th Street; and continuing east across S. 6th Street along said Northern boundary line and its prolongation along the Northern boundary line of City Parcel Locator Number 0162-00-0040 in City Block 162, commonly known as 521 Cerre Street to its intersection with the west line of S. Broadway; and proceeding south in a clock-wise direction along the west line of S. Broadway along City Block 162 and its prolongation south across Cerre Street; and continuing south along the west line of S. Broadway along City Block 161 and its prolongation south across Gratiot Street; and continuing southwardly along the west line

of S. Broadway along City Block 159 and its prolongation south across Papin Street; and continuing south along the west line of S. Broadway along City Block 156.05 to its intersection with the north line of Chouteau Avenue; and proceeding west in a clock-wise direction along the north line of Chouteau Avenue along City Block 156.05 and its prolongation west across S. 6th Street; and continuing west along the north line of Chouteau along City Block 150.05 to its intersection with the east line of S. 7th Street; and proceeding north in a clock-wise direction along the east line of S. 7th Street along City Block 150.05 and its prolongation north across Papin Street; and continuing north along the east line of S. 7th Street along City Block 149 and its prolongation north across Gratiot Street; and continuing north along the east line of S. 7th Street along City Block 148 to its intersection with the prolongation of the Southern boundary line of City Parcel Locator Number 0419-00-0032, commonly known as 714 Cerre Street; and then proceeding west in a clock-wise direction along said Southern boundary line and its prolongation west along the Southern boundary line of City Parcel Locator Number 0422-00-0025, commonly known at 850 Cerre Street; and continuing west along the Southern boundary line of City Parcel Locator Number 0429-00-0035, commonly known as 910 Cerre Street; and continuing west along the Southern boundary line of City Parcel Locator Number 0429-00-0030, commonly known as 950 Cerre Street; and continuing northwest along the Southern boundary line of City Parcel Locator Number 0429-00-0025, commonly known as 960-1012 Cerre Street, and its prolongation northwest across Cerre Street to its intersection with the north line of Cerre Street; and continuing west along said north line of Cerre Street along City Block 418 to its intersection with the Western boundary line of City Parcel Locator Number 0418-00-0111 in City Block 418,

commonly known as 1100R Poplar Street; and proceeding north in a clock-wise direction along the Western boundary line and its prolongation north along the Western boundary line of City Parcel Locator Number 0418-00-0100 in City Block 418, commonly known as 1100 Poplar Street, to the point of beginning.

Legal Description in LaSalle Park Neighborhood Sub-Area 1 (City Blocks 150.06, 151, 155, 156.06, 461, 462.05, 462.06, 463.03, 468.05 & portions of 152, 153.05, 463.04 & 469);

Beginning at a point at the intersection of the west line of S. 11th Street and the south line of Chouteau Avenue in City Block 469; and proceeding east along the south line of Chouteau Avenue along City Block 469 and City Block 468.05 and its prolongation east across S. 9th Street; and continuing east along the south line of Chouteau Avenue along City Block 462.05 and City Block 461 and its prolongation east across S. 7th Street; and continuing east along the south line of Chouteau Avenue along City Block 150.06 and its prolongation east across S. 6th Street; and continuing east along the south line of Chouteau Avenue along City Block 156.06 to its intersection with the west line of S. Broadway, and proceeding south in a clock-wise direction along the west line of S. Broadway along City Block 156.06 and its prolongation south across LaSalle Street; and continuing south along the west line of S. Broadway along City Block 155 to its intersection with the west line of the Interstate-44/Interstate-55 right-of-way; and continuing southwest in a clock-wise direction along the west line of Interstate-44/Interstate-55 right-of-way along City Block 155 and its prolongation southwest across Hickory Street; and continuing southwest along the west line of Interstate-44/Interstate-55 right-of-way *(the Eastern boundary line of City Parcel Locator Number 0153-05-*

0010, commonly known as 500-506 Hickory Street in City Block 153.05), and its prolongation southwest across S. 6th Street to its intersection with the prolongation of the Southern boundary line of City Parcel Locator Number 0152-00-0150 in City Block 152, commonly known as 1205-1211 S. 6th Street; and continuing westward along said Southern boundary line to its intersection with the west line of Interstate-44/Interstate-55 right-of-way *(Eastern boundary of City Parcel Locator Number 0152-00-0185 in City Block 152, commonly known as 1217 S. 6th Street)*; and continuing southwest along the west line of Interstate-44/Interstate-55 right of way to its intersection with the Eastern boundary line of City Parcel Locator Number 0152-00-0050 in City Block 152, commonly known as 1224 S. 7th Street; and continuing south along said Eastern boundary and its prolongation along the Eastern boundary of City Parcel Locator Number 0152-00-0040 in City Block 152, commonly known as 1226 S. 7th Street to its intersection with the west line of Interstate-44/Interstate-55 right-of way *(Southern boundary of City Parcel Locator Number 0152-00-0040, commonly known as 1226 S. 7th Street)*; and continuing west along the west line of Interstate-44/Interstate-55 right-of-way across S. 7th Street to its intersection with the west line of S. 7th Street; and continuing south along the west line of S. 7th Street to its intersection with the west line of Interstate-44/Interstate-55 right-of-way; and continuing southwest along the west line of the Interstate-44/Interstae-55 right-of-way in City Block 463.03 *(Southern boundary of City Parcel Locator Number 0463-03-0075, commonly known as 1221-1227 S. 7th Street, and Southern boundary of City Parcel Locator Number 0463-03-0075, commonly known as 1246 S. 8th Street)*; and continuing west across S. 8th Street along the prolongation of the South boundary of City Parcel Locator Number 0463-04-0251 in City Block 463.04,

commonly known as 1231-1245 S. 8th Street, to its intersection with the Western boundary of said parcel; and proceeding north in a clock-wise direction along the Western boundary of City Parcel Locator Number 0463-04-0251, commonly known as 1231-1245 S. 8th Street; and its prolongation north along the Western boundary of City Parcel Locator Number 0463-04-0210, commonly known as 1209 S. 8th Street, to its intersection with the Southern boundary of City Parcel Locator Number 0462-06-0010 in City Block 462.06, commonly known as 1100-1130 S. 9th Street; and proceeding west in a clock-wise direction along said South boundary line to its intersection with the east line of S. 9th Street; and proceeding north along the east line of S. 9th Street to its intersection with the north line of Hickory Street; and proceeding west along the north line of Hickory Street to its intersection with the east line of S. 9th Street, and proceeding north along the east line of S. 9th Street to its intersection with the south line of Lebanon Drive; and proceeding west along the south line of Lebanon Drive along City Block 468.05 and City Block 469 to its intersection with the east line of S. 11th Street, and proceeding north in a clock-wise direction along the east line of S. 11th Street along City Block 469, to the point of beginning.

Legal Description in LaSalle Park Neighborhood Sub-Area 2 (City Block 464.03);

Beginning at a point at the intersection of the east line of S. 8th Street and the Northern boundary line of City Locator Number 0464-03-0015, commonly known as 1301-1323 S. 7th Street; and proceeding east along said Northern boundary line to its intersection with said Eastern boundary line; and proceeding south in a clock-wise direction along said Eastern boundary line to its intersection with said Southern boundary

line; and proceeding west along said Southern boundary line to its intersection with the Western boundary; and proceeding north along said Western boundary line to the point of beginning

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

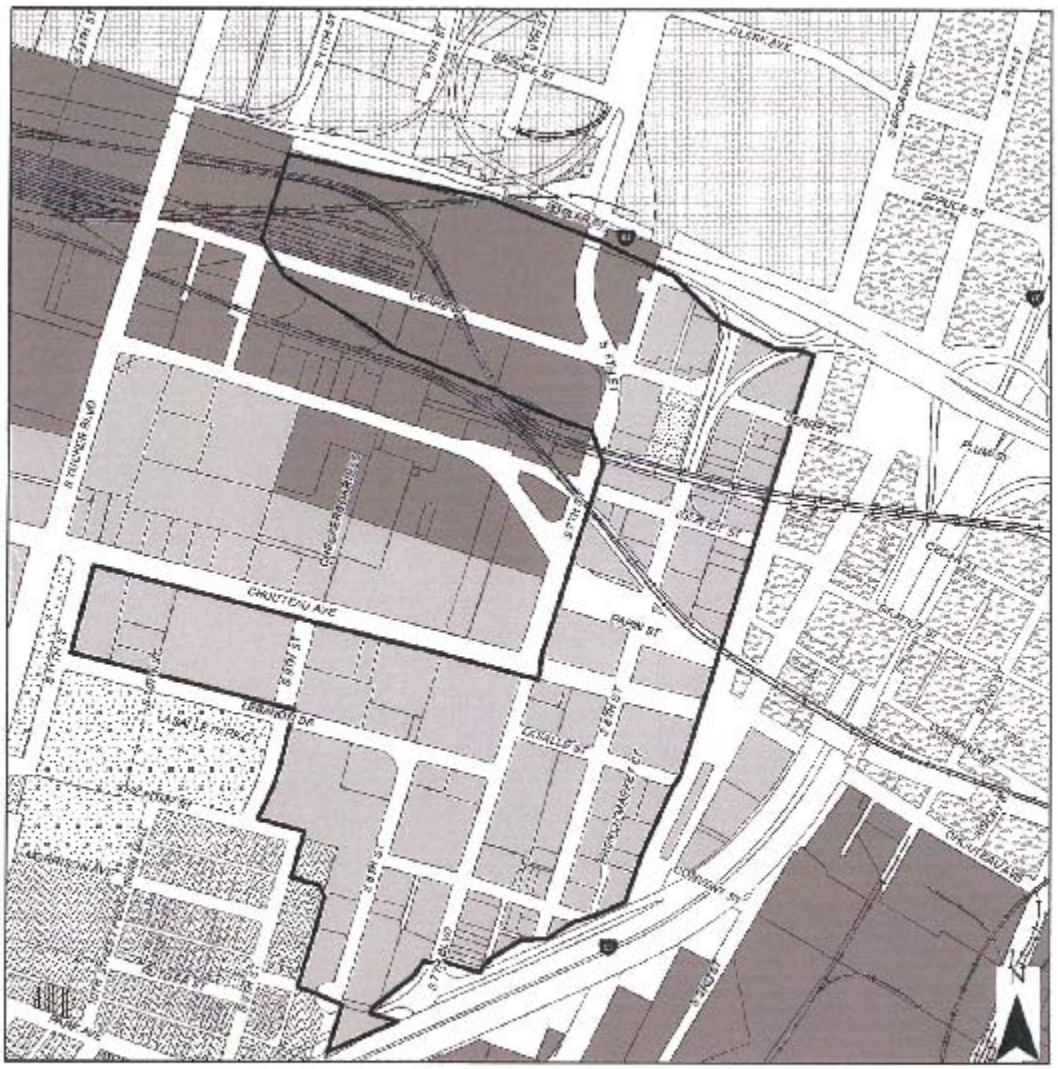

EXHIBIT B: South of Busch Stadium Study Area

CITY BLOCK	PARCEL ADDRESS	OWNER OF RECORD	CURRENT USE	CURRENT ZONING	PROPOSED ZONING	CREATES NONCNFRM	NOTES
147	600 S. 7th Street	State of Missouri	Right-of-way			No	
	606 S. 7th Street	LCRA	Power Generators			No	
	612-18 S. 7th Street	RCDA LLC	Commercial - Bar	J	I	No	
	638 S. 7th Street	Southwestern Bell (ATT)	Utility Equipment	J	I	No	
	615 S. 6th Street	State of Missouri	Right-of-way			No	
	619 S. 6th Street	Knuckle Ball LLC	Right-of-way sliver			No	
	619R S. 6th Street	Knuckle Ball LLC	Commercial	J	I	No	
	627 S. 6th Street	State of Missouri	Right-of-way			No	
	627R S. 6th Street	Ballpark Parking LLC	Parking	J	I	No	
	637 S. 6th Street	State of Missouri	Right-of-way			No	
	611 Cerre Street	Ballpark Parking LLC	Parking	J	I	No	
	619 Cerre Street	Ballpark Parking LLC	Parking	J	I	No	
148	700-18 S. 7th Street	Seventh & Cerre LLC	Parking	J	I	No	
	720 S. 7th Street	Randall, Arthur & Brenda	Commercial - Bar	J	I	No	
	722-30 S. 7th Street	Terminal Railroad	Railroad Trestle			No	
	734-40 S. 7th Street	Randall, Arthur & Brenda	Commercial	J	I	No	
	701 S. 6th Street	State of Missouri	Right-of-way	B		No	
	701R S. 6th Street	Ballpark Parking LLC	Parking	B	I	No	
	715R S. 6th Street	Seventh & Cerre LLC	Parking	B	I	No	
	721 S. 6th Street	Randall, Arthur & Brenda	Parking	B	I	No	
	723-25 S. 6th Street	Union Pacific Railroad	Railroad Trestle			No	
	735 S. 6th Street	State of Missouri	Right-of-way	J		No	
149	800 S. 7th Street	800 4th Street LLC	Commercial - Bar	J	I	No	
	808 S. 7th Street	City of St. Louis	Railroad Trestle			No	
	810-38 S. 7th Street	H G Warmann 1 & 11 LP	Parking	J	I	No	
	850-58 S. 7th Street	City of St. Louis	Bridge Right-of-way			No	
	860-98 S. 7th Street	City of St. Louis	Bridge Right-of-way			No	
	610-14 Gratiot Street	800 4th Street LLC	Parking	J	I	No	
	801-9 S. 6th Street	Gardenia Parking LLC	Parking	J	I	No	
	811-17 S. 6th Street	Gardenia Parking LLC	Parking	J	I	No	
	819 S. 6th Street	H G Warmann 1 LP	Parking	J	I	No	
	825 S. 6th Street	City of St. Louis	Bridge Right-of-way			No	
	829 S. 6th Street	City of St. Louis	Bridge Right-of-way			No	

CITY BLOCK	PARCEL ADDRESS	OWNER OF RECORD	CURRENT USE	CURRENT ZONING	PROPOSED ZONING	CREATES NONCNFRM	NOTES
150.05	908 S. 7th Street	7th St. Chouteau PRKG LLC	Parking	J	I	No	
150.06	1050-98 S. 7th Street	Board of Education	Parking	J	I	No	
	1001-13 S. 6th Street	Chouteau Property Partners	Parking	J	I	No	
	614 Chouteau Avenue	Chouteau Property Partners	Parking	J	I	No	
	622 Chouteau Avenue	Chouteau Property Partners	Parking	J	I	No	
151	1118 S. 7th Street	Board of Education	Madison School	J	I	No	
	1146 S. 7th Street	Schmitt Properties 2 LLC	Parking	J	I	No	
	1103-19 S. 6th Street	Chouteau Property Partners	Parking & Vacant Land	J	I	No	
	1139 S. 6th Street	Chouteau Property Partners	Parking	J	I	No	
	601-5 Hickory Street	Chouteau Property Partners	Utility Building	J	I	No	
	607 Hickory Street	Chouteau Property Partners	Utility Building	J	I	No	
	609 Hickory Street	Schmitt Properties 2 LLC	Parking	J	I	No	
	611 Hickory Street	Schmitt Properties 2 LLC	Parking	J	I	No	
152	1200 S. 7th Street	Schmitt Properties 1 LLC	Commercial - Bar/Rest.	J	I	No	
	1202-4 S. 7th Street	Schmitt Properties 1 LLC	Utility Building	J	I	No	
	1212-14 S. 7th Street	Schmitt Properties 1 LLC	Vacant Parcel	J	I	No	
	1216 S. 7th Street	Schmitt Properties 1 LLC	Vacant Parcel	J	I	No	
	1218-20 S. 7th Street	Schmitt Properties 1 LLC	Vacant Parcel	J	I	No	
	1222 S. 7th Street	Schmitt Properties 1 LLC	Vacant Parcel	J	I	No	
	1224 S. 7th Street	Schmitt Properties 1 LLC	Vacant Parcel	J	I	No	
	1201-3 S. 6th Street	Schmitt Properties 1 LLC	Vacant Parcel	J	I	No	
	1205-11 S. 6th Street	Drury Displays Inc	Billboard	J	I	No	
	1217 S. 6th Street	Schmitt Properties 1 LLC	Vacant Parcel	J	I	No	
	608 Hickory Street	Schmitt Properties 1 LLC	Vacant Parcel	J	I	No	
	610 Hickory Street	Schmitt Properties 1 LLC	Vacant Parcel	J	I	No	
153.05	500-6 Hickory Street	Schmitt Properties 1 LLC	Vacant Parcel	J	I	No	
	1201 S. Broadway	State of Missouri	Right-of-way			No	
155	1100 S. 6th Street	Sixth & LaSalle Corporation	Stable & Tram Storage	J	I	No	
	1120-30 S. 6th Street	D W Ryckman & Assoc Inc	Commercial - Office	J	I	No	
	1134-42 S. 6th Street	D W Ryckman & Assoc Inc	Parking	J	I	No	
	1148 S. 6th Street	D W Ryckman & Assoc Inc	Parking	J	I	No	
	510 LaSalle Street	Ice House #6 of St. Louis LLC	Residential Apartments	J	I	No	
	1101-17 S. Broadway	Ice House #6 of St. Louis LLC	Residential Apartments	J	I	No	
	1119-27 S. Broadway	Rosina Inserra-Meyer	Commercial - Vacant	J	I	No	
	1129-31 S. Broadway	Ream LLC	Commercial - Bar	J	I	No	
	1133-49 S. Broadway	Ream LLC	Parking	J	I	No	

CITY BLOCK	PARCEL ADDRESS	OWNER OF RECORD	CURRENT USE	CURRENT ZONING	PROPOSED ZONING	CREATES NONCNFRM	NOTES
156.05	901-15 S. Broadway	Realty Income Properties LLC	Commercial Restaurant	J	I	No	
156.06	1001-19 S. Broadway	Chouteau Property Partners	Commercial Restaurant	J	I	No	
159	800-18 S. 6th Street	Union Electric (Ameren MO)	Electric Substation	J	I	No	
	820 S. 6th Street	Union Electric (Ameren MO)	Electric Substation	J	I	No	
	824 S. 6th Street	Terminal Railroad	Railroad Trestle			No	
	828 S. 6th Street	Terminal Railroad	Railroad Building	J	I	No	
	832 S. 6th Street	Terminal Railroad	Railroad Trestle			No	
	838 S. 6th Street	Union Pacific Railroad	Railroad Trestle			No	
	801-5 S. Broadway	Union Electric (Ameren MO)	Electric Substation	J	I	No	
	807-9 S. Broadway	Union Electric (Ameren MO)	Electric Substation	J	I	No	
	811-23 S. Broadway	Union Electric (Ameren MO)	Electric Substation	J	I	No	
	827-31 S. Broadway	Union Electric (Ameren MO)	Electric Substation	J	I	No	
	835 S. Broadway	Terminal Railroad	Railroad Trestle			No	
161	700-8 S. 6th Street	State of Missouri	Right-of-way			No	
	710R S. 6th Street	O'Toole Thomas J Sr TRS	Parking	J	I	No	
	718R S. 6th Street	O'Toole Thomas J Sr TRS	Parking	J	I	No	
	728 S. 6th Street	State of Missouri	Right-of-way	J	I	No	
	728R S. 6th Street	Union Electric (Ameren MO)	Transmission Tower	J	I	No	
	730 S. 6th Street	Union Pacific Railroad	Railroad Trestle			No	
	732 S. 6th Street	Union Pacific Railroad	Vacant Parcel	J	I	No	
	734-6 S. 6th Street	State of Missouri	Right-of-way	J	I	No	
	515 Gratiot Street	Gardenia Parking LLC	Parking	J	I	No	
	516 Cerre Street	Cherrick, Adele K TRS	Parking	J	I	No	
	701 S. Broadway	Cherrick, Adele K TRS	Commercial - Bar	J	I	No	
	705-9 S. Broadway	O'Toole Thomas J Sr TRS	Parking	J	I	No	
	705R S. Broadway	Cherrick, Adele K TRS	Parking	J	I	No	
	711 S. Broadway	Cherrick, Adele K TRS	Parking	J	I	No	
	715 S. Broadway	Sunset Properties LLC	Commercial Auto Repair	J	I	No	
	719R S. Broadway	Terminal Railroad	Railroad Trestle			No	
	723 S. Broadway	Union Pacific Railroad	Railroad Trestle			No	
	725 S. Broadway	Gardenia Parking LLC	Parking	J	I	No	
	727-33 S. Broadway	Gardenia Parking LLC	Parking	J	I	No	

CITY BLOCK	PARCEL ADDRESS	OWNER OF RECORD	CURRENT USE	CURRENT ZONING	PROPOSED ZONING	CREATES NONCNFRM	NOTES
162	600 S. 6th Street	State of Missouri	Right-of-way			No	
	620-38 S. 6th Street	Broadway Group LLC	Parking	J	I	No	
	601 S. Broadway	State of Missouri	Right-of-way			No	
	619-41 S. Broadway	Broadway Group LLC	Parking	J	I	No	
	521 Cerre Street	State of Missouri	Right-of-way			No	
418	611-3 S. 7th Street	State of Missouri	Right-of-way	K		No	
	615 S. 7th Street	LCRA	Parking	K	I	No	
	611 S. 8th Street	Metropolitan Park & Recreation	Parking	K	I	No	
	1100 Poplar Street	Bi State Development	Metro Link Right-of-Way	K	I	No	
	1100R Poplar Street	Metropolitan Park & Recreation	Parking	K	I	No	
419	700 Cerre Street	Redburds 1 LLC	Right-of-way	K		No	
	714 Cerre Street	Ballpark Parking 11 LLC	Parking	K	I	No	
422	850 Cerre Street	Ballpark Parking 11 LLC	Parking	K	I	No	
429	910 Cerre Street	Ballpark Parking 11 LLC	Parking	K	I	No	
	950 Cerre Street	Ballpark Parking 11 LLC	Parking	K	I	No	
	960-1012 Cerre Street	Streeter, Gregory	Horse Stable	K	I	No	
461	700-16 Chouteau Ave	Nestle Purina	Parking	J	I	No	
	1105-7 S. 7th Street	Nestle Purina	Parking	J	I	No	
	1151 S. 7th Street	Schmitt Properties 2 LLC	Com. Office/Residential	J	I	No	
	1100-30 S. 8th Street	Nestle Purina	Parking	J	I	No	
462.05	800-12 Chouteau Ave	Nestle Purina	Commercial - Office	J	I	No	
	816-24 Chouteau Ave	Nestle Purina	Commercial - Office	J	I	No	
	801 Lebanon Drive	Nestle Purina	Parking	J	I	No	
	809 Lebanon Drive	Iaocono Family(Garda Security)	Parking	J	I	No	
	1000 S. 9th Street	Nestle Purina	Commercial - Office	J	I	No	
	1022 S. 9th Street	Iaocono Family(Garda Security)	Commercial Warehouse	J	I	No	
462.06	804 Lebanon Drive	S & R Realty (Lohr Distributing)	Commercial - Office	J	I	No	
	1100-30 S. 9th Street	S & R Realty (Lohr Distributing)	Commercial Warehouse	J & D	I	No	
463.03	1201-9 S. 7th Street	S & R Realty (Lohr Distributing)	Parking	J	I	No	
	1221-7 S. 7th Street	BKF LLC (4 Hands Brewery)	Parking	J	I	No	
	1229 S. 7th Street	State of Missouri	Right-of-way			No	
	1200-6 S. 8th Street	S & R Realty (Lohr Distributing)	Parking	J	I	No	
	1210 S. 8th Street	S & R Realty (Lohr Distributing)	Commercial Warehouse	J	I	No	
	1216-40 S. 8th Street	BKF LLC (4 Hands Brewery)	Commercial Warehouse	J	I	No	
	1246 S. 8th Street	BKF LLC (4 Hands Brewery)	Parking	J	I	No	

CITY BLOCK	PARCEL ADDRESS	OWNER OF RECORD	CURRENT USE	CURRENT ZONING	PROPOSED ZONING	CREATES NONCNFRM	NOTES
463.04	1209 S. 8th Street	S & R Realty (Lohr Distributing)	Parking	J	I	Yes	associated outside storage
	1231-45 S. 8th Street	BKF LLC (4 Hands Brewery)	Parking	J	I	No	
464.03	1301-23 S. 7th Street	State of Missouri	Right-of-way	J	D	No	adjacent to open space
468.05	919 Lebanon Drive	Eparchy of Our of Lady Lebanon	Church & Banquet Hall	J	I	No	
469	1004-12 Chouteau Ave	Eparchy of Our of Lady Lebanon	Pastoral Center	J	I	No	
	1017-23 S 10th Street	Eparchy of Our of Lady Lebanon	Pastoral Center	J	I	No	
	1025-27 S 10th Street	Eparchy of Our of Lady Lebanon	Parking	J	I	No	
	1020-44 S 11th Street	Eparchy of Our of Lady Lebanon	Open Space	J	I	No	