

ORDINANCE 70985

BOARD BILL NO. 7 INTRODUCED BY ALDERMAN JOHN COLLINS MUHAMMAD

1 An Ordinance recommended by the Planning Commission on March 6, 2019, to
2 change the zoning of property as indicated on the District Map and in City Block 3399,
3 from “F” Neighborhood Commercial District to the “B” Two-Family Dwelling District, at
4 1913 & 1925 E. College Avenue, so as to include the described parcels of land in City
5 Block 3399; and containing an emergency clause.

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

7 **SECTION ONE.** The zoning designation of certain real property located in City
8 Block 3399 is hereby changed to the “B” Two-Family Dwelling District, real property
9 being particularly described and shown in Exhibit A as follows:

10 PARCEL 1: The Western 5 feet of Lot No. 1 and the Eastern 25 feet of Lot No. 2 in Block No. 12 of the
11 Amended Plat of College Farm and in Block No. 3399 of the City of St. Louis, together fronting 30 feet on the North
12 line of College Avenue, by a depth Northwardly of 200 feet 8 inches to an alley, having a width thereon of 30 feet ½
13 inch.

14 PARCEL 2: Lot 19 of Elizabeth Scollay’s Subdivision of Block 11 of College Farm as per plat recorded in
15 plat book, page 13 and in Block 3399 of the City of St. Louis, fronting 25 feet on the North line of College Avenue, by
16 a depth Northwardly of 206 feet 1-5/8 inches on its West line and 207 feet 4-3/4 inches on its East line to an alley;
17 bounded East by another alley, neither of which alleys have been dedicated to public use.

18 PARCEL 3: Lot 20 in Block 11 of College Farms Addition and in City Block 3399 of the City of St. Louis,
19 fronting 25 feet on the North line of College Avenue, by a depth Northwardly of 207 feet to an alley.

20 PARCEL 4: Lot No 21 of Elizabeth Scollay’s Subdivision of Block No. 11 of the College Farms and in block
21 No. 3399 of the City of St. Louis, having a front of 25 feet on the North line of College Ave, by a depth Northwardly of
22 203 feet 7-5/8 inches on the West line and 204 feet 10-5/8 inches on the East line to an alley.

23 PARCEL 5: The Eastern 30 feet of Lot 1 in Block 12 of COLLEGE ARM, and in Block 3399 of the City of
24 St. Louis, fronting 30 feet on the North line of College Avenue, by a depth Northwardly of 203 feet 7-3/4 inches, more
25 or less to an alley.

26 Consolidated in 2002 as 1913 E College Avenue, St. Louis, MO 63107

ORDINANCE 70985

1 PARCEL 1: The Western part of Lot 2 in Block 12 as shown on the Amended Plat of College Farm and in
2 Block 3399 of City of St. Louis, fronting 35 feet on the North line of College Avenue by a depth Northwardly of 200
3 feet, more or less, to an alley; bounded on the West by Lot 3 of said Block and Subdivision and on the East by
4 property, now or formerly of Paul D. Maher.

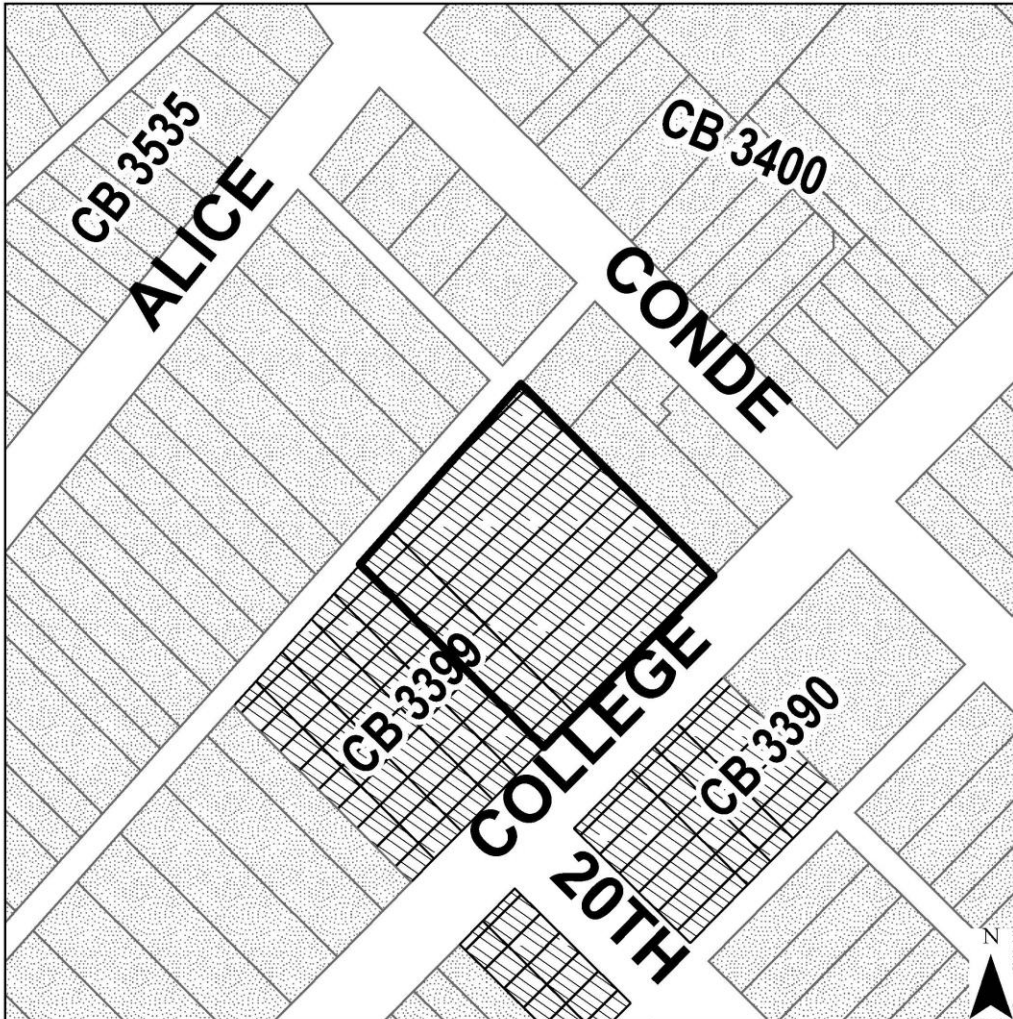
5 PARCEL 2: The Western 5 feet of Lot No. 1 and the Eastern 25 feet of Lot No. 2 in Block No. 12 of the
6 Amended Plat of College Farm and in Block No. 3399 of the City of St. Louis, together fronting 30 feet on the North
7 line of College Avenue, by a depth Northwardly of 200 feet 8 inches to an alley, having a width thereon of 30 feet ½
8 inch.

9 PARCEL 3: Lot 3 in Block 12 of College Farms Subdivision and in Block 3399 of the City of St. Louis,
10 fronting 30 feet n the North line of College Avenue by a depth Northwardly between parallel lines of 197 feet 5 1/4
11 inches, more or less, to an alley; bound North by said alley, east by Lot 2, South by College Avenue and west by lot 4.

12 COMMONLY KNOWN AS: 1925 E College Ave, St. Louis, MO 63107.

13 **SECTION 2.** This ordinance being necessary for the preservation of the health, safety
14 and welfare shall take effect and be in full force immediately upon approval by the
15 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 "F" to "B"

PDA-025-19-REZ

