

ORDINANCE 71168

BOARD BILL NUMBER 4 INTRODUCED BY: ALDERWOMAN SHAMEEM CLARK HUBBARD

1 An Ordinance recommended by the Planning Commission on April 1, 2020, to
2 change the zoning of property as indicated on the District Map and in City Block 3874.18,
3 from “E” Multiple-Family Dwelling District to the “H” Area Commercial District, at 5637
4 Pershing Avenue, so as to include the described parcel of land in City Block 3874.18; and
5 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 3874.18 is hereby changed to the “H” Area Commercial District, real property being
9 particularly described and shown in **Exhibit A** as follows:

10 A TRACT OF LAND IN CITY BLOCK 3874-W OF THE CITY OF ST. LOUIS,
11 BEING ALL OF A TRACT CONVEYED TO KILAMANJARO V, LLC BY
12 INSTRUMENT RECORDED ON 12/20/2019 DAILY#56 AND THE EASTERN HALF
13 OF PART OF A PUBLIC ALLEY, 15 FEET WIDE, IN CITY BLOCK 3874-W,
14 DEDICATED IN CITY PLAT BOOK 18 PAGE 62 OF THE CITY OF ST. LOUIS
15 RECORDERS OFFICE, AND TO BE PARTIALLY VACATED, SITUATED IN THE
16 CITY OF ST. LOUIS, MISSOURI, AND BEING MORE PARTICULARLY
17 DESCRIBED AS FOLLOWS:

18 COMMENCING AT THE SOUTHWEST CORNER OF SAID CITY BLOCK 3874-W,
19 SAID POINT BEING LOCATED AT THE INTERSECTION OF THE NORTH LINE

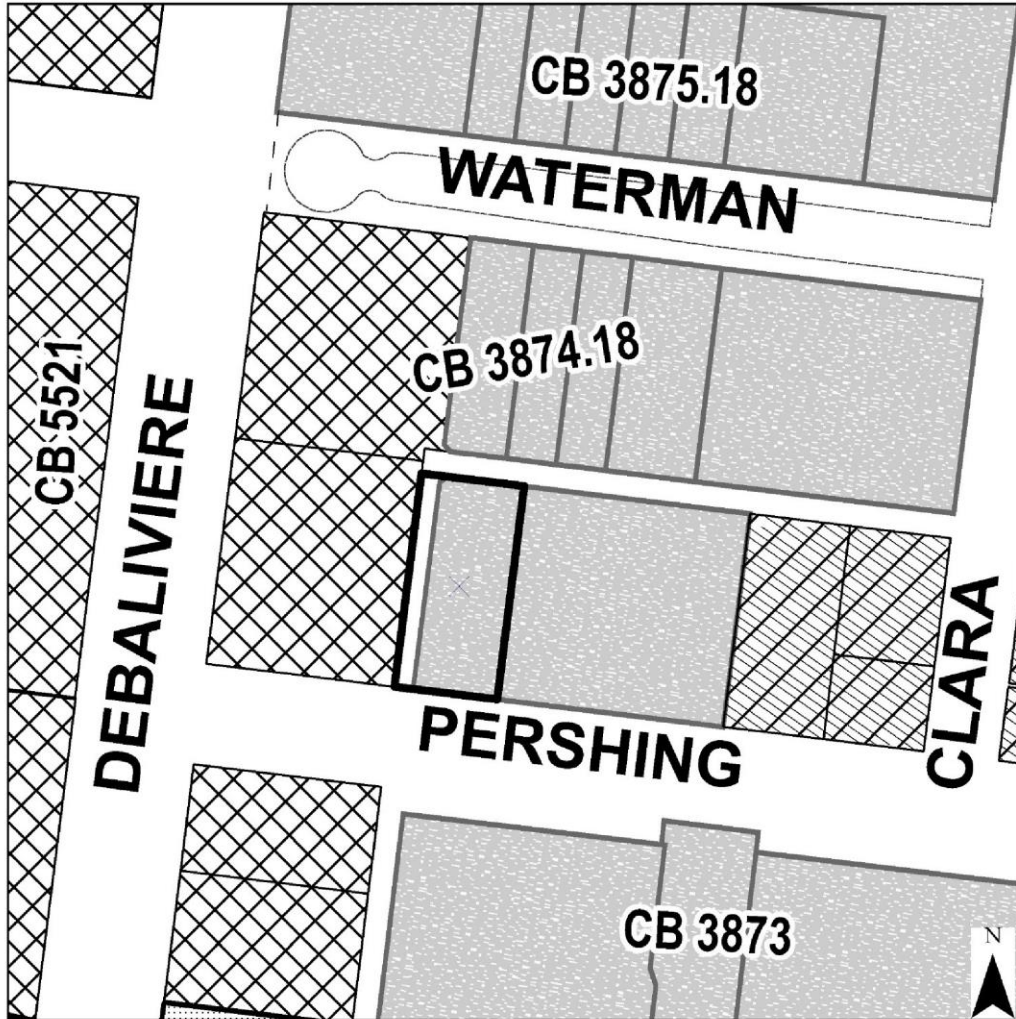
1 OF PERSHING AVENUE, 80 FEET WIDE, WITH THE EAST LINE OF
2 DEBALIVIERE AVENUE, 100 FEET WIDE; THENCE SOUTH 83 DEGREES 00
3 MINUTES 47 SECONDS EAST, ALONG SAID NORTHERN LINE OF PERSHING
4 AVENUE, A DISTANCE OF 157.50 FEET TO THE CENTERLINE OF A 15.00 FEET
5 WIDE ALLEY, TO BE VACATED BY CITY OF ST. LOUIS; THENCE DEPARTING
6 PERSHING AVENUE, NORTH 07 DEGREES 14 MINUTES 06 SECONDS EAST,
7 ALONG SAID CENTERLINE OF ALLEY, A DISTANCE OF 176.25 FEET TO A
8 POINT; THENCE SOUTH 56 DEGREES 23 MINUTES 54 SECONDS EAST, A
9 DISTANCE 13.95 FEET TO A POINT ON THE SOUTH LINE OF A 20.00 FEET
10 WIDE EAST-WEST ALLEY; THENCE SOUTH 83 DEGREES 00 MINUTES 47
11 SECONDS EAST, ALONG SAID SOUTH LINE OF ALLEY, A DISTANCE OF 60.00
12 FEET TO THE NORTHEASTERN CORNER OF SAID TRACT CONVEYED TO
13 KILAMANJARO V, LLC RECORDED ON 12-20-2019 DAILY#56 OF THE CITY OF
14 ST. LOUIS RECORDS; THENCE SOUTH 07 DEGREES 14 MINUTES 06 SECONDS
15 WEST, ALONG SAID EASTERN LINE, A DISTANCE OF 170.00 FEET TO A POINT
16 BEING LOCATED ON THE NORTH LINE OF SAID PERSHING AVENUE, 80.00
17 FEET WIDE, AND BEING THE SOUTHEAST CORNER OF SAID TRACT TO
18 KILAMANJARO V, LLC; THENCE NORTH 83 DEGREES 00 MINUTES 47
19 SECONDS WEST, ALONG PERSHING AVENUE, A DISTANCE OF 72.50 FEET TO
20 THE POINT OF BEGINNING, CONTAINING 12,364 SQUARE FEET OR 0.284
21 ACRES.

1 THE ABOVE DESCRIBED TRACT IS SUBJECT TO ALL EASEMENTS,
2 RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

3

4 **SECTION 2.** This ordinance being necessary for the preservation of the health, safety
5 and welfare shall take effect and be in full force immediately upon approval by the
6 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

5637 Pershing
PDA-034-20-REZ
Rezone from "E" to "H"

