

**BOARD BILL NO. 191 INTRODUCED BY ALDERMAN JOHN J. COATAR**

1 An Ordinance recommended by the Planning Commission on November 2, 2016,  
2 to change the zoning of property as indicated on the District Map and in City Block 784  
3 (1302-24 & 1324R Russell Boulevard & 2128 Dolman Street), from “J” Industrial  
4 District to the “E” Multi-Family Dwelling District, so as to include the described parcels  
5 of land in City Block 784; 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 784 is hereby changed to the “E” Multi-Family Dwelling, real property being  
9 particularly described and shown in Exhibit A as follows:

10 ALL OF LOT 1 AND LOT 2 OF TODD SUBDIVISION IN BLOCK 784 OF THE  
11 CITY OF ST. LOUIS, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED  
12 IN PLAT BOOK 56, PAGE 19 OF THE RECORDS OF THE CITY OF ST. LOUIS,  
13 MISSOURI FURTHER DESCRIBED AS FOLLOWS:

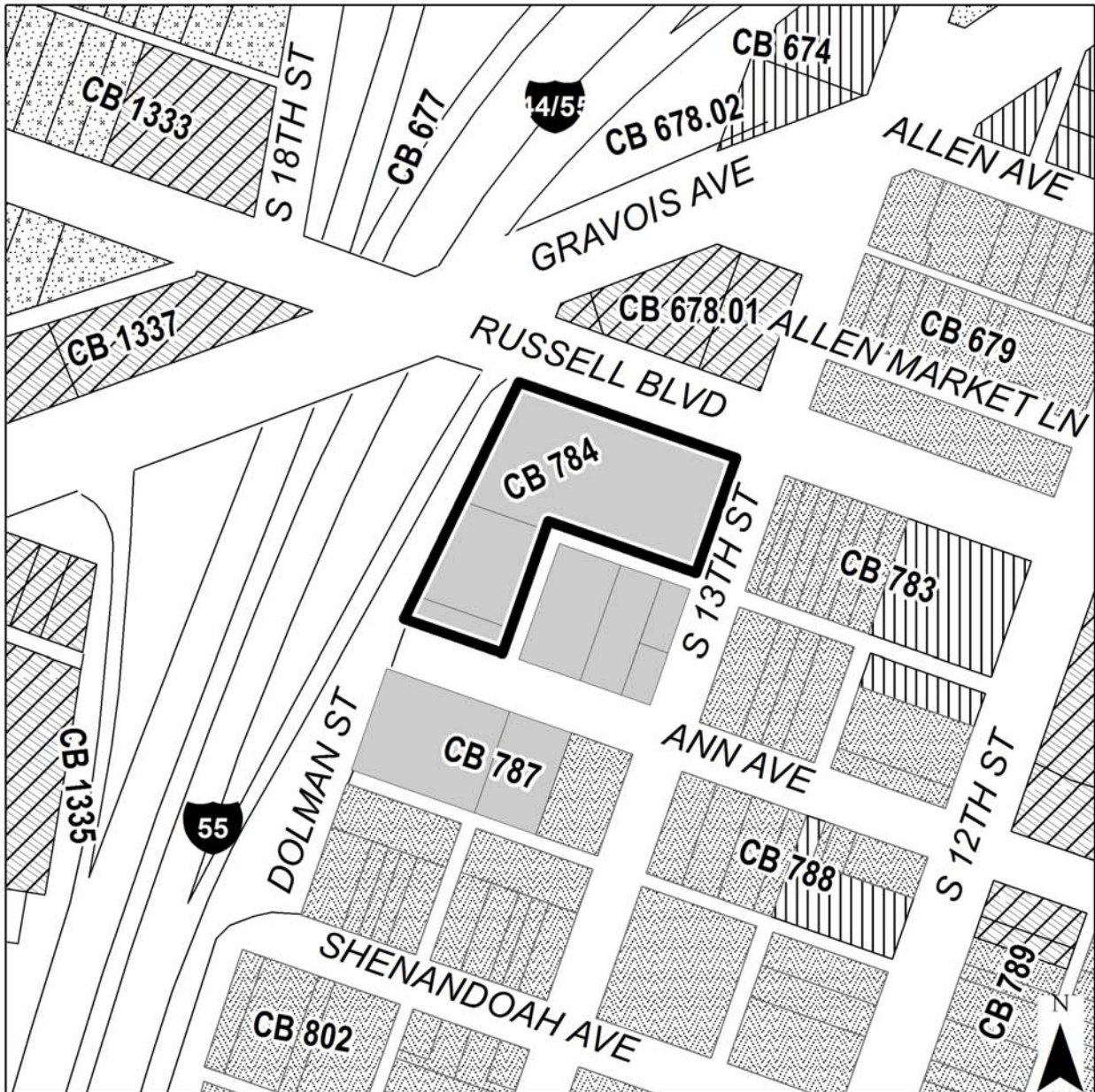
14 BEGINNING AT AN IRON PIPE AT THE MOST NORTHERLY CORNER OF SAID  
15 LOT 1 OF TODD SUBDIVISION AT THE INTERSECTION OF THE SOUTHEASTERLY  
16 RIGHT OF WAY LINE OF INTERSTATE ROUTE 55 (VARIABLE WIDTH) AND THE  
17 SOUTHWESTERLY RIGHT OF WAY LINE OF RUSSELL BOULEVARD (80 FEET  
18 WIDE); THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF  
19 INTERSTATE ROUTE 55 SOUTH 35° 36’ 11” WEST, 76.06 FEET TO AN IRON PIPE;  
20 THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF  
21 INTERSTATE ROUTE 55 SOUTH 28° 15’ 33” WEST, 85.00 FEET TO AN IRON PIPE;  
22 THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF  
23 INTERSTATE ROUTE 55 SOUTH 36° 16’ 02” WEST, 116.67 FEET TO A CUT CROSS

1 ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF DOLMAN STREET (VARIABLE  
2 WIDTH); THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF DOLMAN  
3 STREET SOUTH 26° 21' 50" WEST, 25.07 FEET TO THE WESTERLY CORNER OF  
4 SAID LOT 2 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF ANN AVENUE (60  
5 FEET WIDE), FROM WHICH A CUT ANCHOR BEARS SOUTH 26° 21' 50" WEST, 12.00  
6 FEET; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF ANN  
7 AVENUE SOUTH 63° 46' 27: EAST, 120.00 FEET TO A CUT CROSS ON THE  
8 NORTHWESTERLY RIGHT OF WAY LINE OF AN ALLEY (20 FEET WIDE); THENCE  
9 ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF AN ALLEY NORTH  
10 26°21'50" EAST, 160.00 FEET TO AN IRON PIPE ON THE NORTHEASTERLY RIGHT  
11 OF WAY LINE OF AN ALLEY (20 FEET WIDE); THENCE ALONG SAID  
12 NORTHEASTERLY RIGHT OF WAY LINE OF SAID ALLEY SOUTH 63° 47' 45" EAST,  
13 180.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF 13<sup>TH</sup> STREET (60  
14 FEET WIDE), FROM WHICH A CUT ANCHOR BEARS SOUTH 63° 53' 03" EAST, 11.86  
15 FEET; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF 13<sup>TH</sup>  
16 STREET NORTH 26° 21' 50" EAST, 140.00 FEET TO THE MOST EASTERLY CORNER  
17 OF SAID LOT 1 ON SAID SOUTHWESTERLY RIGHT OF WAY LINE OF RUSSELL  
18 BOULEVARD, FROM WHICH A CUT ANCHOR BEARS SOUTH 63° 59' 05" EAST 11.81  
19 FEET, AND A SECOND CUT ANCHOR BEARS NORTH 26° 17' 30" EAST, 14.72 FEET;  
20 THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF RUSSELL  
21 BOULEVARD NORTH 63°47'45" WEST, 264.91 FEET TO THE POINT OF BEGINNING,  
22 CONTAINING 56,036 SQUARE FEET OR 1.2864 ACRES MORE OR LESS.

23       **SECTION 2.** This ordinance being necessary for the preservation of the health,  
24 safety and welfare shall take effect and be in full force immediately upon approval by the  
25 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

Russell Apartments  
Rezoning Petition  
from "J" to "E"

PDA-089-16-REZ

