

BOARD BILL NO. 296 INTRODUCED BY ALDERWOMAN SHARON TYUS

1 An Ordinance recommended by the Planning Commission on January 4, 2017, to
2 change the zoning of property as indicated on the District Map, from “B” Two-Family
3 Dwelling District and “F” Neighborhood Commercial District to the “F” Neighborhood
4 Commercial District only, in City Block 4455 (4967-71 Palm Street), so as to include the
5 described parcel of land in City Block 4455; 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 4455 is hereby changed to the “F” Neighborhood Commercial District, real
9 property being particularly described and shown in Exhibit A as follows:

10 A tract of land being part of Lot 48 and all of Lots 49 and 50 of North Cote
11 Brilliante Block 4455 of the City of St. Louis, Missouri and being mare particularly
12 described as:

13 Commencing at the intersection of the South line of Natural Bridge
14 Avenue 100 feet wide, with the East line of Kingshighway Memorial Blvd., 150
15 feet wide, thence South 28 degrees 24 minutes 58 seconds West along the East
16 line of said North Kingshighway a distance of 109.87 feet to the point of
17 beginning of the tract being described; thence leaving the East line of said North
18 Kingshighway South 61 degrees 13 minutes and 38 seconds East along the line
19 common to Lots 47, 48, 49, 50 and 45, 46 47 of said City Block a distance of
20 122.55 feet to the corner common to Lots 44, 45 and 50, 51; thence leaving said
21 common line South 29 degrees 12 minutes 31 seconds West along the line
22 common to Lots 50 and 51 a distance of 150.02 feet to a point on the North line
23 of Palm Street (50 feet wide), thence leaving said common line North 61 degrees

January 20, 2017

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Sponsor: Alderwoman Sharon Tyus

1 18 minutes 44 seconds West along the North line of said Palm Street a distance
2 of 120.58 feet to a point in the East line of said North Kingshighway, thence
3 leaving said North line North 28 degrees 24 minutes 58 seconds East along the
4 East line as aforesaid a distance of 150.20 feet to the place of beginning and
5 containing 18,255 square feet..

6 Subject to Easements, Restrictions and Covenants or record if any.

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

PDA-010-17-REZ

