

BOARD BILL NO. 5 INTRODUCED BY ALDERMAN SCOTT OGILVIE

1 An Ordinance recommended by the Planning Commission on March 6,
2 2013, to change the zoning of property as indicated on the District Map, from “A”
3 Single-Family Dwelling District and “J” Industrial District to the “H” Area Commercial
4 District in City Block 4620 (6726, 6728 & 6730 Garner, 6691 Manchester and 6725-27
5 Waldemar), so as to include the described parcels of land in City Block 4620; and
6 containing an emergency clause.

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

8 **SECTION ONE.** The zoning designation of certain real property located in City
9 Block 4620 is hereby changed to the “H” Area Commercial District, real property being
10 particularly described as follows:

11 A tract of land being part of Lots 4 and 5 of Samuel’s Subdivision, and in City
12 Block 4620 in the City of St Louis, Missouri, and being more particularly described as
13 follows:
14 Commencing at the intersection of Southerly line of Garner Avenue, 60 feet wide, with
15 the Westerly line of Kraft Street, 60 feet wide, said point being Northeastern corner of
16 said City Block 4620; thence Westwardly along the Southerly line of said Garner
17 Avenue, North 82 degrees 59 minutes 02 seconds West, 158.24 feet; thence along
18 Easterly line of said Lot 5, South 08 degrees, 34 minutes, 43 seconds West, 64.00 feet to
19 the TRUE POINT OF BEGINNING of the tract herein described; thence continuing
20 along said Easterly line of said Lot 5, South 08 degrees 34 minutes 43 seconds West,
21 118.12 feet to Southeast corner of said Lot 5; thence Westwardly along Southerly line of
22 said Lots 5 and 4, North 82 degrees 59 minutes 02 seconds West, 150.00 feet; thence

1 Northwardly along a line, parallel with the Westerly line of said Lot 4 of Samuel's
2 Subdivision, North 08 degrees 34 minutes 43 seconds East, 118.12 feet; thence
3 Eastwardly along a line, parallel with the Southerly line of Garner Avenue, South 82
4 degrees 59 minutes 02 seconds East, 150.00 feet to the TRUE POINT OF BEGINNING,
5 according to Survey Number 201944, executed by James Surveying Company, during the
6 month of October, 2012, and containing 0.41 acres, more or less.

7 A tract of land being Lots 6, 7, 8, 9, 10 and 11 of Samuel's Subdivision, and in
8 City Block 4620 in the City of St Louis, Missouri, and being more particularly described
9 as follows:

10 Beginning at the intersection of Southerly line of Garner Avenue, 60 feet wide, with the
11 Westerly line of Kraft Street, 60 feet wide, said point being Northeastern corner of said
12 City Block 4620; thence Southwardly along the Westerly line of said Kraft Street, South
13 08 degrees 34 minutes 43 seconds West, 307.79 feet to the Northerly line of Manchester
14 Avenue, 60 feet wide; thence Southwestwardly along Northerly line of said Manchester
15 Avenue, South 67 degrees 50 minutes 37 seconds West, 153.47 feet to the Northerly line
16 of Waldemar Avenue, 60 feet wide; thence Westwardly along the Northerly line of said
17 Waldemar Avenue, North 74 degrees 40 minutes 19 seconds West, 127.11 feet; thence
18 North 82 degrees 59 minutes 02 seconds West, 100.00 feet; thence Northwardly along the
19 Westerly line of said Lot 11 of Samuel's Subdivision, North 08 degrees 34 minutes 43
20 seconds East, 182.12 feet to Northwestern corner of said Lot 11; thence Eastwardly along
21 Northerly line of said Lot 11 and 10 of Samuel's Subdivision, South 82 degrees 59
22 minutes 02 seconds East, 200.00 feet to Northeastern corner of Lot 10; thence
23 Northwardly along Westerly line of said Lot 6 of Samuel's Subdivision, North 08 degrees

1 34 minutes 43 seconds East, 182.12 feet to the Southerly line of said Garner Avenue;
2 thence Eastwardly along the Southerly line of said Garner Avenue, South 82 degrees 59
3 minutes 02 seconds East, 158.24 feet to the TRUE POINT OF BEGINNING, according
4 to Survey Number 201944, executed by James Surveying Company, during the month of
5 October, 2012, and containing 2.13 acres, more or less.

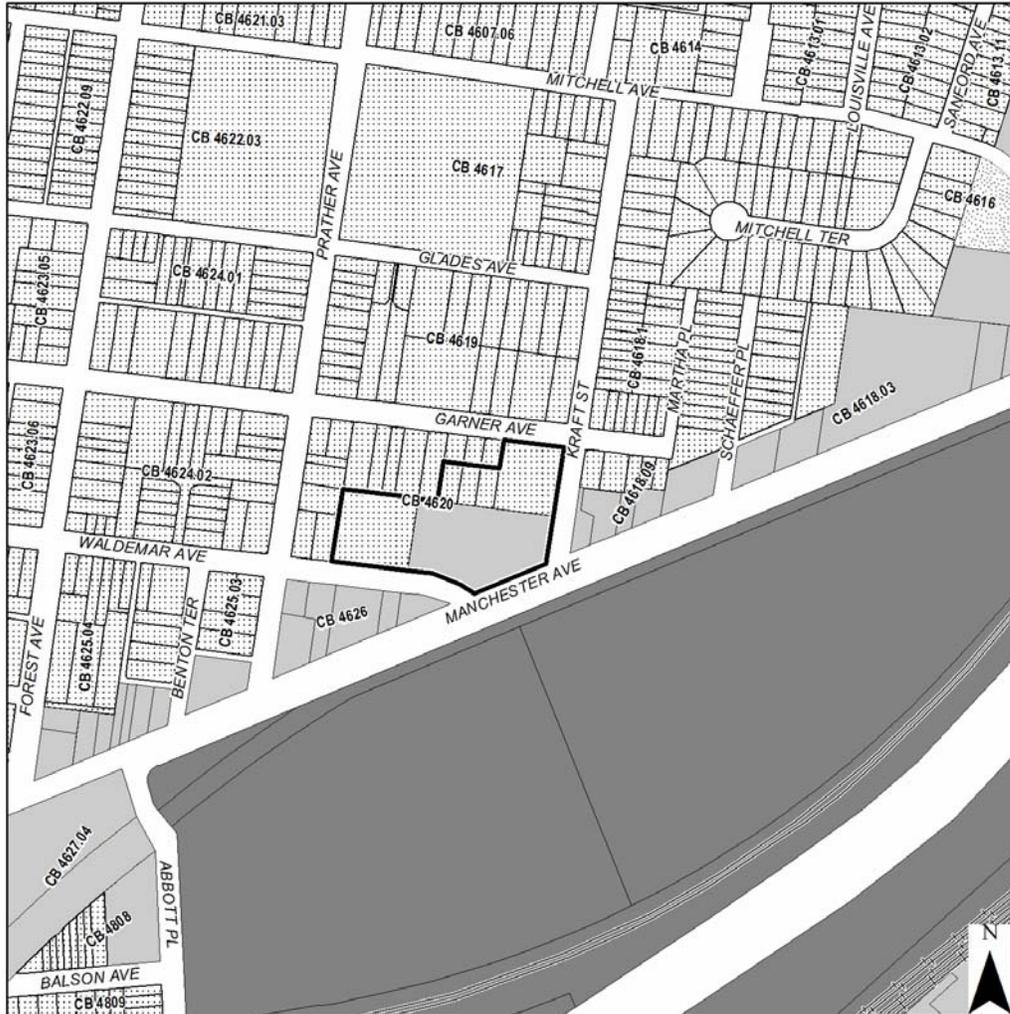
6 A tract of land being Lots 1, 2, 3, 4, 5 and 6 of Resubdivision of Lots 12 and 13 of
7 Samuel's Subdivision, in City Block 4620 in the City of St Louis, Missouri, and being
8 more particularly described as follows:

9 Commencing at the intersection of Southerly line of Garner Avenue, 60 feet wide, with
10 the Westerly line of Kraft Street, 60 feet wide, said point being Northeastern corner of
11 said City Block 4620; thence Southwardly along the Westerly line of said Kraft Street,
12 South 08 degrees 34 minutes 43 seconds West, 307.79 feet to the Northerly line of
13 Manchester Avenue, 60 feet wide; thence Southwestwardly along Northerly line of said
14 Manchester Avenue, South 67 degrees 50 minutes, 37 seconds West, 153.47 feet to the
15 Northerly line of Waldemar Avenue, 60 feet wide; thence Westwardly along the
16 Northerly line of said Waldemar Avenue, North 74 degrees 40 minutes 19 seconds West,
17 127.11 feet; thence North 82 degrees 59 minutes 02 seconds West, 100.00 feet to the
18 Southeastern corner of said Lot 1 and being TRUE POINT OF BEGINNING of the tract
19 of land herein described; thence continuing Westwardly along the Northerly line of said
20 Waldemar Avenue, North 82 degrees 59 minutes 02 seconds West, 200.00 feet to the
21 Southwestern corner of said Lot 6; thence Northwardly along the Westerly line of said
22 Lot 6 and 5, North 08 degrees 34 minutes 43 seconds East, 182.12 feet to Northwestern
23 corner of Lot 5; thence Eastwardly along Northerly line of said Lots 5,3 and 2, South 82

1 degrees 59 minutes 02 seconds East, 200.00 feet to the Northeastern corner of said Lot 2;
2 thence Southwardly along the Easterly line of said Lots 2 and 1, South 08 degrees 34
3 minutes 43 seconds West 118.12 feet to the TRUE POINT OF BEGINNING, according
4 to Survey Number 201944, executed by James Surveying Company, during the month of
5 October, 2012, and containing 0.84 acres, more or less.

6 **SECTION 2.** This ordinance being necessary for the preservation of the health,
7 safety and welfare shall take effect and be in full force immediately upon approval by the
8 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 |
| | F Neighborhood Commercial District | | L Jefferson Memorial District |

Rezoning Area

Rezoning from
"A" & "J/A" to "H"

PDA-029-13-REZ



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
FRANCIS G. SLAY, Mayor