

BOARD BILL NO. 108 INTRODUCED BY ALDERMAN JOSEPH D. RODDY

1 An Ordinance recommended by the Planning Commission on June 5,
2 2013, to change the zoning of property as indicated on the District Map, from “E”
3 Multiple-Family Dwelling District and “J” Industrial District to the “H” Area
4 Commercial District in City Blocks 3890 (4501, 4529, 4533, 4537, 4539 & 4541
5 Parkview Place) & 4781.05 (4545 & 4565 Children’s Place and 4528, 4530-56 & 4576
6 Parkview Place), so as to include the described parcels of land in City Blocks 3890 and
7 4781.05; and containing an emergency clause.

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

9 **SECTION ONE.** The zoning designation of certain real property located in City
10 Blocks 3890 and 4781.05 is hereby changed to the “H” Area Commercial District, real
11 property being particularly described as follows:

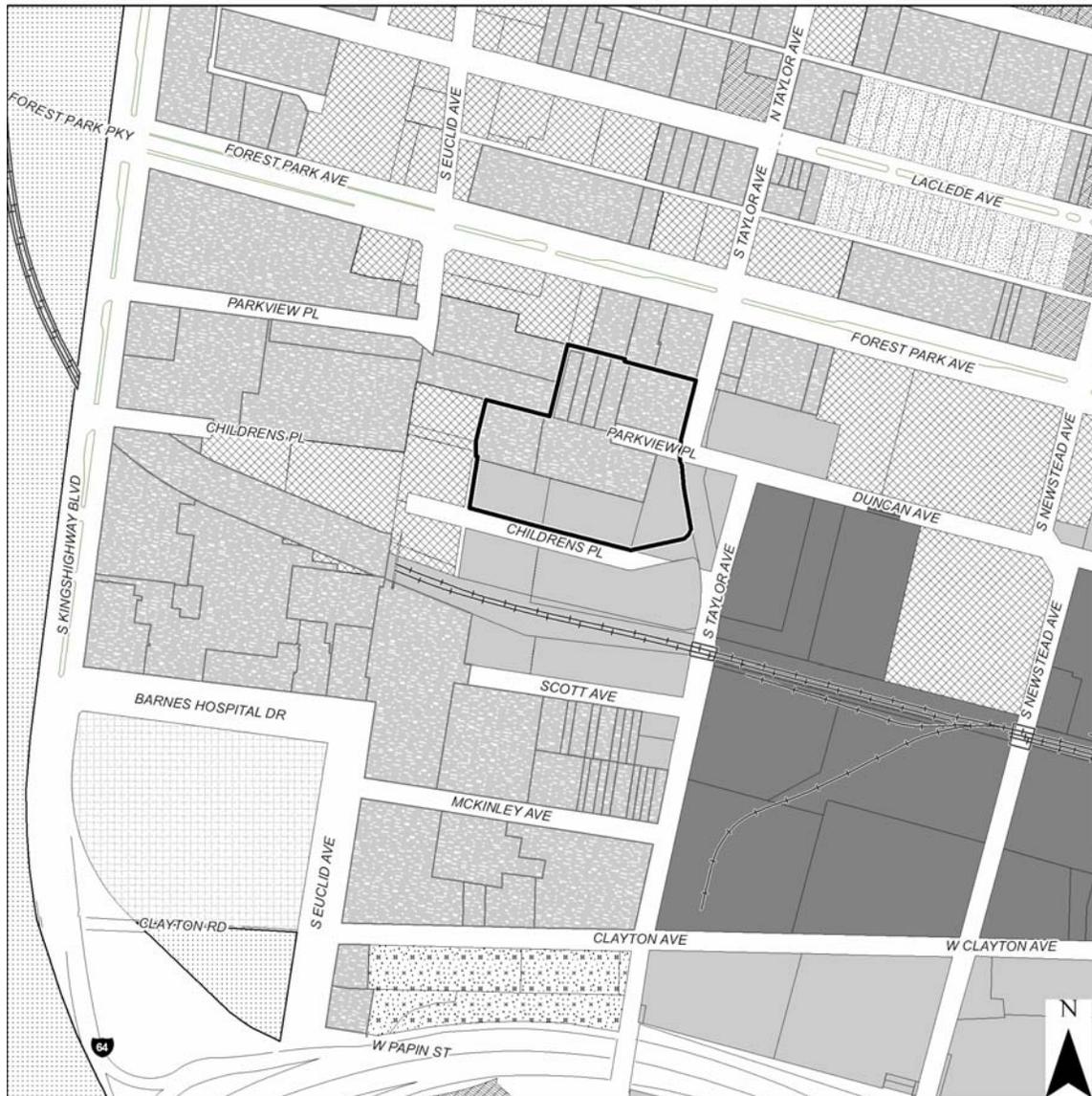
12 A tract of land being part of City Blocks 4871-N and 3890 in the City of St. Louis,
13 Missouri, being bounded on the North by property of Barnes – Jewish Hospital and Washington
14 University, On the East by Taylor Avenue, on the South by Children’s Place and on the West by a
15 15-foot wide Alley in City Block 4871-N and a tract of land owned by St. Louis College of
16 Pharmacy and being more particularly described as follows:

17 BEGINNING at the intersection of the North line of Children’s Place with the East line of a
18 15-foot wide Alley in City Block 4871-N; thence along the East line of said 15-foot wide Alley
19 North 12 degrees 02 minutes 15 seconds West, a distance of 157.61 feet to a point being the
20 Southeast corner of the part of said 15-foot wide Alley vacated by Ordinance Number 51750;
21 thence along the South line of said Vacated Alley South 75 degrees 00 minutes 45 seconds
22 West, a distance of 7.54 feet to the center of said Alley; thence along the center of said Alley
23 North 21 degrees 02 minutes 15 seconds West, a distance of 172.66 feet to the center of
24 Parkview Place as vacated by Ordinance Number 65474; thence along the center of said vacated

1 Parkview Place North 75 degrees 00 minutes 45 seconds East, a distance of 200.64 feet to the
2 Southeast corner of a tract of land described in a deed to Barnes – Jewish Hospital recorded
3 September 26, 1995 as daily number 184; thence along the eastern line of said tract North 15
4 degrees 21 minutes 30 seconds West, a distance of 223.16 feet to the Northwest corner of a tract
5 of land described in a deed to the St. Louis College of Pharmacy recorded March 25, 1993 as
6 daily number 3; thence along the Northern line of said tract and tracts of land described in a deed
7 to the St. Louis College of Pharmacy recorded April 10, 2010 as daily number 167 the following:
8 North 74 degrees 52 minutes 23 seconds East, a distance of 178.87 feet to a point; thence South
9 15 degrees 21 minutes 30 seconds East, a distance of 7.50 feet to a point; thence North 74
10 degrees 52 minutes 23 seconds East, a distance of 222.16 feet to the Western line of Taylor
11 Avenue; thence along the Western line of Taylor Avenue the following: South 15 degrees 21
12 minutes 30 seconds East, a distance of 186.64 feet to a point; thence South 26 degrees 22
13 minutes 41 seconds East, a distance of 61.17 feet to a point; thence South 59 degrees 11
14 minutes 50 seconds East, a distance of 13.73 feet to a point; thence in a Southeasterly direction
15 along a curve to the left having a radius of 507.50 feet, an arc length of 85.84 feet, the chord of
16 which bears South 36 degrees 43 minutes 19 seconds East, a distance of 85.74 feet to a point;
17 thence South 41 degrees 34 minutes 03 seconds East, a distance of 96.96 feet to a point of
18 curvature; thence along a curve to the right having a radius of 39.50 feet and an arc length of
19 61.37 feet to a point on the Northern line of the aforesaid Children’s Place; thence along said
20 Northern line South 48 degrees 10 minutes 56 seconds West, a distance of 154.38 feet to a point;
21 thence South 75 degrees 00 minutes 45 seconds West, a distance of 500.77 feet to the point of
22 beginning and containing 6.75 acres more or less as per calculations by Stock and Associates
23 Consulting Engineers, Inc. during April, 2013.

24 **SECTION 2.** This ordinance being necessary for the preservation of the health,
25 safety and welfare shall take effect and be in full force immediately upon approval by the
26 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 from
E & J to H

PDA-069-13-REZ



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