

1 **BOARD BILL NO. 155** **INTRODUCED BY ALDERMAN SCOTT OGILVIE**

2 An ordinance recommended by the Planning Commission on August 1, 2012 to revoke the
3 Deaconess Health System Community Unit Plan, which was established by Ordinance 63256 on
4 July 27, 1994, for the described parcels of land in City Blocks 2781.05, 2782.03, 4592.04 and
5 4593 as indicated on the District Map **contingent upon acquisition of the identified properties**
6 **by the St. Louis Zoo**; and containing an emergency clause.

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

8 **SECTION ONE.** The Community Unit Plan designation, known as the Deaconess Health
9 System Community Unit Plan (designated as Community Unit Plan Application Number 7), as
10 established by Ordinance 63256 on July 27, 1994, and as currently administered under the
11 provisions of Section 26.80.070 of the Revised Code of the City of St. Louis – 1994, of certain
12 real property located in City Blocks 2781.05, 2782.03, 4592.04 and 4593, is hereby revoked,
13 **contingent upon acquisition of the identified properties by the St. Louis Zoo**, such real
14 property being more particularly described and shown in Exhibit A as follows:

15 BEGINNING at the intersection of the South right-of-way line of Oakland Avenue, 50
16 feet wide, with the West right-of-way line of Hampton Avenue, 80 feet wide; thence
17 south 08 degrees 34 minutes 30 seconds West 227.28 feet along said West right-of-way
18 line of Hampton Avenue, 80 feet wide, to the north right-of-way line of Clayton Avenue,
19 60 feet wide; thence south 63 degrees 03 minutes 38 seconds west 414.58 feet along said
20 north right-of-way line of Clayton Avenue, 60 feet wide, to the north right-of-way line of
21 Berthold Avenue, 60 feet wide; thence north 81 degrees 44 minutes 55 seconds west
22 145.13 feet along said north right-of-way line of Berthold Avenue, 60 feet wide, to a

1 point; thence south 08 degrees 16 minutes 35 seconds west 102.36 feet to said north
2 right-of-way line of Clayton Avenue, 60 feet wide; thence south 51 degrees 17 minutes
3 29 seconds east 65.86 feet to a point, said point being the intersection of the south right-
4 of-way line of said Clayton Avenue, 60 feet wide, with the west line of the North/South
5 alley in said city block 2781N; thence south 08 degrees 33 minutes 15 seconds west
6 94.35 feet and south 26 degrees 26 minutes 16 seconds east 12.21 feet along said west
7 line of said alley to a point; thence north 81 degrees 43 minutes 06 seconds west 30.17
8 feet to a point; thence south 08 degrees 33 minutes 15 seconds west 140 feet to the north
9 right-of-way line of Crescent Avenue, 60 feet wide; thence north 81 degrees 43 minutes
10 06 seconds west 150 feet along said north right-of-way line of Crescent Avenue, 60 feet
11 wide, to a point; thence north 08 degrees 33 minutes 15 seconds east 195.41 feet to said
12 north right-of-way line of Clayton Avenue, 60 feet wide; thence south 63 degrees 03
13 minutes 38 seconds west 303.46 feet along said north right-of-way line of Clayton
14 Avenue, 60 feet wide, to a point, said point being the intersection of said north right-of-
15 way line of Clayton Avenue with the west line of said north/south alley in city block
16 2782E; thence north 08 degrees 16 minutes 35 seconds east 105.51 feet along west line of
17 said alley to a point; thence north 81 degrees 43 minutes 12 seconds west 40 feet to a
18 point; thence south 08 degrees 16 minutes 35 seconds west 133.74 feet to said north
19 right-of-way line of Clayton Avenue, 60 feet wide; thence south 63 degrees 03 minutes
20 38 seconds west 48.96 feet along said north right-of-way line of Clayton Avenue, 60 feet
21 wide, to a point; thence north 08 degrees 16 minutes 35 seconds east 161.98 feet to a
22 point; thence north 81 degrees 43 minutes 12 seconds west 39.83 feet to a point; thence
23 south 08 degrees 16 minutes 35 seconds west 50 feet to a point; thence north 81 degrees

1 43 minutes 12 seconds west 100 feet to the east right-of-way line of Graham Avenue, 60
2 feet wide; thence north 08 degrees 16 minutes 35 seconds east 303.89 feet along said east
3 right-of-way line of Graham Avenue, 60 feet wide, and its direct prolongation
4 northwardly to said north right-of-way line of Berthold Avenue, 60 feet wide; thence
5 north 81 degrees 44 minutes 55 seconds west 111.05 feet along said north right-of-way
6 line of Berthold Avenue, 60 feet wide, to the east right-of-way line of Graham Avenue,
7 60 feet wide, said point being the southwest corner of said city block 4593; thence north
8 07 degrees 34 minutes 20 seconds east 197.25 feet along said east right-of-way line of
9 Graham Avenue, 60 feet wide, to a point; thence south 81 degrees 46 minutes 20 seconds
10 east 100 feet to a point; thence north 07 degrees 34 minutes 20 seconds east 18.50 feet to
11 a point; thence south 01 degree 46 minutes 20 seconds east 121.36 feet to a point; thence
12 north 07 degrees 34 minutes 20 seconds east 24 feet to a point; thence north 81 degrees
13 46 minutes 20 seconds west 20 feet to a point; thence north 07 degrees 34 minutes 20
14 seconds east 26 feet to a point; thence north 81 degrees 46 minutes 20 seconds west 1.36
15 feet to a point; thence north 07 degrees 34 minutes 20 seconds east 200 feet to said south
16 right-of-way line of Oakland Avenue, 50 feet wide; thence south 81 degrees 46 minutes
17 20 seconds east 986.16 feet along said south right-of-way line of Oakland Avenue, 50
18 feet wide, to a point, said point being the point of beginning.

19 EXCEPTING therefrom the following described tract: A tract of land being part of city
20 block 4593 and part of Berthold Avenue, 60 feet wide, in the City of St. Louis, and being
21 more particularly described as follows:

1 BEGINNING at a point on the centerline of Berthold Avenue, 60 feet wide, said point
2 being distant south 81 degrees 44 minutes 55 seconds east 114.32 feet from the
3 intersection of said centerline of Berthold Avenue, 60 feet wide, with the northwardly
4 prolongation of the east right-of-way line of Graham Avenue, 60 feet wide; thence north
5 07 degrees 34 minutes 20 seconds east 190 feet to a point; thence south 81 degrees 44
6 minutes 55 seconds east 60.28 feet to a point; thence south 07 degrees 34 minutes 20
7 seconds west 190 feet to said centerline of Berthold Avenue, 60 feet wide; thence north
8 81 degrees 44 minutes 55 seconds west 60.28 feet along said centerline to a point, said
9 point being the point of beginning.

10 **SECTION TWO.** This ordinance being necessary for the preservation of public health, safety
11 and welfare shall take effect and be in full force immediately upon approval by the Mayor of the
12 City of St. Louis.