

**BOARD BILL NO. 163 INTRODUCED BY ALDERMAN TERRY KENNEDY**

1 An Ordinance recommended by the Planning Commission on July 1, 2015, to  
2 change the zoning of property as indicated on the District Map and in City Block 4563,  
3 from “F” Neighborhood Commercial District to the “C” Multiple-Family Dwelling  
4 District, at 4204 & 4146 Finney and from “C” Multiple-Family Dwelling District and “F”  
5 Neighborhood Commercial District to the “C” Multiple-Family Dwelling District only, at  
6 4202 & 4148-4200 Finney, so as to include the described parcels of land in City Block  
7 4563; 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 Block 4563 is hereby changed to the “C” Multiple-Family Dwelling District, real  
11 property being particularly described and shown in Exhibit A as follows:

12 A tract of land situated in the City of St. Louis, and the State of Missouri, lying in part of  
13 City Block 4563, being part of Lot 12 of the Subdivision of the Dunegand Tract, as filed  
14 for record in Plat Book “C” page 48 of the land records of said City of St. Louis,  
15 Missouri and all of Lots 7,8,9,10, 11 and 12 of Rosevelt’s Subdivision as filed for record  
16 in Plat Book 11 page 90 of said land records of the City of St. Louis, Missouri, and being  
17 more particularly described as follows;

18 COMMENCING at the intersection of the Eastern right-of-way line of Wittier  
19 Street, 60 feet wide, and the Southern right-of -way line of Finney Avenue, 70 feet wide,  
20 said intersection being the Northernmost corner of said City Block 4563; thence along  
21 said Southern right-of-way line of Finney Avenue, South 60 degrees 54 minutes 01  
22 seconds East a distance of 300.14 feet to the Easternmost corner of a tract of land

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1 conveyed to Brian Booker as described in Deed Book 02172011 page 0364 of said land  
2 records of the City of St. Louis, Missouri, said Easternmost corner of the Booker tract  
3 being THE TRUE POINT OF BEGINNING of the tract herein described; thence  
4 continue along said Southern right-of-way of Finney Avenue, South 60 degrees 54  
5 minutes 01 seconds East a distance of 180.16 feet to the Northern most corner of Lot 13  
6 of said Roosevelt's Subdivision, thence leaving said Southern right-of way line of Finney  
7 Avenue along the Western line of said Lot 13 of Roosevelt's Subdivision, South 29  
8 degrees 03 minutes 50 seconds West a distance of 81.30 to the Westernmost corner of  
9 said Lot 12 of Roosevelt's Subdivision, said Westernmost corner of said Lot 13 of  
10 Roosevelt's Subdivision being on the Northern line of West Lot 2 of North Sarah Phase II,  
11 Re-Subdivison Plat, as described in Plat Book 12032012 page 0071 of said land records  
12 of the City of St. Louis, Missouri; thence leaving said Western line of Lot 13 of  
13 Roosevelt's Subdivision along said Northern line of West Lot 2, North 60 degrees 54  
14 minutes 24 seconds West a distance of 60.03 feet to the Northernmost corner of said  
15 West Lot 2; thence along the Western line of said West Lot 2, South 29 degrees 03  
16 minutes 50 seconds West a distance of 81.31 feet to the Westernmost corner of said West  
17 Lot 2, said Westernmost corner of West Lot 2 being on the Northern Right-of way line of  
18 C D Banks Avenue, 60 feet wide, thence leaving said Western line of West Lot 2 along  
19 said Northern Right-of-way line of C D Banks Avenue, North 60 degrees 54 minutes 47  
20 seconds West a distance of 95.08 feet to the Southernmost corner of a tract of land  
21 conveyed to the City of St. Louis Land Reutilization Authority as described in Deed  
22 Book M934 page 1932 of said land records of the City of St. Louis, Missouri; thence  
23 leaving said Northern Right-of-way line of C D Banks Avenue along the Eastern line of

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1 said Land Reutilization Authority tract as described Book M934 page 1932 of said land  
2 records of the City of St. Louis, Missouri, North 29 degrees 03 minutes 50 seconds East a  
3 distance of 72.50 feet the Easternmost corner of said Land Reutilization Authority tract as  
4 described Book M934 page 1932: thence along the Northern line of said Land  
5 Reutilization Authority tract as described Book M934 page 1932, North 55 degrees 03  
6 minutes 20 seconds West a distance of 25.18 feet to the Northernmost corner of said  
7 Land Reutilization Authority tract as described Book M934 page 1932, said  
8 Northernmost corner of the Land Reutilization Authority tract as described Book M934  
9 page 1932 being on the Eastern line of a tract land conveyed to said City of St. Louis  
10 Land Reutilization Authority as described in Deed Book M724 page 1285 of said land  
11 records of the City of St. Louis, Missouri, thence along said Eastern line of the Land  
12 Reutilization Authority tract as described in Deed Book M724 page 1285, and along the  
13 Eastern of said Brain Booker tract as described in Book 02172011 page 0364, North 29  
14 degrees 03 minutes 50 seconds East a distance of 87.58 feet to the point of beginning.

15 Containing 0.518 Acres (22,570 Square Feet), according to Survey by Grimes  
16 Consulting dated.

17 **SECTION 2.** This ordinance being necessary for the preservation of the health,  
18 safety and welfare shall take effect and be in full force immediately upon approval by the  
19 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 of Parcels  
from "F" & "CF" to "C"

PDA-089-15-REZ

CITY OF ST. LOUIS  
**PLANNING**  
& URBAN DESIGN  
AGENCY