BOARD BILL NO. 165 INTRODUCED BY ALDERMAN TERRY KENNEDY

An Ordinance recommended by the Planning Commission on September 2, 2015, to change the zoning of property as indicated on the District Map and in City Block 3765.05, from "B" Two-Family Dwelling District to the "F" Neighborhood Commercial District, at 4960R Fountain Avenue, so as to include the described parcel of land in City Block 3765.05; and containing an emergency clause.

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

SECTION ONE. The zoning designation of certain real property located in City Block 3765.05 is hereby changed to the "F" Neighborhood Commercial District, real property being particularly described and shown in Exhibit A as follows:

LAND BEING PART OF LOT 26 OF BLOCK 1 OF AUBERT PLACE, A SUBDIVISION RECORDED IN PLAT BOOK 5, PAGES 3 AND 4, CITY OF ST. LOUIS RECORDS, BEING IN CITY BLOCK 3765-N, CITY OF ST LOUIS, MISSOURI, AND FURTHER DESCRIBED HEREIN;

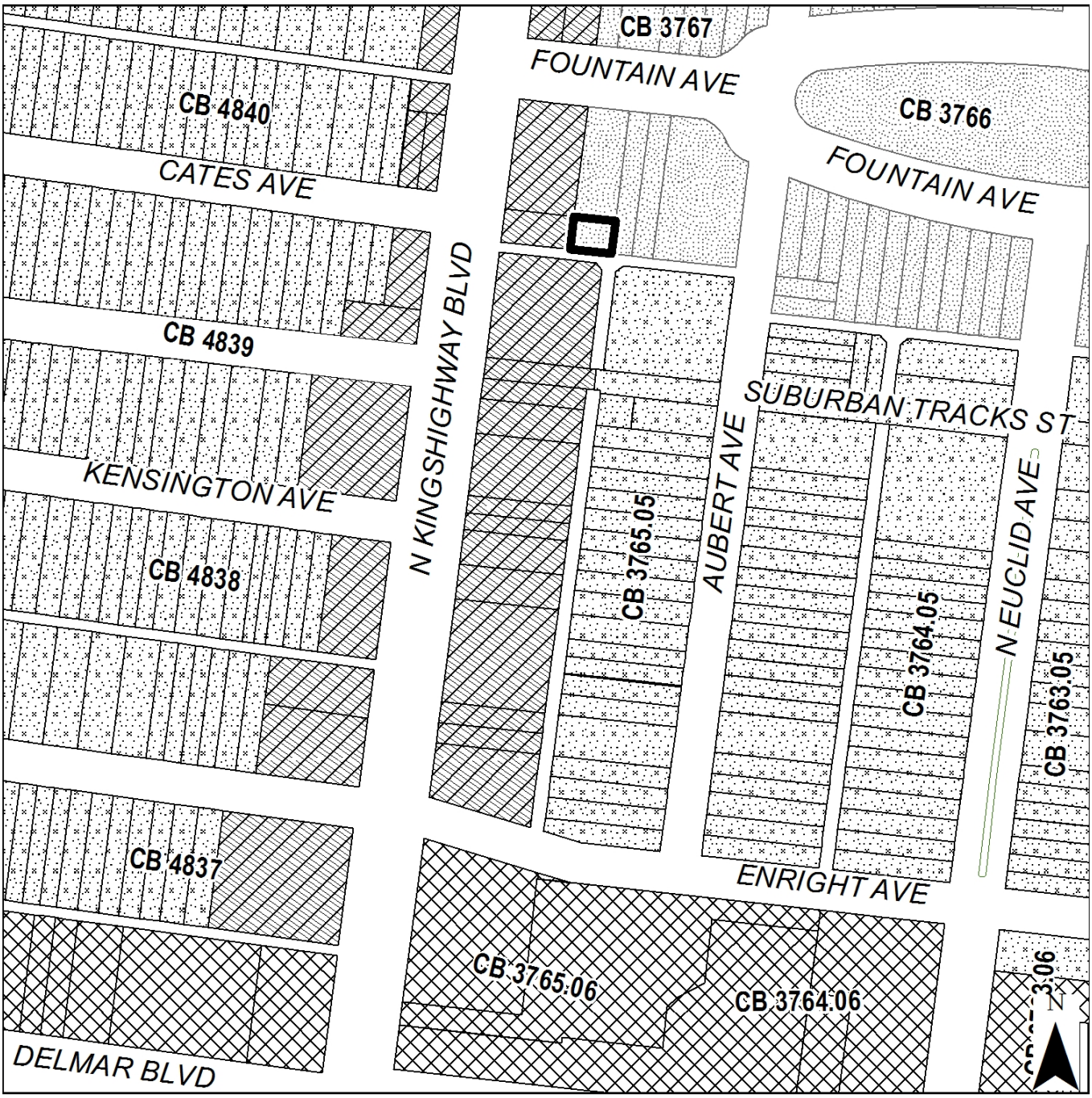
COMMENCING AT AN IRON ROD (SET) AT THE NORTHWEST CORNER OF LOT 26 OF AFORESAID AUBERT PLACE BLOCK 1, SAID POINT BEING 100 FEET FROM THE EASTERLY RIGHT-OF-WAY LINE OF NORTH KINGSHIGHWAY (100 FOOT WIDE) BOULEVARD; THENCE ALONG THE WESTERLY LINE OF LOT 26, SOUTH 07 DEGREES 24 MINUTES 11 SECONDS WEST, 159.50 FEET TO AN IRON ROD (SET) AT THE **POINT OF BEGINNING** OF THIS DESCRIPTION; THENCE LEAVING SAID WESTERLY LINE AND DEFINING SAID LOT, SOUTH 83 DEGREES 36 MINUTES 35 SECONDS EAST, 60.00 FEET TO AN IRON ROD (SET) BEING ON THE

EASTERLY LINE OF LOT 26; THENCE ALONG THE EASTERLY LINE OF LOT 26, SOUTH 07 DEGREES 24 MINUTES 11 SECONDS WEST, 48.00 FEET TO A CROSS (CUT), SAID POINT BEING ON THE NORTHERLY LINE OF ANY ALLENY (15 FEET WIDE); THENCE ALONG SAID NORTHERLY LINE OF SAID ALLEY NORTH 83 DEGREES 36 MINUTES 35 SECONDS WEST, 60.00 FEET TO AN IRON ROD (SET), SAID POINT BEING ON THE WESTERLY LINE OF LOT 26; THENCE NORTH 07 DEGREES 24 MINUTES 11 SECONDS EAST, 48.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.066 ACRES OR 2,880 SQUARE FEET.

SECTION 2. This ordinance being necessary for the preservation of the health, safety and welfare shall take effect and be in full force immediately upon approval by the Mayor of the City of St. Louis.

EXHIBIT A

DISTRICT MAP



Current Zoning District

- A Single-Family Dwelling District
- B Two-Family Dwelling District
- C Multiple-Family Dwelling District
- D Multiple-Family Dwelling District
- E Multiple-Family Dwelling District
- F Neighborhood Commercial District
- G Local Commercial District
- H Area Commercial District
- I Central Business District
- J Industrial District
- K Unrestricted District
- L Jefferson Memorial District

Rezoning Area

Rezoning Petition from "B" to "F"

PDA-104-15-REZ

CITY OF ST. LOUIS PLANNING & URBAN DESIGN AGENCY