

**BOARD BILL NO. 168 INTRODUCED BY ALDERMAN JOHN J. COATAR**

1 An Ordinance recommended by the Planning Commission on September 2, 2015,  
2 to change the zoning of property as indicated on the District Map and in City Block 779,  
3 from “G” Local Commercial and Office District to the “D” Multiple-Family Dwelling  
4 District, at 2117-31 S. 7<sup>th</sup> Street, so as to include the described parcel of land in City  
5 Block 779; and containing an emergency clause.

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

7 **SECTION ONE.** The zoning designation of certain real property located in City  
8 Block 779 is hereby changed to the “D” Multiple-Family Dwelling District, real property  
9 being particularly described and shown in Exhibit A as follows:

10 Lots 27, 28, 29, 30, 31 and 32 of Allen’s Subdivision of the Russell Tract  
11 and that part of vacated Eighth Street (30’ wide) as vacated by Ordinance  
12 #62094 in City Blocks 778 and 779, as recorded in Plat Book 16-A Page 16 of  
13 the City of St. Louis Land Records Office in the City of St. Louis, Missouri.

14 Described as follows:

15 Beginning at the intersection of the Northwest line of South 7<sup>th</sup> Boulevard  
16 and the North line of Ann Avenue (60” wide);

17 Thence along said North line of Ann Avenue (60’ wide) North 71 Degrees  
18 00 Minutes 00 Seconds West a distance of 120.83 feet to the centerline of the  
19 aforesaid vacated Eighth Street (30’ wide);

20 Thence along said centerline of vacated Eighth Street (30’ wide) North 18  
21 Degrees 56 Minutes 10 Seconds East a distance of 140.17 feet to the South line  
22 of a 20-foot wide alley;

**September 11, 2015**

**Page 1 of 2**

**Board Bill #168**

**Sponsor: Alderman John J. Coatar**

1           Thence along said South line of a 20-foot wide alley South 71 Degrees 00  
2 Minutes 00 Seconds East a distance of 15.00 feet to the East line of Eighth  
3 Street (30' wide);

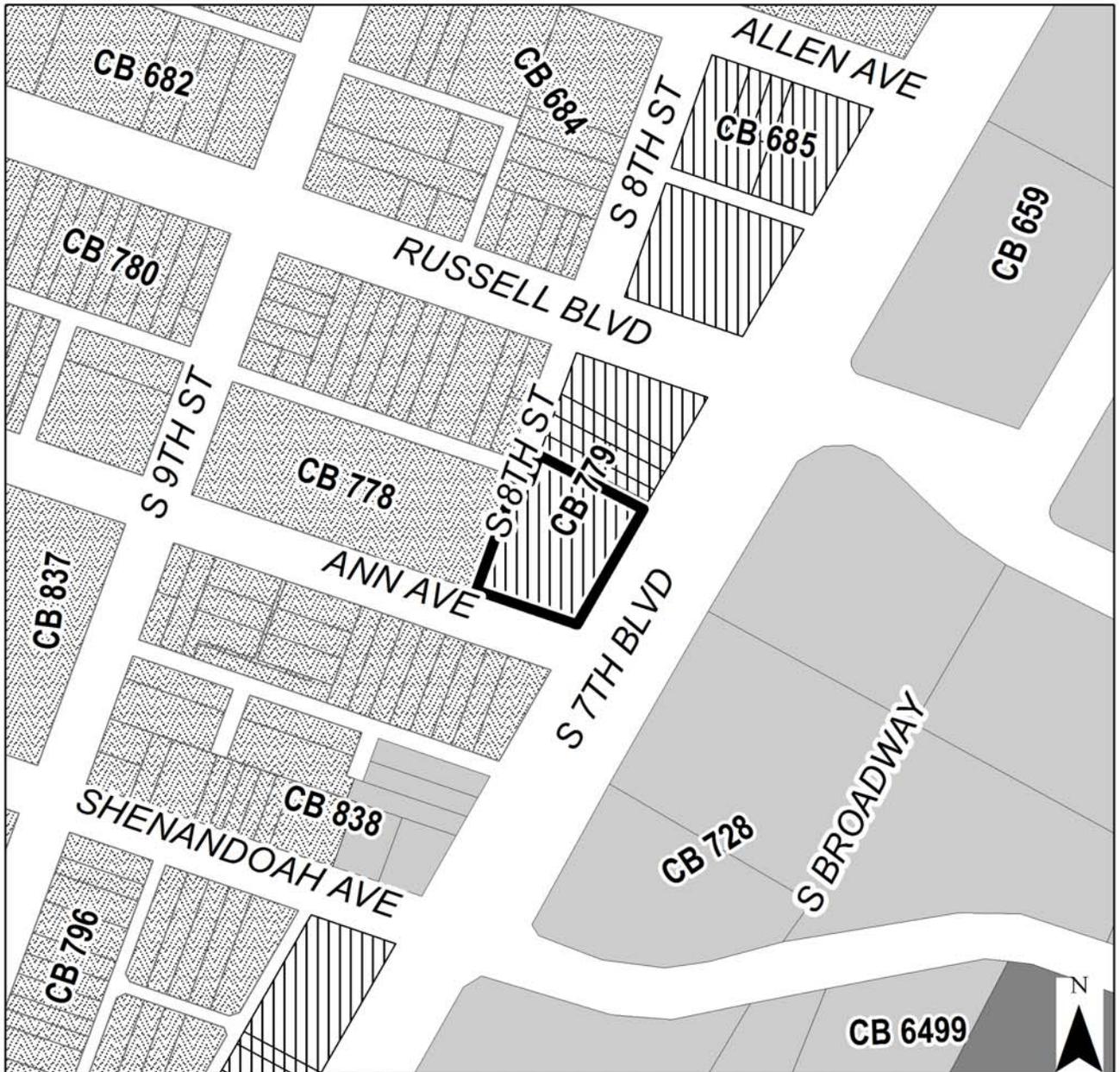
4           Thence along said East line of Eighth Street (30' wide) North 18 Degrees  
5 56 Minutes 10 Seconds East a distance of 33.50 feet to the line common to Lots  
6 32 and 33 of the aforesaid Allen's Subdivision of the Russell Tract;

7           Thence along said common line South 61 Degrees 43 Minutes 50  
8 Seconds East a distance of 133.77 feet to the aforesaid Northwest line of South  
9 7<sup>th</sup> Boulevard;

10          Thence along said Northwest line of South 7<sup>th</sup> Boulevard Avenue South 28  
11 Degrees 42 Minutes 00 Seconds West a distance of 154.35 feet to the point of  
12 beginning and containing 21,614 square feet or 0.496 acres, more or less.

13          **SECTION 2.** This ordinance being necessary for the preservation of the health,  
14 safety and welfare shall take effect and be in full force immediately upon approval by the  
15 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 Petition  
From "G" to "D"

PDA-105-15-REZ