

**BOARD BILL NO. 170 INTRODUCED BY ALDERMAN TERRY KENNEDY**

1 An Ordinance recommended by the Planning Commission on July 6, 2011, to  
2 change the zoning of property as indicated on the District Map, from "C" Multiple-  
3 Family Dwelling District to the "H" Area Commercial District, in City Block 5035 (3930  
4 McPherson Avenue), so as to include the described parcel of land in City Block 5035;  
5 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 5035 is hereby changed to the "H" Area Commercial District, real property being  
9 particularly described and shown in Exhibit A as follows:

10 LAND DESCRIPTION-PARCEL 2-EXCEPTING ALLEY

11 A TRACT OF LAND BEING PART OF CITY BLOCK 5035 OF THE CITY OF ST.  
12 LOUIS, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS  
13 FOLLOWS:

14 BEGINNING AT A POINT ON THE SOUTH LINE OF McPHERSON  
15 AVENUE, 80' WIDE, 266.33 FEET WEST OF THE WEST LINE OF VANDEVENTER  
16 AVENUE, 60 FEET WIDE, SAID POINT BEING ALSO ON THE WEST LINE OF AN  
17 ALLEY VACATED BY CITY ORDINANCE 59623; THENCE ALONG THE WEST  
18 LINE OF SAID ALLEY, SOUTH 28 DEGREES 53 MINUTES 50 SECONDS WEST  
19 93.15 FEET TO A POINT ON THE NORTH LINE OF SAID ALLEY: THENCE  
20 ALONG THE NORTH LINE OF SAID ALLEY NORTH 69 DEGREES 05 MINUTES  
21 41 SECONDS WEST 170.32 FEET TO A POINT ON THE EAST LINE OF LOT A OF  
22 "3949 LINDELL BOULEVARD, A CONSOLIDATION PLAT" AS RECORDED IN

**September 21, 2012**

**Page 1 of 2**

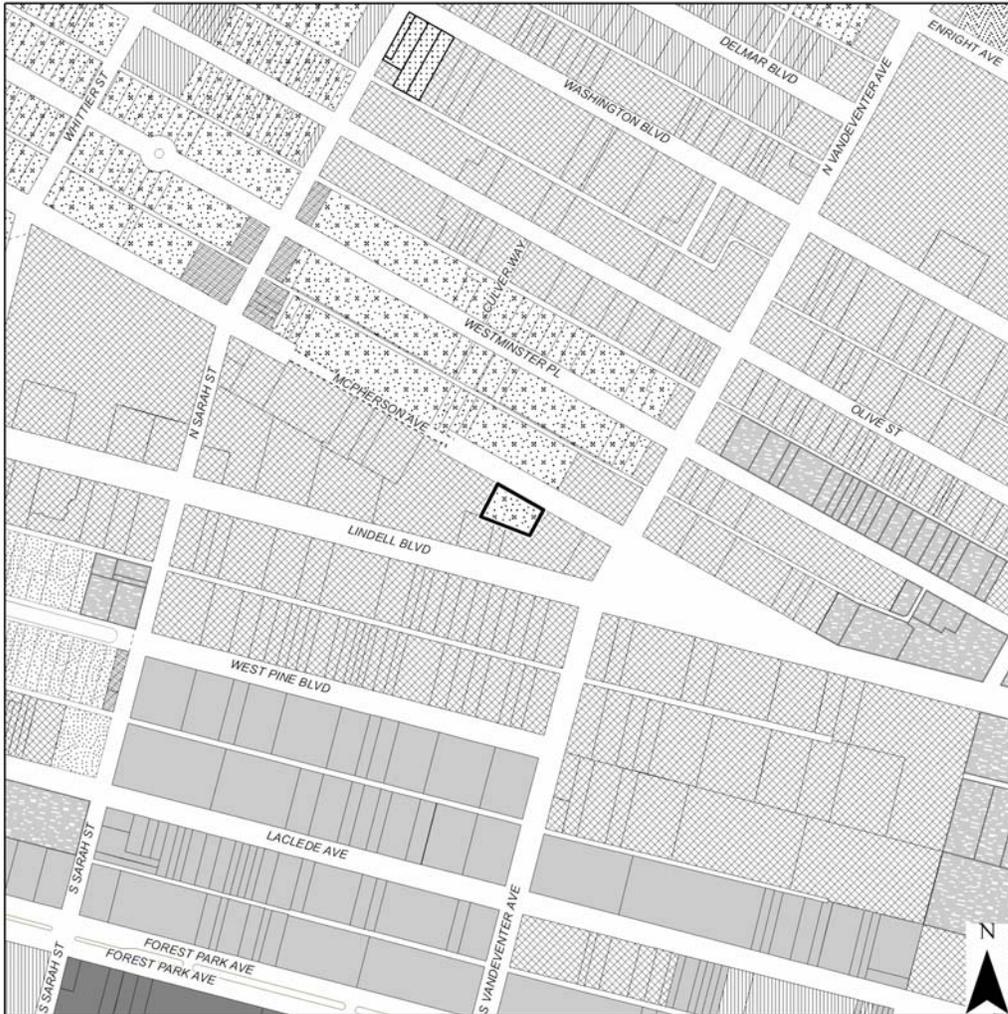
**Board Bill #170**

**Sponsor: Alderman Terry Kennedy**

1 BOOK 01032006 PAGE 0324 OF THE CITY OF ST. LOUIS RECORDS; THENCE  
2 ALONG THE EAST LINE OF LOT A OF SAID CONSOLIDATION PLAT, NORTH  
3 28 DEGREES 53 MINUTES 51 SECONDS EAST 117.50 FEET TO A POINT ON THE  
4 SOUTH LINE OF McPHERSON AVENUE, 80' WIDE; THENCE ALONG THE  
5 SOUTH LINE OF McPHERSON AVENUE, SOUTH 60 DEGREES 52 MINUTES 34  
6 SECONDS EAST 168.67 FEET TO THE POINT OF BEGINNING AND  
7 CONTAINING 17,765 SQUARE FEET.

8           **SECTION 2.** This ordinance being necessary for the preservation of the health,  
9 safety and welfare shall take effect and be in full force immediately upon approval by the  
10 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 "C" to "H"

PDA-045-11-REZ



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