BOARD BILL NO. 228 INTRODUCED BY ALDERWOMAN PHYLLIS YOUNG

An Ordinance recommended by the Planning Commission on December 3, 2014, to change the zoning of property as indicated on the District Map, from "G" Local Commercial and Office District, "H" Area Commercial District, "J" Industrial District, dual zoning of "D" Multiple-Family Dwelling District & "G" Local Commercial and Office District and Dual zoning of "D" Multiple-Family Dwelling District & "H" Area Commercial District to the "D" Multiple-Family Dwelling District only, in City Blocks 389, 390, 401, 402, 464.04, 465.03, 465.04, 472.03 473.03 and 474.03, so as to include the described parcels of land in City Blocks 389, 390, 401, 402, 464.04, 465.03, 465.04, 472.03 473.03 and 474.03; 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 Blocks 389, 390, 401, 402, 464.04, 465.03, 465.04, 472.03 473.03 and 474.03 is hereby changed to the "D" Multiple-Family Dwelling District, real property being particularly described and shown in Exhibit A and Exhibit B as follows:

Beginning at a point at the intersection of the east line of S. Tucker Boulevard and the south line of Hickory Street in City Block 472.03; and proceeding eastwardly along the south line of Hickory Street to its intersection with the Eastern boundary line of City Parcel Locator Number 0473-03-005, commonly known as 1120 Morrison Avenue; thence southwardly along said Eastern boundary line to its intersection with the north line of a cul-de-sac of 11th Street, and continuing southwestwardly in a counter-clock-wise direction along said boundary to its intersection with the Northeastern boundary line of City Parcel Locator Number 0472-03-020, commonly known as 1100 Morrison; thence

southeastwardly in a counter-clock-wise direction along said boundary line to its intersection with the Eastern boundary line of City Parcel Locator Number 0473-03-040 in City Block 473.03, commonly known as 1102-1104 Morrison Avenue; thence southwardly along said boundary line and continuing southwardly along the Eastern boundary line of City Parcel Locator Number 0473-03-070, commonly known as 1111 Rutger Street to its intersection with its Southern boundary line; thence westward along said Southern boundary line to its intersection with a cul-de-sac of Rutger Street; thence continuing in a southwardly counter-clock-wise direction along the Eastern boundary line of City Parcel Locator Number 0473-03-005, commonly known as 1120 Morrison Avenue; and continuing southwardly along the Eastern boundary line of City Locator Number 0474-03-011 commonly known as 1132 Rutger Street to its intersection with the Northern boundary line of City Locator Number 0474-03-025 in City Block 474.03, commonly known as 1126-1128 Rutger Street, thence eastwardly along said Northern boundary line to its intersection with its Eastern boundary line; thence southwardly along said Eastern boundary line and continuing southwardly along the Eastern boundary line of City Parcel 0474-03-155, commonly known as 1133 Park Avenue, to its intersection with the Northern boundary line of City Parcel Locator Number 0474-03-151, commonly known as 1115 Park Avenue; thence eastwardly along said Northern boundary line to its intersection with its Eastern boundary line; thence southwardly along said Eastern boundary line to its intersection with its Southern boundary line, thence southwestwardly in a counter-clock-wise direction to its intersection with the north line of Park Avenue; thence westward along the north line of Park Avenue to its intersection with the east line

of S. Tucker Boulevard; and thence northwardly along the east line of S. Tucker Blvd. to the point of beginning.

Legal Description of Rezoning Northern Sub-Area (City Blocks 464.04, 465.03, 465.04 & portion of 474.03)

Beginning at a point at the intersection of the east line of S. 11th Street and the Northern boundary line of City Parcel Locator Number 0465-04-010, commonly known as 1032-1034 Rutger Street in City Block 465.04; and proceeding eastwardly along said Northern boundary line to its intersection with its Eastern boundary line; thence southwardly along said Eastern boundary line to its intersection with its Northern boundary line; thence eastwardly along said Northern boundary line and its prolongation east across the 10th Street Pedestrian Mall; thence continuing eastwardly along the south line of the East/West alley in City Block 465.03 and its prolongation east across S. 9th Street to its intersection with the east line of S. 9th Street; thence northwardly along the east line of S. 9th Street to its intersection with the south line of the East/West alley in City Block 464.04; thence eastwardly along said south line of the East/West alley to its intersection with the Western boundary line of City Parcel Locator Number 0464-04-105, commonly known as 1311-1325 S. 8th Street; thence northwardly along said Western boundary line to its intersection with the Southern boundary line of City Parcel Locator Number 0464-04-095, commonly known as 1307-1309 S. 8th Street; thence westward on said Southern boundary Line to its intersection with its Western boundary line, also being the east line of the North/South alley in City Block 464.04; thence northwardly along said Western boundary line to its intersection with its Northern boundary line; thence eastwardly along said Northern boundary line to its intersection with its Eastern boundary

line, also being part of a cul-de-sac of S. 8th Street in City Block 464.04; thence continuing southeastwardly in a counter-clock-wise direction to its intersection with its Eastern boundary line; thence southwardly along said Eastern boundary line and continuing southwardly on the Eastern boundary of City Parcel Locator Number 0464-04-105, commonly known as 1311-1125 S. 8th Street to its intersection with the Northern boundary line of City Parcel Locator Number 0464-04-110, commonly known as 801-819 Park Avenue; thence eastwardly along said Northern boundary line to its intersection with its Eastern boundary line; thence southwardly along said Eastern boundary line to its intersection with its Southern boundary line; thence westward along the Southern boundary line of said parcel and continuing westward along the Southern boundary line of City Locator Number 0464-04-180, commonly known as 821 Park Avenue; and its prolongation west across S. 9th Street; and thence continuing westward along the north line of Park Avenue along City Block 465.03 and its prolongation west across the 10th Street Pedestrian Mall; and thence continuing westward along the north line of Park Avenue along City Block 465.04 to its intersection with the east line of S. 11th Street, thence northwardly along the east line of S. 11th Street to its intersection with the prolongation of the Southern boundary line of City Locator Number 0474-03-142, commonly known as 1341 S. 11th Street in City Block 474.03; thence westward along said Southern boundary line to its intersection with its Western boundary line; thence northwardly along said Western boundary line to its intersection with its Northern boundary line; thence eastwardly along said Northern boundary line and its prolongation east to the east line of S. 11th Street; and thence northwardly along said east line of S. 11th Street to the point of beginning.

Legal Description of Rezoning Southern Sub-Area (City Blocks 389, 390, 401 & 402)

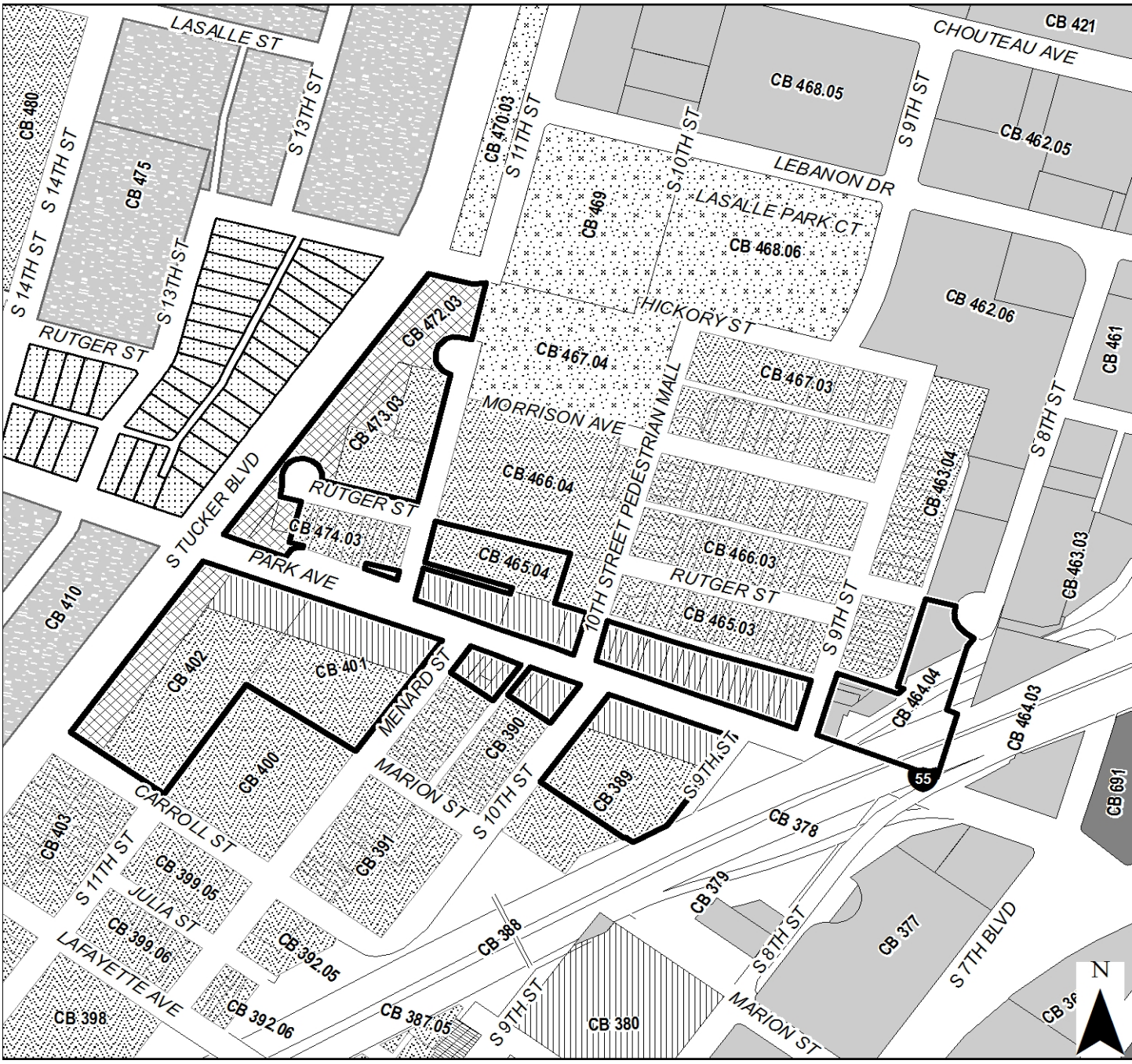
Beginning at a point at the intersection of the east line of S. Tucker Boulevard and the south line of Park Avenue in City Block 402; and proceeding eastwardly along the south line of Park Avenue along City Blocks 402 and 401 and its prolongation east across Menard St.; and thence continuing eastwardly along the south line of Park Avenue along City Block 390 and its prolongation east across S. 10th Street; and thence continuing eastwardly along the south line of Park Avenue along City Block 389 to its intersection with the west line of S. 9th Street; thence southwardly along said west line to its intersection with the west line of Interstate-55; thence southwardly along the west line of Interstate-55 to the Southern boundary line of City Locator Number 0389-00-020, commonly known as 1405-1427 S. 9th Street; thence westward along said Southern boundary line to its intersection with the east line of S. 10th Street; thence northwardly along said east line of S. 10th Street to its intersection with the prolongation of the Southern boundary line of City Parcel Locator Number 0390-00-170, commonly known as 1000-1004 Park Avenue; thence westward across S. 10th Street and continuing along said Southern boundary line and its prolongation to the east line of the north/south alley in City Block 390; thence southwardly along said east line to the prolongation of the Southern boundary line of City Parcel Locator Number 0390-00-140, commonly known as 1016R Park Avenue; thence westward across the alley and continuing along said Southern boundary line and its prolongation across Menard Street to its intersection with the west line of Menard Street; thence southwardly along the west line of Menard Street to its intersection with the Southern boundary line of City Parcel Locator Number 0401-

00-005, commonly known as 1401 Menard Street; thence westward along said Southern boundary line to its intersection with the Eastern boundary line of City Locator Number 0402-00-005, commonly known as 1420 S. Tucker Boulevard: thence southwardly along said Eastern boundary line to its intersection with the north line of Carroll Street; thence proceeding westward along the north line of Carroll Street to its intersection with the east line of S. Tucker Boulevard; and thence proceeding northwardly along the east line of S. Tucker Boulevard to the point of beginning.

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

LaSalle Park Zoning Study
'DG' 'DH' 'G' 'H' & 'J' to "D" on

PDA-150-14-REZ

CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY

EXHIBIT B: LaSalle Park Study Area

CITY BLOCK	PARCEL ADDRESS	OWNER OF RECORD	CURRENT USE	CURRENT ZONING	PROPOSED ZONING	CREATES NONCNFRM	NOTES
Study Area #1 - Park Avenue, S. 9th Street to S. Tucker Boulevard							
389	1405-27 S. 9th Street	St. Vincent Church School & Parsonage	Institutional	D & G	D	No*	School would require a Conditional Use, other uses allowed
390	1000-04 Park Avenue	CCND LLC	Vacant Parcel	G	D	No	
	1006-08 Park Avenue	CCND LLC	Vacant Parcel	G	D	No	
	1012 Park Avenue	CCND LLC	Vacant Parcel	G	D	No	
	1014 Park Avenue	CCND LLC	Vacant Parcel	G	D	No	
	1016R Park Avenue	ND Properties LLC	Vacant Parcel	G	D	No	
	1018 Park Avenue	LCRA	Vacant Parcel	G	D	No	
	1020 Park Avenue	ND Properties LLC	Vacant Parcel	G	D	No	
	1022-24 Park Avenue	ND Properties LLC	Vacant Parcel	G	D	No	
401	1401 Menard Street	City of St. Louis	Vacant Parcel	D & G	D	No	ball fields for recreation center
464.04	801-19 Park Avenue	State of Missouri	Vacant Parcel		D	No	This parcel has no zoning, but is adjacent to a parcel zoned J. Currently used as green space.
	821 Park Avenue	LaSalle Park Redevelopment Corporation	Vacant Parcel	J	D	No	Currently used as green space.
	1307-09 S. 8th Street	LaSalle Park Redevelopment Corporation	Vacant Parcel	J	D	No	Currently used as green space.
	1311-25 S. 8th Street	State of Missouri	Vacant Parcel		D	No	This parcel has no zoning, but is adjacent to a parcel zoned J. Currently used as green space.
	1320 S. 9th Street	Jill D. Noeltner	Single-Family	J	D	No	
	1322 S. 9th Street	Kyle J. Nottmeier	Single-Family	J	D	No	
	1324 S. 9th Street	Debra & Samuel Row	Single-Family	J	D	No	
465.03	903 Park Avenue	Reginald & Lynda Brackins	Multiple-Family	G	D	No	
	905 Park Avenue	Kennedy L. Veal	Multiple-Family	G	D	No	
	911 Park Avenue	911 Park Ave. LLC	Commercial/Multiple-Family	G	D	No*	S.A. Freerks & Associates, Inc.
	913 Park Avenue	911 Park Ave. LLC	Vacant Parcel	G	D	No	
	915 Park Avenue	911 Park Ave. LLC	Single-Family	G	D	No	
	917 Park Avenue	911 Park Ave. LLC	Single-Family	G	D	No	
	921 Park Avenue	Bernice & Betty J. Begley	Single-Family	G	D	No	
	925 Park Avenue	Robert G. Gerth	Single-Family	G	D	No	

EXHIBIT B: LaSalle Park Study Area

CITY BLOCK	PARCEL ADDRESS	OWNER OF RECORD	CURRENT USE	CURRENT ZONING	PROPOSED ZONING	CREATES NONCNFRM	NOTES
	927 Park Avenue	Juanita & Jay Green	Single-Family	G	D	No	
	931 Park Avenue	Linda W. Prophet	Single-Family	G	D	No	
	933 Park Avenue	Kennedy L. Veal	Vacant Parcel	G	D	No	
	937R Park Avenue	LCRA	Vacant Parcel	G	D	No	
	939 Park Avenue	LCRA	Vacant Parcel	G	D	No	
	941 Park Avenue	Kennedy L. Veal	Commercial/Multiple-Family	G	D	No*	CMJ (Criminal Justice Ministry) Office (Social Services)
	943 Park Avenue	Deborah S. Williams	Single-Family	G	D	No	
	945 Park Avenue	Tonya R. Young	Single-Family	G	D	No	
465.04	1001 Park Avenue	St. Louis Monthly Meeting of the Religious Society of Friends	Institutional	G	D	No	Parking Lot
	1017-27 Park Avenue	Kingdom House	Commercial	G	D	No*	Peter & Paul Community Services Office (Homeless Services) and parking lot
	1029-37 Park Avenue	Kingdom House	Commercial	G	D	No*	Parking lot to support offices at 1017-27 Park Avenue
	1032-34 Rutger Street (a.k.a.1015 Park)	St. Raymond Apartments Associates LP	Multiple-Family	D & G	D	No	
474.03	1341 S. 11th Street	LRA	Vacant Parcel	G	D	No	right-of-way, landscaping
	1115 Park Avenue	LCRA	Vacant Parcel	G	D	No	right-of-way
Study Area #2 - S. Tucker Boulevard, Hickory to Carroll Streets							
402	1420 S. Tucker Blvd.	City of St. Louis	Vacant Parcel	D, G & H	D	No	Ray Leisure Park
472.03	1100 Morrison	Kingdom House	Vacant Parcel	H	D	No	Mestres Park - In Data Flex comes up as a Non-LRMS address but seems to be a Primary address
473.03	1102-04 Morrison	Kingdom House	Vacant Parcel	D & H	D	No	Church
	1120 Morrison	City of St. Louis	Vacant Parcel	H	D	No	Mestres Park
	1111 Rutger	Kingdom House	Institutional	D & H	D	No	
474.03	1126-28 Rutger	LaSalle Baptist Church of St. Louis	Vacant Parcel	H	D	No	

EXHIBIT B: LaSalle Park Study Area

CITY BLOCK	PARCEL ADDRESS	OWNER OF RECORD	CURRENT USE	CURRENT ZONING	PROPOSED ZONING	CREATES NONCNFRM	NOTES
	1132 Rutger	City of St. Louis	Vacant Parcel	H	D	No	Mestres Park
	1133 Park Avenue	LaSalle Baptist Church of St. Louis	Institutional	H	D	No	Church
* Indicates a use that would now require a Conditional Use in the "D" District.							