

BOARD BILL NO. 267 INTRODUCED BY ALDERMAN JOSEPH VACCARO

1 An Ordinance recommended by the Planning Commission on February 2, 2012,
2 to change the zoning of property as indicated on the District Map, from “A” Single-
3 Family Dwelling District and “F” Neighborhood Commercial District to the “F”
4 Neighborhood Commercial District only, in City Block 6260 (5833-75 Chippewa Street),
5 so as to include the described parcel of land in City Block 6260; and containing an
6 emergency clause.

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

8 **SECTION ONE.** The zoning designation of certain real property located in City
9 Block 6260 is hereby changed to the “F” Neighborhood Commercial District, real
10 property being particularly described and shown in Exhibit A as follows:

11 A tract of land being all of Lots 1 through 11, 18 through 24, part of Lot 17, a
12 North-South Alley, 20 feet wide, and part of an East-West Alley, 20 feet wide, in Block 1
13 of “Chippewa-Hampton Park”, a Subdivision according to the plat thereof recorded in
14 Plat Book 25, Page 84, of the City of St. Louis Records, situated in City Block 6260 of
15 the City of St. Louis, Missouri, being more particularly described as follows:

16 Beginning at the point on the Eastern Right Of Way Line of Hampton
17 Avenue, 80 feet wide, at its intersection with a point on the Southern Right Of Way Line
18 of Lindenwood Avenue, 50 feet wide; thence Southeasterly, along the Southern Right OF
19 Way Line of said Lindenwood Avenue, South 82 degrees 59 minutes 10 seconds East
20 334.73 feet to a point; thence Southwesterly, along the Western Line of property
21 conveyed to Lindenwood Properties, LLC, by deed recorded in Deed Book M1491, Page
22 1168, of the City of St. Louis Records and its Southwesterly prolongation, South 07

February 10, 2012

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Sponsor: Alderman Joseph Vaccaro

1 degrees 00 minutes 50 seconds West 140.00 feet to its intersection with a point on the
2 Southern Line of an Alley, 20 feet wide; thence Southeasterly, along the Southern Line of
3 said Alley, South 82 degrees 59 minutes 10 seconds East 199.51 feet to the Northeastern
4 corner of Lot 11 of Chippewa-Hampton Park, as aforementioned; thence Southwesterly,
5 along the Eastern Line of said Lot 11, South 07 degrees 50 minutes 30 seconds West
6 120.10 feet to the Southeastern corner of said Lot 11, being a point on the Northern Right
7 Of Way Line of Chippewa Street, 80 feet wide; thence Northwesterly, along the Northern
8 Right Of Way Line thereof, North 82 degrees 59 minutes 10 seconds West 574.98 feet to
9 its intersection with a point on the Eastern Right Of Way Line of Hampton Avenue, as
10 aforementioned; thence Northeasterly, along the Eastern Right Of Way Line thereof,
11 along a curve to the right having a radius of 3064.00 feet, an arc distance of 263.61 feet
12 (North 16 degrees 17 minutes 23 seconds East 263.53 feet on its chord) to the point of
13 beginning, containing 2.684 acres, more or less.

14 **SECTION 2.** This ordinance being necessary for the preservation of the health,
15 safety and welfare shall take effect and be in full force immediately upon approval by the
16 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
"A" & "F" to "F"

PDA-015-12-REZ



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