BOARD BILL NO. 269 INTRODUCED BY ALDERMAN JOSEPH RODDY

An Ordinance recommended by the Planning Commission on December 4, 2013, to change the zoning of property as indicated on the District Map, from "J" Industrial District to the "G" Local Commercial & Office District, in City Block 3956 (3970, 3972R, 3974 & 3978 Gratiot Street and 823 & 827 S. Vandeventer), so as to include the described parcel of land in City Block 3956; 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 3956 is hereby changed to the "G" Local Commercial & Office District, real property being particularly described and shown in Exhibit A as follows:

A tract of land being part of Lots 8 and 9 of Perry's Subdivision as recorded in Plat Book 13, Page 3 of the City of St. Louis Records, Part of Lots 1 and 2 of Weber Subdivision as recorded in Plat Book 59, Page 50 of the above said Records, a portion of U.S. Highway 40 (Interstate 64), formerly known as the Oakland Express Highway, as dedicated in Plat Book 25, Page 28, and vacated by City Ordinance 67653 recorded in Plat Book 11272007, Page 54 of the above said Records, and all of a tract of land Now or Formerly Outdoor Systems, Inc., d/b/a CBS Outdoor Inc., according to deed recorded in Deed Book 1276M, Page 458 of the above said Records, all being located in Block 3956 of the City of St. Louis, Missouri, and being more particularly described as follows:

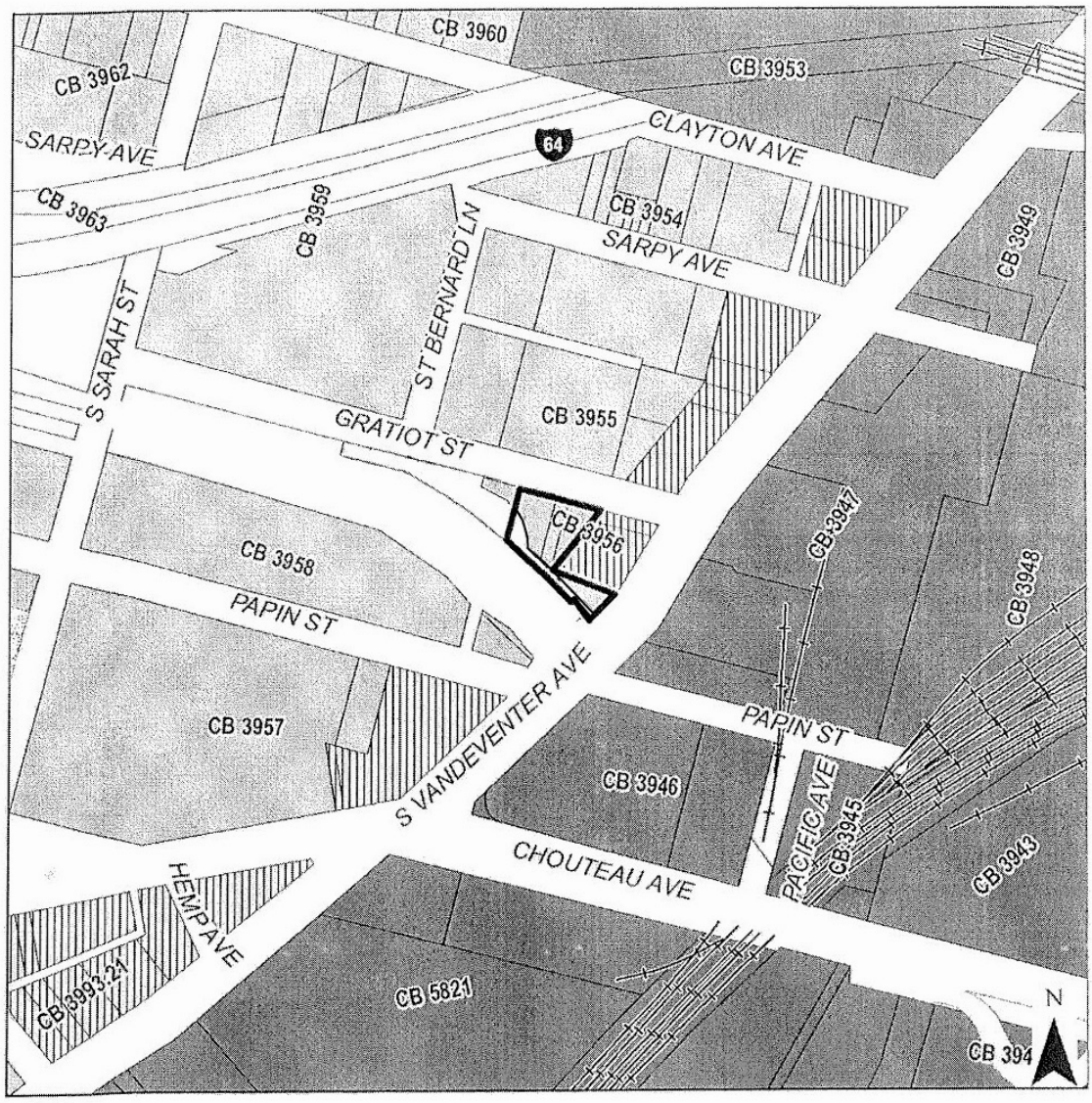
BEGINNING at the intersection of the Westerly Right-Of-Way of Vandeventer Avenue, 95 feet wide, with the Northerly Right-Of-Way of U.S. Highway 40 (Interstate 64), variable width, thence along said Northerly Right-of Way line North 37 degrees 06 minutes 46 seconds West, 45.01 feet; South 52 degrees 53 minutes 14 seconds West, 6.06

feet; North 45 degrees 08 minutes 50 seconds West, 88.21 feet to a point of curvature to the left, said point being a point of tangency, thence along said curve to the left, having a radius of 760.17 feet, an arc distance of 68.55 feet; thence departing said Northerly right-of way, North 14 degrees 51 minutes 54 seconds East, 91.82 feet to the Southerly right-of-way line of Gratiot Street, 60 feet wide, thence along said Southerly right-of-way, South 75 degrees 08 minutes 06 seconds East, 155.22 feet; thence departing said Southerly right-of-way line, along the following courses and distances, being located inside, through and across above said Lot 2 of Weber Subdivision, South 39 degrees 37 minutes 18 seconds West, 130.41 feet; South 37 degrees 06 minutes 46 seconds East, 19.61 feet; and South 75 degrees 08 minutes 06 seconds East, 94.95 feet to the Westerly right-of-way line of above said Vandeventer Avenue; thence along said Westerly right-of-way line, South 44 degrees 51 minutes 15 seconds West, 69.17 feet to the POINT OF BEGINNING and containing 0.435 acres, more or less.

SECTION TWO. 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 from "J" to "G"

PDA-141-13-REZ

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