

BOARD BILL NO. 37 INTRODUCED BY ALDERWOMAN MARLENE DAVIS

1 An Ordinance recommended by the Planning Commission on March 4, 2015, to
2 change the zoning of property as indicated on the District Map, from “E” Multiple-
3 Family Dwelling District, “H” Area Commercial District and “J” Industrial District to the
4 “H” Area Commercial District only, in City Blocks 1959 (19-43 N. Grand Blvd and 2-44
5 & 24R N. Spring Ave.), 1960 (3604-94 Lindell Blvd., 3655-73 & 3689 West Pine Mall, &
6 220 N. Spring Ave.) and 3928 (3701-17, 3721-27, 3731, 3737-39, 3741, 3747, 3751-53,
7 3757-59 & 3863 Laclede Ave.), so as to include the described parcels of land in City
8 Blocks 1959, 1960 and 3928; and containing an emergency clause.

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

10 **SECTION ONE.** The zoning designation of certain real property located in City
11 Blocks 1959, 1960 and 3928 is hereby changed to the “H” Area Commercial District, real
12 property being particularly described and shown in Exhibit A as follows:

13 A Portion of City Block 1959 in the City of St. Louis being the Eastern 585.00
14 feet of said Block excepting the Southern 223.19 feet and being bounded to the East by
15 North Grand Boulevard (80’W) the bounded to the West 408.67 feet by the Centerline of
16 Spring Street (60’W) as vacated per Ordinance 63210; including the South 40 feet of
17 West Pine Boulevard as vacated per Ordinance 55709 and the North 10 feet of a vacated
18 Alley per Ordinance 58152 together containing 153,989.55 square feet or 3.53 acres more
19 or less and being subject to easements and conditions of record if any as surveyed by
20 Civil Design, Inc. in 2014.

21 **Legal Description of Rezoning Northern Sub-Area (City Blocks 1959 & 1960)**

1 Beginning at a point at the intersection of the west line of N. Grand Boulevard
2 and the south line of Lindell Boulevard in City Block 1960; and proceeding southwardly
3 along the west line of N. Grand Boulevard to its intersection with the Northern boundary
4 line of City Parcel Locator Number 1959-00-031, commonly known as 19-43 N. Grand
5 Boulevard; thence westward along the boundary line to its intersection with its West
6 boundary line; thence southwardly along the boundary line to its intersection with the
7 Centerline of West Pine Mall as vacated by Ordinance No. 55709 of the City of St. Louis
8 Records; thence westward in a clock-wise direction along the Centerline to its
9 intersection with the Centerline of N. Spring Avenue as vacated by Ordinance 63210 of
10 the City of St. Louis Records; thence northwardly along the Centerline to its intersection
11 with the south line of Lindell Boulevard; and thence eastwardly along the south line of
12 Lindell Boulevard to the point of beginning.

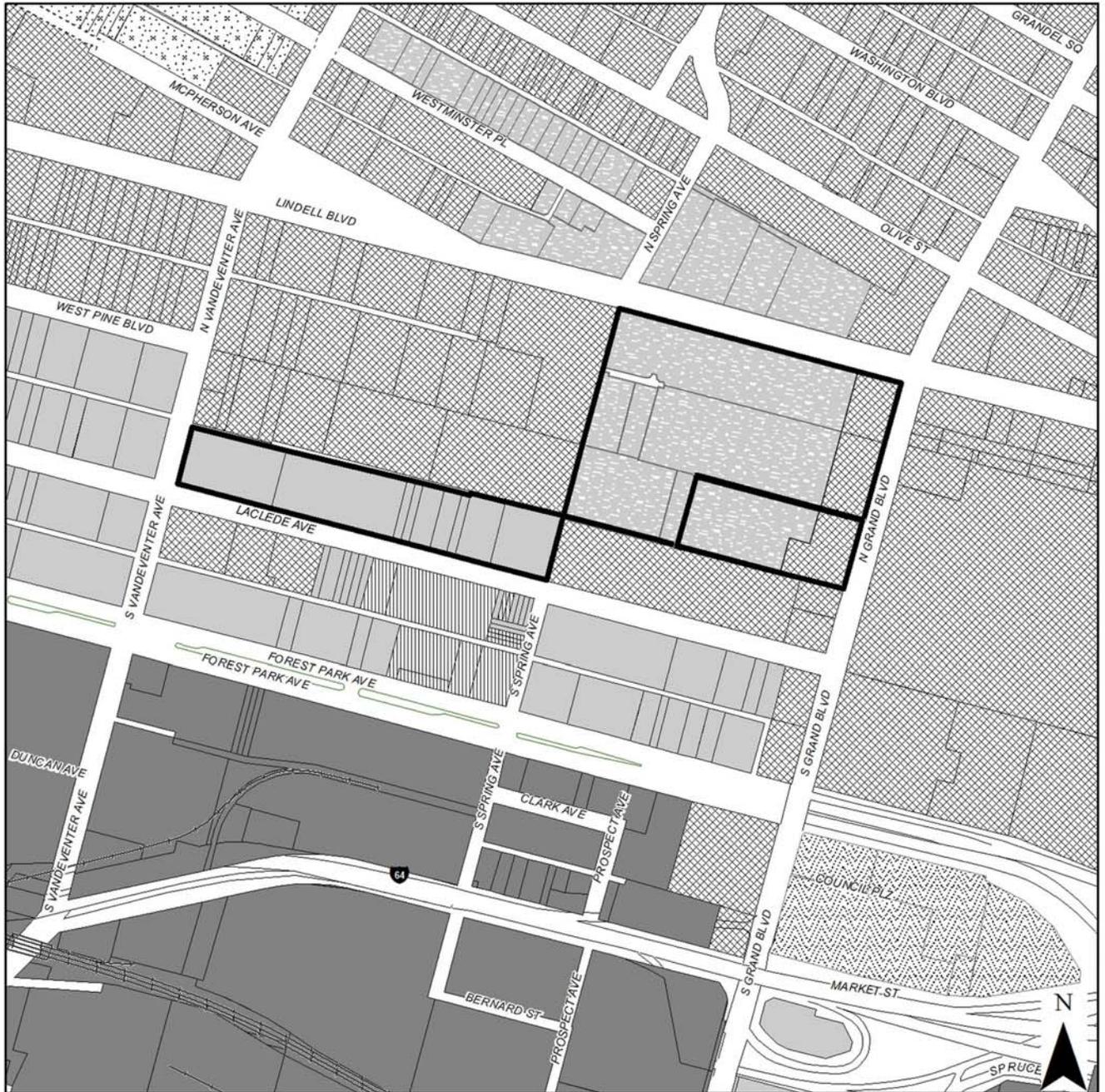
13 **Legal Description of Rezoning Southern Sub-Area (City Block 3928)**

14 Beginning at a point at the intersection of the east line of N. Vandeventer Avenue
15 and the north line of Laclede Avenue in City Block 3928; and proceeding northwardly
16 along the east line of N. Vandeventer Avenue to its intersection with the Northern
17 boundary line of City Parcel Locator Number 3928-00-340, commonly known as 3863
18 Laclede Avenue thence eastwardly along said boundary line to its intersection with the
19 west terminus line of the East/West alley segment in City Block 3928; thence
20 southwardly along the terminus line to its intersection with the south line of the
21 East/West alley, thence eastward along the south line to its intersection with the east
22 terminus of the East/West alley segment, thence northwardly along the terminus line to
23 its intersection with the Northern boundary line of City Parcel Locator Number 3928-00-

1 210, commonly known as 3721-27 Laclede Avenue; thence eastwardly along said
2 boundary line to its intersection with the Centerline of N. Spring Avenue as vacated by
3 Ordinance 63210 of the City of St. Louis Records; thence southward in a clock-wise
4 direction along the Centerline to its intersection with the north line of Laclede Avenue;
5 thence westward along the north line of Laclede Avenue to the point of beginning.

6 **SECTION 2.** This ordinance being necessary for the preservation of the health,
7 safety and welfare shall take effect and be in full force immediately upon approval by the
8 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
Initiate Rezoning
from "E" to "H"
"E" & "H" to "H"
and "J" to "H"

PDA-031-15-REZ

CITY OF ST. LOUIS
PLANNING
URBAN DESIGN
AGENCY