

BOARD BILL NO. 65 INTRODUCED BY ALDERMAN JOSEPH VOLLMER

1 An Ordinance recommended by the Planning Commission on May 1, 2013, to
2 change the zoning of property as indicated on the District Map, from “A” Single-Family
3 Dwelling District to the “F” Neighborhood Commercial District, in City Block 4076
4 (5220 & 5222 Shaw), so as to include the described parcels of land in City Block 4076;
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 4076 is hereby changed to the “F” Neighborhood Commercial District, real
9 property being particularly described and shown in Exhibit A as follows:

10 Two tracts of land being the property described in deeds to C.E.G. Holdings, Inc,
11 per deeds recorded in Deed Book 1681, Page 5126 and Deed Book 1681, Page
12 5129 of the City of St. Louis Records and being part of Lot 4 in Block 14 of
13 Fairmont Subd. all in City Block 4076 of the City of St. Louis, Missouri and being
14 more particularly described as follows:

15 BEGINNING at the Northwest corner of a tract of land described in a deed
16 to CEG Holdings, Inc. as recorded in Deed Book 1681, Page 5126 of the City of
17 St. Louis Records, said point being on the Southern line of Shaw Ave. thence in
18 an Easterly direction along said Southern line 47.33 feet to the Northeastern
19 corner of a tract of land described in a deed to CEG Holdings, LLC as recorded
20 in Deed Book 1681, Page 5129; thence leaving the aforesaid Southern line of
21 Shaw Ave in a Southerly direction along the Eastern line of said CEG Holdings,
22 LLC tract through an angle to the left from the last said line of 88 degrees 31

1 minutes 44 seconds, a distance of 162.50 feet to the Southeastern corner of said
2 CEG Holdings, LLC tract, said point being on the Northern line of an Alley 15 feet
3 wide; thence in a Westerly direction along said Northern line of the Alley through
4 an angle to the left from the last said line of 91 degrees 28 minutes 16 seconds,
5 a distance of 47.33 feet to the Southwest corner of the aforesaid tract of land
6 described in Deed Book 1681, Page 5126; thence in a Northerly direction
7 through an angle to the left from the last said line of 88 degrees 31 minutes 44
8 seconds along the Western line of Lot "B", a distance of 162.50 feet to the Point
9 of Beginning and containing 7,688 square feet of 0.176 acre more or less as per
10 a survey by Stock & Associates Consulting Engineers, Inc. during the month of
11 January, 2013.

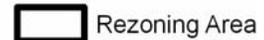
12 **SECTION 2.** This ordinance being necessary for the preservation of the health,
13 safety and welfare shall take effect and be in full force immediately upon approval by the
14 Mayor of the City of St. Louis.

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 to F

PDA-038-13-REZ



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