

BOARD BILL NO. 80 INTRODUCED BY ALDERMAN JOSEPH RODDY

1 An Ordinance recommended by the Planning Commission on June 1, 2016, to
2 change the zoning of property as indicated on the District Map, from “J” Industrial
3 District to the “G” Local Commercial and Office District, in City Block 3919.03 (3700,
4 3702, 3702H, 3704 & 3710 Laclede Avenue and 11 7 13 S. Spring Avenue), so as to
5 include the described parcels of land in City Block 3919.03; 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 3919.03 is hereby changed to the “G” Local Commercial and Office District, real
10 property being particularly described and shown in Exhibits A and B as follows:

11 **PARCEL ONE: 3700 LACLEDE AVENUE:**

12 A LOT IN THE NORTHEAST PART OF BLOCK 39 19-E OF THE
13 CITY OF ST. LOUIS, FRONTING 15 FEET 6 INCHES ON THE
14 SOUTH LINE OF LACLEDE AVENUE BY A DEPTH SOUTHWARDLY
15 BETWEEN PARALLEL LINES OF 100 FEET; BOUNDED ON THE
16 EAST BY THE WEST LINE OF SPRING AVENUE, ACCORDING TO
17 SURVEY EXECUTED BY CLAUDE MYERS, CITY SURVEYOR ON
18 NOVEMBER 3, 1924, TOGETHER WITH IMPROVEMENTS
19 THEREON COMMONLY KNOWN AS 3700 LACLEDE .

20 **PARCEL TWO: 3700 1/2 (3702) LACLEDE AVENUE:**

1 A LOT OF GROUND IN THE NORTHEAST PART OF BLOCK
2 3919-E OF THE CITY OF ST. LOUIS, FRONTING 18 FEET 5 - 5/8THS
3 INCHES ON THE SOUTH LINE OF LACLEDE AVENUE BY A DEPTH
4 SOUTHWARDLY BETWEEN PARALLEL LINE OF 100 FEET;
5 BOUNDED ON THE EAST BY A LINE DISTANT 15 FEET 6 INCHES
6 WEST OF AND PARALLEL WITH THE WEST LINE OF SPRING
7 AVENUE, THE WEST LINE OF SAID PROPERTY BEING THROUGH A
8 PARTITION WALL BETWEEN HOUSES NO. 3700 AND 3702
9 LACLEDE AVENUE, TOGETHER WITH IMPROVEMENTS THEREON
10 COMMONLY KNOWN AS 3700 1/2 LACLEDE.

11 **PARCEL THREE: 3702 H LACLEDE AVENUE:**

12 A LOT OF GROUND IN THE NORTHEAST PART OF BLOCK
13 3919-E OF THE CITY OF ST. LOUIS, FRONTING 18 FEET 1 - 1/8
14 INCHES ON THE SOUTH LINE OF LACLEDE AVENUE, BY A DEPTH
15 SOUTHWARDLY BETWEEN PARALLEL LINES OF 100 FEET;
16 BOUNDED ON THE EAST BY A LINE DISTANT 33 FEET 11 - 5/8THS
17 INCHES WEST OF AND PARALLEL WITH THE WEST LINE OF
18 SPRING AVENUE. THE EAST LINE OF SAID PROPERTY BEING
19 THROUGH A PARTITION WALL BETWEEN HOUSED NOS. 3700
20 AND 3702 AND 3704 LACLEDE AVENUE, ACCORDING TO SURVEY
21 EXECUTED BY CLAUDE MYERS, CITY SURVEYOR, ON
22 NOVEMBER 3RD, 1924; AND AS PREVIOUSLY DESCRIBED IN
23 BOOK 89M PAGE 2055 AND IN BOOK 88M PAGE 1027 AND IN

1 BOOK 16M PAGE 663; TOGETHER WITH IMPROVEMENTS
2 THEREON AND COMMONLY KNOWN AS 3702- 1/2 LACLEDE
3 AVENUE.

4 **PARCEL FOUR: 11 SOUTH SPRING AVENUE:**

5 A LOT OF GROUND SITUATED IN BLOCK 39 19-E OF THE
6 CITY OF ST. LOUIS, MISSOURI, FRONTING 17 FEET 6 INCHES ON
7 THE WEST LINE OF SPRING AVENUE, BY A DEPTH
8 WESTWARDLY BETWEEN PARALLEL LINES 124 FEET 5-7/8THS
9 INCHES, MORE OR LESS, BOUNDED ON THE NORTH BY A L
10 LINE PARALLEL TO AND 100 FEET SOUTH OF LACLEDE
11 AVENUE, TOGETHER WITH IMPROVEMENTS THEREON,
12 COMMONLY KNOWN AS 11 SOUTH SPRING.

13 **PARCEL FIVE: 3704 LACLEDE AVENUE:**

14 A LOT IN THE NORTHEAST PART OF BLOCK NO. 3919-E OF
15 THE CITY OF ST. LOUIS, FRONTING 17 FEET 11-3/4 INCHES ON
16 THE SOUTH LINE OF LACLEDE AVENUE, BY A DEPTH
17 SOUTHWARDLY BETWEEN PARALLEL LINES OF 100 FEET;
18 BOUNDED EAST BY A LINE DISTANT 52 FEET 3/4 INCH WEST OF
19 AND PARALLEL WITH THE WEST LINE OF SPRING AVENUE, THE
20 EAST LINE OF PROPERTY HEREIN DESCRIBED BEING THROUGH
21 THE PARTITION WALL BETWEEN HOUSES NUMBERED 3702-4
22 LACLEDE AVENUE AND THE WEST LINE BEING THROUGH THE

1 PARTITION WALL BETWEEN HOUSE NUMBERED 3704-G LACLEDE
2 AVENUE.

3 **PARCEL EIGHT: 3710 LACLEDE AVENUE:**

4 A LOT IN THE NORTHEAST PART OF BLOCK NO. 3919-E OF THE
5 CITY OF ST. LOUIS, BEGINNING AT A POINT IN THE SOUTH LINE OF
6 LACLEDE AVENUE, DISTANT 124 FEET 5 INCHES WEST OF THE WEST
7 LINE OF SPRING AVENUE; THENCE EASTWARDLY ALONG THE SOUTH
8 LINE OF LACLEDE AVENUE , 18 FEET 3- 1/2 INCHES TO A POINT;
9 THENCE SOUTHWARDLY ALONG A LINE PARALLEL WITH AND DISTANT
10 106 FEET 1 - 1/2 INCHES WEST OF AND PARALLEL WITH THE WEST LINE
11 OF SPRING AVENUE AND THROUGH THE PARTITION WALL BETWEEN
12 HOUSES NUMBERED 3708 AND 3710 LACLEDE AVENUE, 100 FEET TO
13 A POINT; THENCE WESTWARDLY AND PARALLEL WITH LACLEDE
14 AVENUE, 18 FEET 4-3/8 INCHES TO A POINT IN THE EAST LINE OF
15 PROPERTY OWNED NOW OR FORMERLY BY GRAND LEADER REALTY
16 COMPANY; THENCE NORTHWARDLY ALONG SAID EAST LINE 100 FEET
17 TO THE POINT OF BEGINNING; ACCORDING TO A SURVEY EXECUTED BY
18 CLAUDE MYERS, CITY SURVEYOR, ON NOVEMBER 3, 1924.

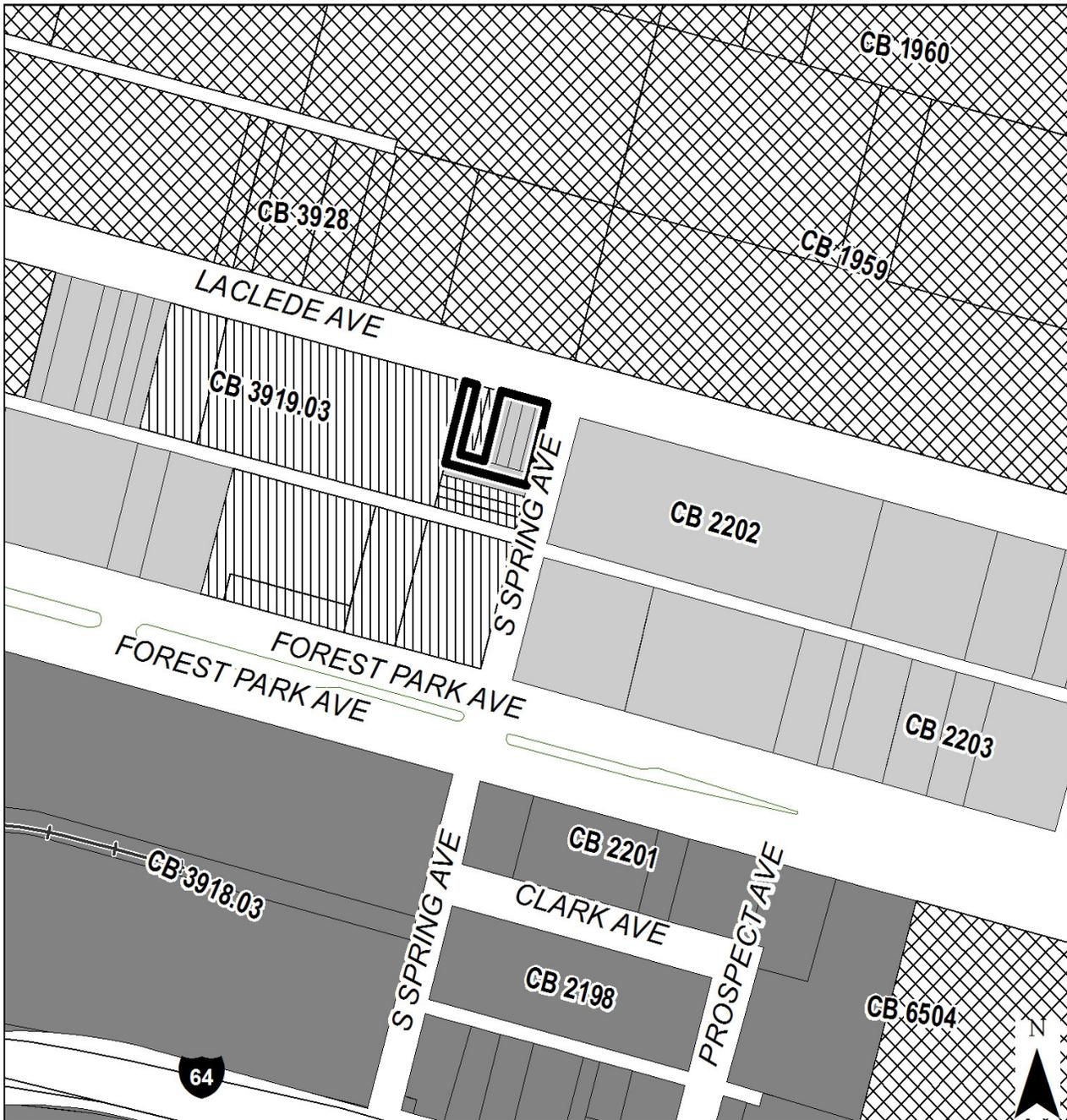
19 **13 S. Spring:**

20 A lot of ground situated in in Block 3919-E of the City of St. Louis,
21 Missouri, fronting 15 feet 11-3/4 inches on the west line of Spring Avenue, by a
22 depth westwardly between parallel lines 124 feet 5 inches, more or less,
23 bounded on the north by a line parallel to and 117 feet 6 inches south of Laclede

1 Avenue, together with improvements thereon, commonly known as 13 South
2 Spring Avenue.

3 **SECTION 2.** This ordinance being necessary for the preservation of the health,
4 safety and welfare shall take effect and be in full force immediately upon approval by the
5 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
from "J" to "G"

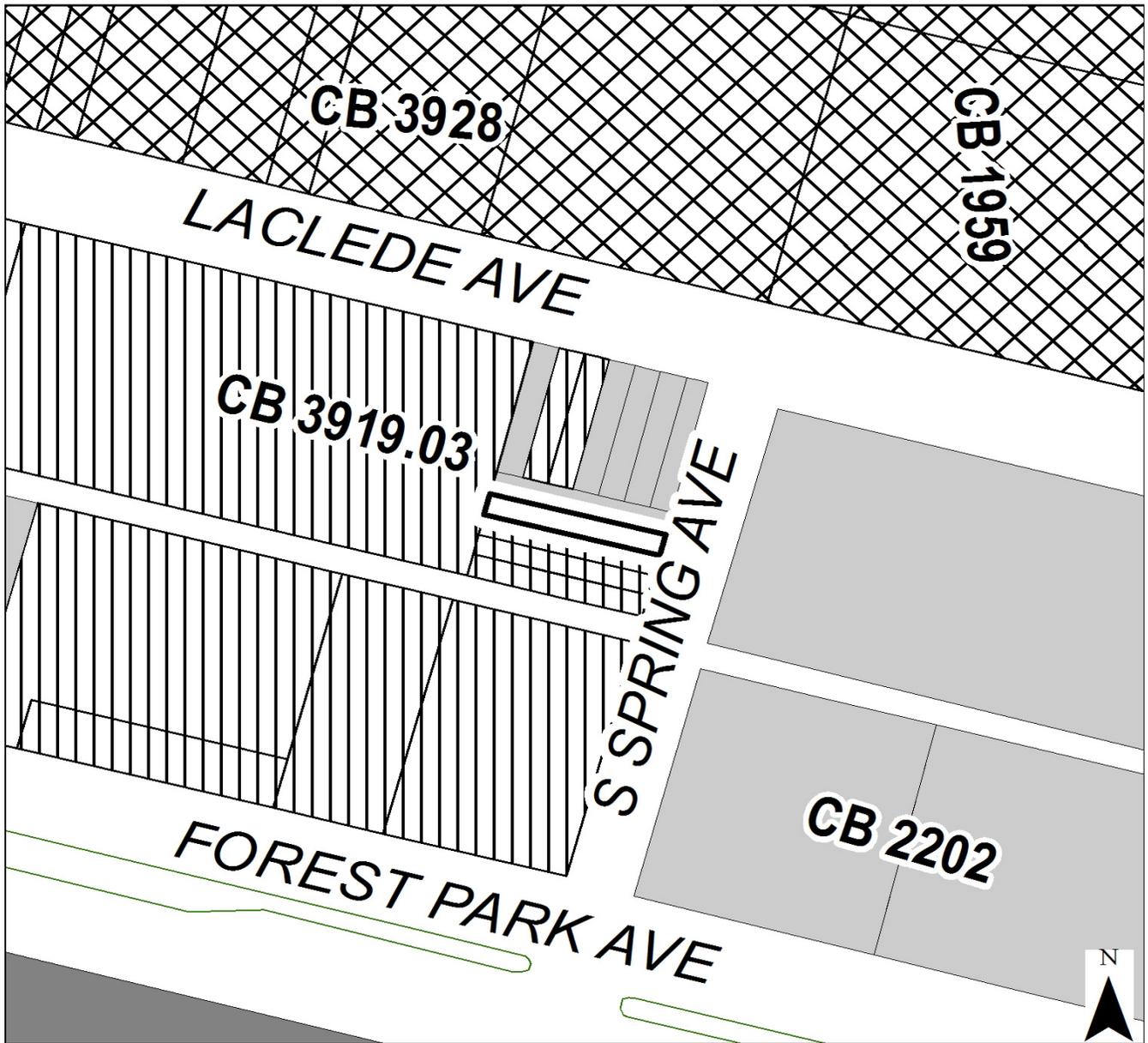
PDA-066-16-REZ



Board Bill #80

Sponsor: Alderman Joseph Roddy

EXHIBIT A DISTRICT MAP



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|  A Single-Family Dwelling District |  G Local Commercial District |
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|  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

Initiate Rezoning
from "J" to "G"

PDA-066-16-REZa

