

**BOARD BILL NO. 42 INTRODUCED BY ALDERMAN TERRY KENNEDY**

1 An Ordinance recommended by the Planning Commission on April 5, 2006, to  
2 change the zoning of property as indicated on the District Map, from “C” Multiple-  
3 Family Dwelling District and “F” Neighborhood Commercial District to the “H” Area  
4 Commercial District in City Block 3922, so as to include the described parcels of land in  
5 City Block 3922; 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 3922 is hereby changed to the “H” Area Commercial District, real property being  
9 particularly described as follows:

10 **Parcel 1:**

11 A tract of land in City Block 3922 of the City of St. Louis and a part of Lindell’s Second  
12 Addition and more particularly described as follows: Commencing at the intersection of  
13 the South line of McPherson Avenue, 80 feet wide, and the West line of Vandeventer  
14 Avenue, 80 feet wide, thence Westerly along said South line of McPherson Avenue a  
15 distance of 921.38 feet to the point of beginning, thence continuing along said South line  
16 of McPherson Avenue a distance of 80.29 feet, thence in a Southerly direction a distance  
17 of 160.50 feet to a point in the North line of an alley, 15 feet wide, thence in an Easterly  
18 direction along the North line of said alley a distance of 80.29 feet, thence in a Northerly  
19 direction a distance of 160.50 feet to the point of beginning. Also, the South ½ of  
20 vacated McPherson Avenue, lying adjacent to subject property, vacated by Ordinance  
21 No. 59563 and recorded in Book 523M page 1890 of the City of St. Louis Records.

22 **Parcel 2:**

1 A tract of land in City Block 3922 in the City of St. Louis, Missouri and part of Block 23  
2 of P. Lindell's Second Addition Subdivision and more particularly described as follows:  
3 A Lot in Block No. 3922 of the City of St. Louis, beginning at a point of intersection of  
4 the East line of Sarah Street with the South line of McPherson Avenue; thence  
5 Southwardly along the East line of Sarah Street 73 feet ½ inch; thence Eastwardly 68 feet  
6 6 inches to the East line of said property; thence Northwardly along said East line a  
7 distance of 70 feet 8 5/8 inches to the South line of McPherson Avenue; thence  
8 Westwardly along the South line of McPherson Avenue a distance of 86 feet 4 ¾ inches  
9 to the point of beginning. Locator No. 3922-00-00100

10 **Parcel 3:**

11 A lot in Block 3922 of the City of St. Louis, beginning at a point in the East line of Sarah  
12 Street 73 feet 0 ½ inch South of its intersection with the South line of McPherson  
13 Avenue; thence South along the East line of Sarah Street, 92 feet 8 3/8 inches to a point  
14 in the North line of a 15 foot wide alley; thence in an Easterly direction along the North  
15 line of said alley 45 feet 9 ¼ inches to a point; thence in a Northerly direction 89 feet 9  
16 3/8 inches to a point; thence in a Westerly direction 68 feet 6 inches to a point in the East  
17 line of Sarah Street to the point of beginning. Locator No. 3922-00-02500

18 **Parcel 4:**

19 A tract of land in City Block 3922 of the City of St. Louis, and a part of Lindell's Second  
20 Addition and more particularly described as follows: Commencing at the intersection of  
21 the South line of McPherson Avenue, 80 feet wide, and the West line of Vandeventer  
22 Avenue, 80 feet wide, thence along said South line of McPherson Avenue in a Westerly  
23 direction a distance of 1001.67 feet to the point of beginning, thence continuing along

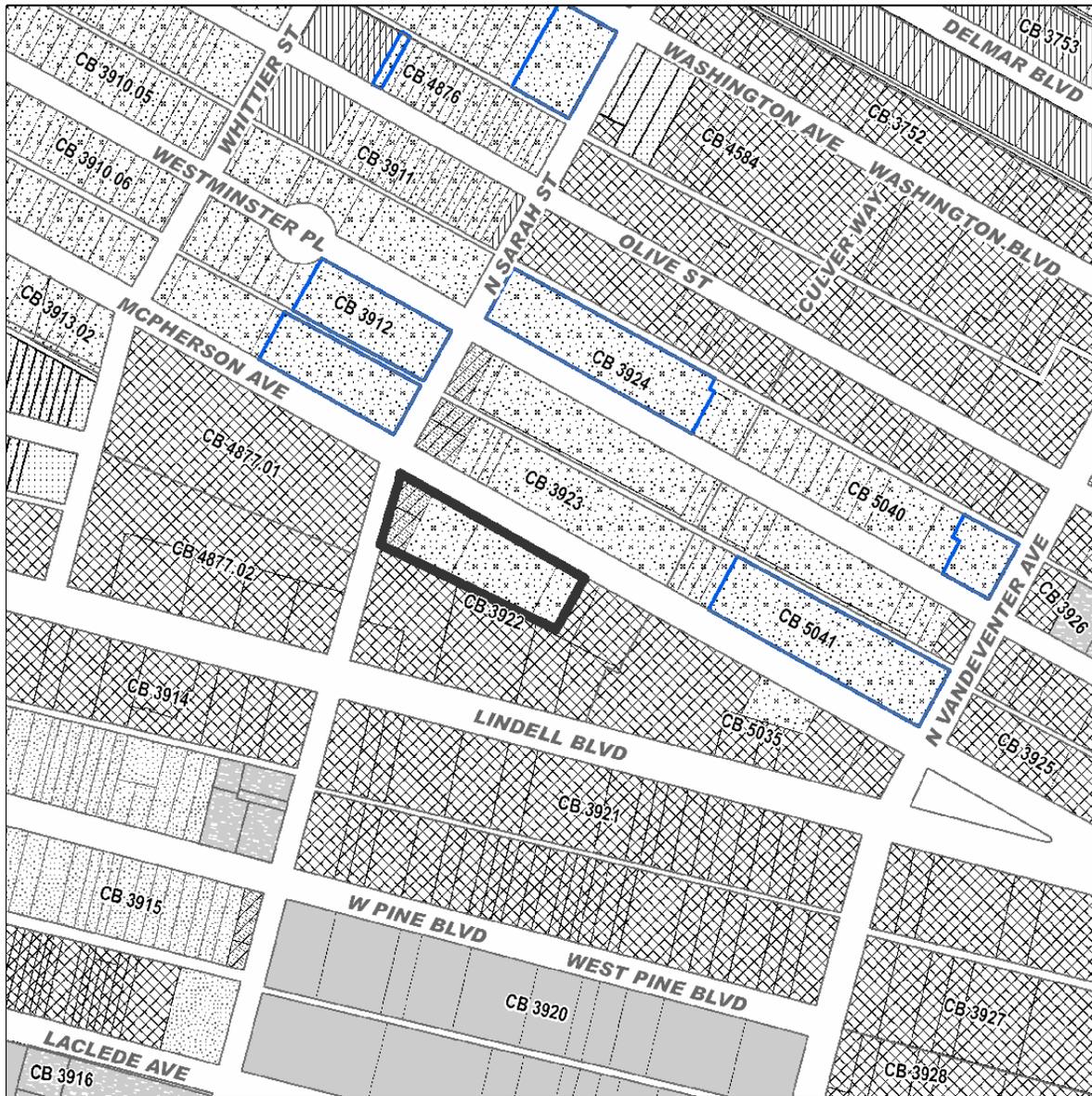
1 said South line of McPherson Avenue in a Westerly direction a distance of 248.92 feet,  
2 thence in a Southerly direction a distance of 160.50 feet to a point in the North line of an  
3 alley, 15 feet wide, thence in an Easterly direction along the North line of said alley a  
4 distance of 248.92 feet, thence in a Northerly direction a distance of 160.50 feet to the  
5 point of beginning. Locator No. 3922-00-01630

6 **Parcel 5:**

7 A tract of land in City Block 3922 in the City of St. Louis, Missouri and part of  
8 Block 23 of P. Lindell's Second Addition Subdivision and more particularly described as  
9 follows: Beginning at a point in the South line of McPherson Avenue distant 86 feet 4  $\frac{3}{4}$   
10 inches East of the East line of Sarah Street; thence Southwardly 160 feet 6 inches to a  
11 point in the North line of an alley distant 45 feet 9  $\frac{1}{4}$  inches East of the East line of Sarah  
12 Street; thence Eastwardly along the North line of said alley 127 feet 8 inches to the West  
13 property, now or formerly of Clarence Hearst and wife; thence Northwardly along the  
14 West line of said property, now or formerly of Clarence Hearst and wife, 160 feet 6  
15 inches, to a point in the South line of McPherson Avenue; thence Westwardly along the  
16 South line of said McPherson Avenue 127 feet 8 inches to the point of beginning. Parcel  
17 3922-00-00400.

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

# EXHIBIT A



## Current Zone

	A Single Family Dwelling Dist		G Local Commercial District
	B Two Family Dwelling Dist		H Area Commercial District
	C Multiple Family Dwelling Dist		I Central Business District
	D Multiple Family Dwelling Dist		J Industrial District
	E Multiple Family Dwelling Dist		K Unrestricted District
	F Neighborhood Commercial Dist		L Jefferson Memorial District

Rezoning Area

Rezoning from "C" or "F" to "H"

PDA-062-06-REZ



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

