

1 An Ordinance recommended by the Planning Commission on April 6, 2005, to change
2 the zoning of property as indicated on the District Map, to the “I” Central Business District, so as
3 to include the described parcels of land in City Blocks 918, 2009 & 2012; and containing an
4 emergency clause.

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

6 **SECTION ONE.** The zoning designation of certain real property located in City Blocks
7 918, 2009 & 2012 is hereby changed to the “I” Central Business District, real property being
8 particularly described as follows:

9 Parcel 1:

10 Commencing at the Intersection of the North Right-of-way line of Locust Street, 72 feet wide,
11 and the East Right-of-way line of 23rd Street, 60 feet wide, said intersection being the Southwest
12 Corner of said City Block 918 and also being the TRUE POINT OF BEGINNING of the Tract
13 herein described: Thence along said East Right-of-Way line, North 15 degrees 03 minutes 28
14 seconds East a distance of 155.05 feet to the intersection of said East Right-of-way line and the
15 South Right-of-way line of St. Charles Street, 38.5 feet wide, said intersection also being the
16 Northwest Corner said City Block 918; Thence along said South Right-of-way line of St. Charles
17 Street, South 74 degrees 59 minutes 14 seconds East, a distance of 99.99 feet to the Northwest
18 corner of a tract of land conveyed to Locust Central Business District as described in Deed Book
19 1722, Page 1002 of the land records of the City of St. Louis, Missouri; Thence along the West

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1 line of said Locust Central Business District tract, South 15 degrees 03 minutes 28 seconds West
2 a distance of 155.03 feet to said North Right-of-way line of Locust Street; Thence along said
3 North Right-of-way line, North 75 degrees 00 minutes 00 seconds West, a distance of 99.99 feet
4 to the point of beginning.

5 Parcel 2:

6 Commencing at the Intersection of the North Right-of-way line of Locust Street, 72 feet wide,
7 and the East Right-of-way line of 23rd Street, 60 feet wide, said intersection being the Southwest
8 Corner of said City Block 918; Thence along said East Right-of-way line, North 15 degrees 03
9 minutes 28 seconds East a distance of 155.05 feet to the intersection of said East Right-of-way
10 line and the South Right-of-way line of St. Charles Street, 38.5 feet wide, said intersection also
11 being the Northwest Corner said City Block 918; Thence along said South Right-of-way line of
12 St. Charles Street, South 74 degrees 59 minutes 14 seconds East, a distance of 67.42 feet; Thence
13 leaving said South Right-of-way line North 15 degrees 00 minutes 46 seconds East a distance of
14 38.50 feet to said North Right-of-way line of St. Charles Street and The Southeast corner of Lot
15 18 of Matthew R. Boyce's Subdivision of the western part of U. S. Survey 1473 in said City
16 Block 2009, said Southeast corner being the TRUE POINT OF BEGINNING of the tract herein
17 described; Thence along said North Right-of-way line of St. Charles Street, North 74 degrees 59
18 minutes 14 seconds West, a distance of 375.00 feet to the intersection of said North Right-of-
19 way line and the Southwest corner of said Lot 4; Thence along the West line of said Lot 4, North
20 15 degrees 32 minutes 49 seconds East, a distance of 119.28 feet to the intersection of the West
21 line of said Lot 4 and the South Right-of-way line of Washington Avenue, 80 feet wide; Thence

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1 leaving said West line South 88 degrees 06 minutes 04 seconds East, a distance of 134.80 feet
2 along said South Right-of-way line of Washington Avenue, 80 feet wide; Thence continuing
3 along said South Right-of-way line South 74 degrees 59 minutes 43 seconds East, a distance of
4 244.00 feet to the Northeast corner of said Lot 18; Thence leaving said South Right-of-way line
5 of Washington Avenue South 15 degrees 32 minutes 49 seconds West, a distance of 149.00 feet
6 along the east line of said Lot 18 to the point of beginning.

7 **SECTION TWO.** This ordinance being necessary for the preservation of the health,
8 safety and welfare shall take effect and be in full force immediately upon approval by the Mayor
9 of the City of St. Louis.

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