

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 “H” Area Commercial District, so
3 as to include the described parcels of land in City Blocks 3922 and 5035; 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 3922 and 5035 is hereby changed to the “H” Area Commercial District, real property being
8 particularly described as follows:

9 Parcel 1:

10 A lot in Block No. 5035 of the City of St. Louis, having a front of 30 feet on the South line of
11 McPherson Avenue, by a depth Southwardly on its East line of 117 feet 4-5/12 inches, more or
12 less, and on its West line of 121 feet 8-5/8 inches, to the North line of an alley, fronting 30 feet
13 on said alley and bounded on the East by a line parallel to and 435 feet West of the West line of
14 Vandeventer Avenue.

15 Parcel 2:

16 A lot in Block No. 5035 of the City of St. Louis, having a front of 25 feet on the South line of
17 McPherson Avenue, by a depth Southwardly on its East line of 121 feet 8-5/8 inches and on its
18 West line of 125 feet 4-1/4 inches to the North line of an alley 15 feet wide, fronting 25 feet 2-

1 3/4 inches on said alley and bounded on the East by a line parallel to and 465 feet West of the
2 West line of Vandeventer Avenue.

3 Parcel 3:

4 A lot in Block 5035 of the City of St. Louis, fronting 25 feet on the South line of McPherson
5 Avenue, by an irregular depth to an alley and having a width thereon of 25 feet 2-3/4 inches;
6 bounded East by a line 490 feet West of the West line of Vandeventer Avenue.

7 Parcel 4: A lot partly in Block 3922 of the City of St. Louis and partly in Block 5035 of the City
8 of St. Louis in Lot 23 of Peter Lindell's Second Addition, described as beginning at a point in
9 the North line of Lindell Boulevard, distant 620 feet East of the intersection of the East line of
10 Sarah Street; thence Eastwardly along the North line of Lindell Boulevard 294 feet 10-1/2 inches
11 to the West line of property conveyed by Monroe E. Collins, Jr. and wife, to Robert E. Collins
12 by deed recorded in Book 1202 page 183 of the Recorder's Office, thence Northwardly along
13 said line of Lindell Boulevard, 112 feet 8 inches to the South line of a public alley running East
14 and West through said Block; thence Westwardly along the South line of said public alley, 298
15 feet 3/4 inch to the East line of property of Josephine M. Elder and formerly owned by Frank A.
16 Morus; thence Southwardly along the East line of said property of Josephine M. Elder and
17 parallel to the East line of Sarah Street, 152 feet to the place of beginning.

18 Parcel 5:

19 A tract of land in Block 5035 and 3922 of the City of St. Louis, fronting 306 feet 4-1/2 inches,
20 more or less, on the South line of McPherson Avenue, by a depth Southwardly to an alley,

1 bounded East by a line parallel with and distant 515 feet West of the West line of Vandeventer
2 Avenue, together with that part of McPherson Avenue vacated by Ordinance No. 59663.

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4 Parcel 6:

5 A lot in Block 23 of Peter Lindell's Second Addition and in City Block 3922 of the City of St.
6 Louis, fronting 50 feet on the South line of McPherson Avenue, by a depth Southwardly of 160
7 feet 6 inches to an alley; bounded East 821 feet 4-1/2 inches West of the West line of
8 Vandeventer Avenue, together with that part of McPherson Avenue vacated by Ordinance No.
9 59663.

10 Parcel 7:

11 A lot in Peter Lindell's Second Addition and in City Block 3922 of the City of St. Louis,
12 fronting 50 feet on the South line of McPherson Avenue, by a depth Southwardly of 160 feet 6
13 inches to a 15 foot alley, bounded West by a line 871 feet 4 1/2 inches West of the West line of
14 Vandeventer Avenue, together with that part of McPherson Avenue vacated by Ordinance No.
15 59663.

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

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