

BOARD BILL NO. 109 INTRODUCED BY ALDERMAN MARLENE E. DAVIS

1 An Ordinance recommended by the Planning Commission on June 4, 2008, to
2 change the zoning of property as indicated on the District Map, from “C” Multiple-
3 Family Dwelling District to the “G” Local Commercial and Office District, in City Block
4 1858 (3115-17, 3119, 3121, 3123, 3125-27, 3133-35, 3137-45, 3147 & 3149 Evans
5 Avenue and 1454, 1456, 1458, 1458R, 1460-62 & 1462R Francis Street), so as to include
6 the described parcels of land in City Block 1858; and containing an 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 1858 is hereby changed to the “G” Local Commercial and Office District, real
10 property being particularly described and shown in Exhibit A as follows:

11 A tract of land situated in the City of St. Louis, and the State of Missouri, lying in
12 part of City Block 1858 and being all of Lots 19 through 25 of the “Subdivision of the
13 Residence Grounds and Adjacent Property of Wm. Glasgow, Jr.”, a subdivision filed for
14 record in Plat Book O page 24 of the land records of said City of St. Louis, Missouri; all
15 of Lots 4, 5, and 9 through 12, Block 2, of 'Easton's Addition”, a subdivision filed for
16 record in Plat Book 6 page 87 of said land records of the City of St. Louis, all of Lots 22,
17 23, and 24 of the partition between Rufus F. Anderson and Wm. E. Anderson, etal, in
18 City Block No. 1858, a plat thereof is attached to the Commissioner's Report of record in
19 Book 357 page 261 of said land records of the City of St. Louis; all of Lots 13, 14, and 15
20 of the “Plat of the Subdivision of the Eastern Portion of Block No. 1 of Easton's
21 Subdivision”, a subdivision filed for record in Plat Book 7 page 55 of said land records of
22 the City of St. Louis; all the land lying Southwest of the Southwest line of said Lots 24

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Sponsor: Alderman Marlene E. Davis

1 and 25 of the of Wm. Glasgow, Jr. Subdivision, lying North of the 15 foot wide East-
2 West Alley in said City Block 1858, and lying Southeastern of the right-of-way of
3 Francois Street, 60 feet wide; part of said 15 foot wide East-West Alley; part of the 15
4 foot wide North-South Alley in said City Block 1858; and part of the 20 foot wide East-
5 West Alley in said City Block 1858; and being more particularly described as follows:
6 COMMENCING at the intersection of the Eastern right-of-way of said Francis
7 Street, 60 feet wide and the Southern right-of-way line of Cass Avenue, 80 feet wide, said
8 intersection being the Northernmost corner of said City Block 1858; thence along said
9 Southern right-of-way line, South 75 degrees 21 minutes 41 seconds East a distance of
10 459.17 feet to the intersection of said Southern right-of-way line and the West right-of-
11 way line of Webster Avenue, 60 feet wide, said intersection being the Northeast corner of
12 said City Block 1858; thence leaving said Southern right-of-way line along said West
13 right-of-way line, South 00 degrees 40 minutes 05 seconds East a distance of 75.83 feet
14 to the Southeast corner of said Lot 18 of the Wm. Glasgow, Jr. Subdivision; thence
15 leaving said West right-of-way line along the South line of said Lots 15 through 18 of the
16 Wm. Glasgow, Jr. Subdivision, South 89 degrees 37 minutes 58 seconds West a distance
17 of 124.25 feet to the Southwest corner of said Lot 15, said Southwest corner being on the
18 Eastern line of said Lot 14 of the Wm. Glasgow, Jr. Subdivision; thence leaving said
19 South line along said Eastern line of Lot 14, South 14 degrees 38 minutes 19 seconds
20 West a distance of 14.69 feet to the Southernmost corner of said Lot 14, said
21 Southernmost corner of Lot 14 being on the Northern right-of-way line of said 20 foot
22 wide East-West Alley, and said Southernmost corner being the TRUE POINT OF
23 BEGINNING of the tract herein described; thence leaving said Eastern line of Lot 14,

1 South 60 degrees 26 minutes 31 seconds West a distance of 14.34 feet to the intersection
2 of the centerline of said 20 foot wide East-West Alley and the centerline of said 15 foot
3 wide North-South Alley; thence along said centerline of the North-South Alley, South 00
4 degrees 26 minutes 00 seconds East a distance of 179.54 feet to the intersection of said
5 centerline of the North-South Alley and the North right-of-way line of Evans Street
6 (Formerly Vineyard Street), 60 feet wide; thence leaving said centerline along said North
7 right-of-way line, South 89 degrees 34 minutes 00 seconds West a distance of 363.16 feet
8 to the Southeast corner of Lot 3 of said Easton's Addition; thence leaving said North
9 right-of-way line along the common line and the Northerly prolongation thereof between
10 said Lot 3 and said Lot 4 of Easton's Addition, North 00 degrees 26 minutes 00 seconds
11 West a distance of 150.00 feet to the intersection of said Northerly prolongation and the
12 centerline of said 15 foot wide East-West Alley; thence along said centerline of the East-
13 West Alley, South 89 degrees 34 minutes 00 seconds West a distance of 78.77 feet to the
14 intersection of said centerline of the East-West Alley and said Eastern right-of-way line
15 of Francois Street; thence along said Eastern right-of-way line of Francois Street, North
16 29 degrees 01 minutes 46 seconds East a distance of 158.41 feet to the intersection of
17 said Eastern right-of-way line of Francois Street and said Northern right-of-way line of
18 the 20 foot wide East-West Alley; thence along said Northern right-of-way line of the 20
19 foot wide East-West Alley, South 75 degrees 21 minutes 41 seconds E a distance of
20 389.96 feet the point of beginning.

21 Containing 2.118 Acres (92,275 Square Feet), according to survey by Grimes
22 Consulting, Inc., Dated January, 2008.

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

