

1 An Ordinance recommended by the Planning Commission on June 6, 2007, to change the
2 zoning of property as indicated on the District Map, to the “H” Area Commercial District, so as
3 to include the described parcels of land in City Blocks 414, 415, 820, 820.04 and 820.05; and
4 containing an 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
7 414, 415, 820, 820.04 and 820.05 is hereby changed to the “H” Area Commercial District, real
8 property being particularly described as follows:

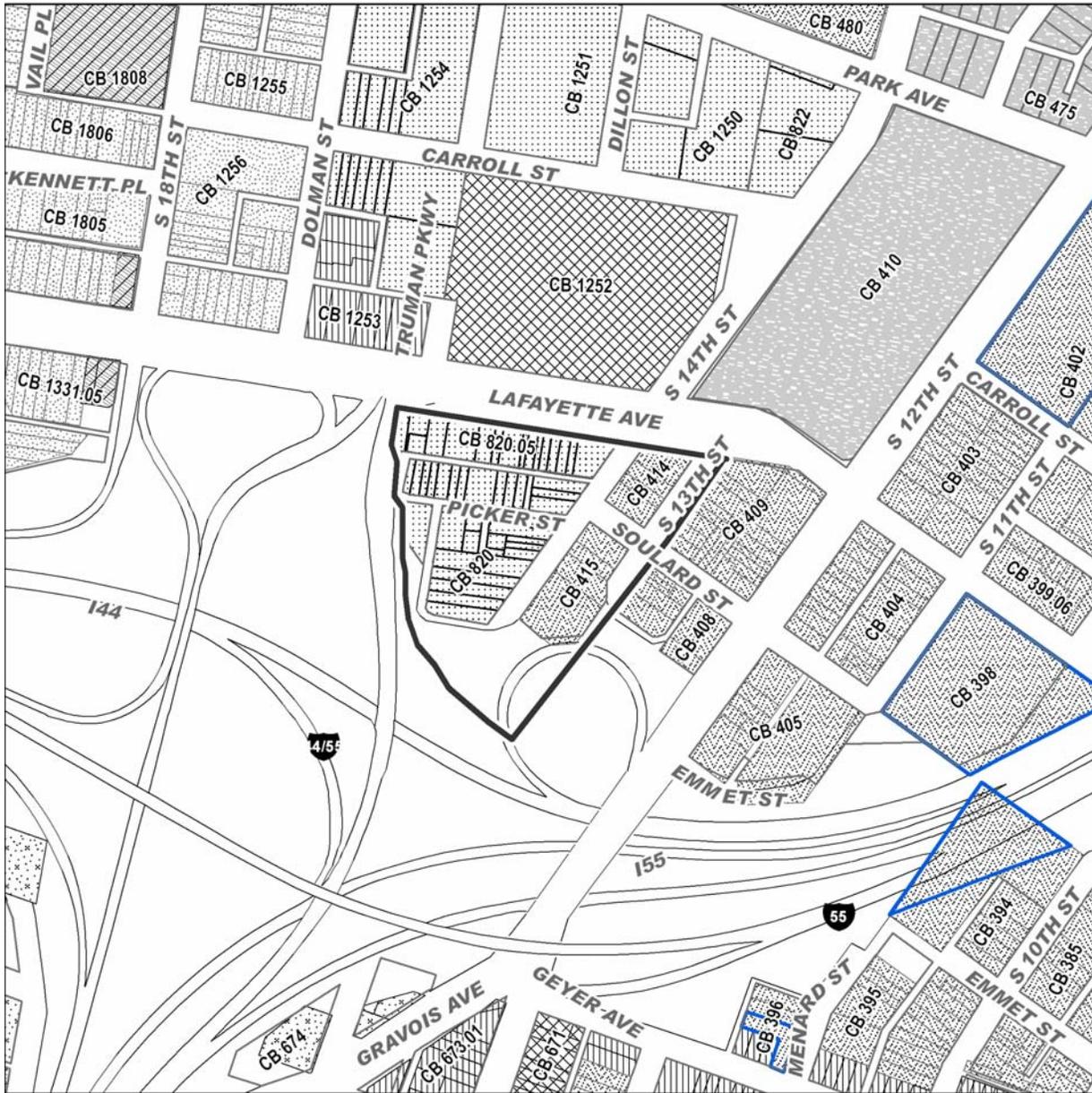
9 A tract of land being part of City Block 820-N, Part of City Block 820 (formerly 820-S),
10 Part of City Block 820-W, Part of City Block 414 Part of City Block 415, Also Part of Picker
11 Street (30’ Wide), Part of Hoehn Street (30’ Wide), part of 14th Street (60’ Wide), Part of 13th
12 Street (60’ Wide), Part of Soulard Street (60’ Wide), that portion of the Alleys in the
13 aforementioned City Blocks and a portion of the Missouri State Highways and transportation
14 right of way of the intersection of interstate highways 55 and 44 being more particularly
15 described as follows:

16 Beginning at a point on the Southern right of way line of Lafayette Ave, (120’ Wide), and
17 the Eastern right of way line of 13th Street (60’ Wide); Thence southwardly along the Eastern
18 right of way line of 13th Street and the extension thereof, South 35 degrees 55 minutes 35
19 seconds west a distance of 820.52 feet to a point on the proposed right of way line of the
20 aforesaid interstates; Thence along said proposed right of way, along a curve to the right of

1 having a radius of 559.00 feet, an arc length of 513.67 feet, and a chord bearing and distance of
2 North 27 degrees 39 minutes 05 seconds West a distance of 495.79 feet to a point; Thence North
3 26 degrees 52 minutes 56 seconds West a distance of 8.80 feet to a point; Thence North 03
4 degrees 26 minutes 46 seconds West a distance of 110.40 feet to a point; thence North 16
5 degrees 59 minutes 07 seconds West a distance of 33.24 feet to a point; Thence North 09 degrees
6 04 minutes 03 seconds East a distance of 148.73 feet to a point of curvature; Thence along a
7 curve to the right having a radius of 40.56 feet, an arc length of 63.09 feet and a chord bearing
8 and distance of North 54 degrees 24 minutes 53 seconds East a distance of 56.92 feet to a point,
9 said point being on the Southern right of way of Lafayette Avenue (120' Wide); Thence along
10 said Southern right of way line, South 81 degrees 01 minutes 31 seconds East a distance of
11 670.33 feet to the point of beginning, containing 323,615 square feet or 7.429 acres more or less,
12 based upon preliminary calculations on an ongoing boundary survey by Marler Surveying
13 Company, Inc. during March 2006 through May 2006, & January 2007.

14 **SECTION TWO.** This ordinance being necessary for the preservation of the health,
15 safety and welfare shall take effect and be in full force immediately upon approval by the Mayor
16 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 "A" & "D" to "H"

PDA-103-07-REZ



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

