

BOARD BILL NO. 224 INTRODUCED BY ALDERMAN JOSEPH RODDY

1 An Ordinance recommended by the Planning Commission on September 7, 2005,
2 to change the zoning of property as indicated on the District Map, from “J” Industrial
3 District to the “G” Local Commercial and Office District in City Block 3917, so as to
4 include the described parcel of land in City Block 3917; and containing an emergency
5 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 3917 is hereby changed to the “G” Local Commercial and Office District, real
9 property being particularly described as follows:

10 A parcel of land in block 3917, of the City of St. Louis, Missouri; said parcel being more
11 particularly described as follows: Beginning at the point of intersection of the southern
12 line of Forest Park Avenue (150 feet wide) and the western line of Sarah Street (60 feet
13 wide); thence along the western line of said Sarah Street south 15degrees 20’ 10” west
14 344.35 feet to the northwestern line of a diagonal cut-off in the western line of said Sarah
15 Street, as recorded in plat book 19, page 39 in the City of St. Louis Recorder’s Office;
16 thence south 55degrees 26’ 10” west 57.75 feet along the said northwestern line of the
17 diagonal cut-off of the western line of Sarah Street to a point of intersection with the
18 northern line of a former railroad right-of-way (16 feet wide); thence along the northern
19 line of said former railroad right-of-way north 02degrees 16’ 03” west 21.68 feet to a
20 point on a tangent curve; thence along said curve in a northwestwardly direction, said
21 curve having a radius of 248.49 feet, a central angle of 72degrees 16’ 01” and a distance
22 of 313.42 to a point of tangency; thence along a line tangent to said curve north 74

1 degrees 32' 04" west 32.46 feet, thence leaving said former railroad right-of-way north
2 15degrees 20' 00" east 194.39 feet along a line parallel with the western line of said
3 Sarah Street to a point on the southern line of said Forest Park Avenue; thence along the
4 southern line of said Forest Park Avenue south 74 degrees 40' 30" east 312.50 feet and
5 the point of beginning containing 79,321.83 square feet (1.821 acres), more or less.
6 A parcel of land in block 3917, of the City of St. Louis, Missouri; said parcel being more
7 particularly described as follows: Beginning at a point of intersection of the northern line
8 of Duncan Avenue (60 feet wide) with the northwestern line of a diagonal cut-off of the
9 western line of Sarah Street, as recorded in plat book 19, page 39 in the City of St. Louis
10 Recorder's Office; thence north 74 degrees 23' 15" west 355.17 feet along the northern
11 line of said Duncan Avenue; thence north 15 degrees 21' 0" west 148.15 feet; thence
12 south 74 degrees 31' 53" east 94.62 feet to a point on a line 312.50 feet west of, and
13 parallel, with the western line of said Sarah Street; thence north 15 degrees 20' 00" east
14 46.00 feet to a point on the southern line of a former railroad right-of-way; thence south
15 74 degrees 32' 04" east 32.42 feet along said former railroad right-of-way to a point on a
16 tangent curve; thence along said curve; thence along said curve in a southeastwardly
17 direction, said curve having a radius of 232.49 feet, a central angle of 72degrees 16' 01",
18 and a direction of 293.24 to a point of tangency; thence along a line tangent to said curve
19 south 02 degrees 16' 03" east 31.79 feet to the point of intersection of the former railroad
20 right-of-way and the northwestern line of a diagonal cut-ff in the western line of said
21 Sarah Street, as recorded in plat book 19, page 39 in the City of St. Louis Recorder's
22 Office; thence south 55 degrees 26' 10" west 4.04 feet along the said northwestern line of

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1 the diagonal cut-off of said Sarah Street to the northern line of Duncan Avenue and the
2 point of beginning. Containing 54,036.65 square feet (1.241 acres), more or less.

3 A parcel of land situated in block 3917, of the City of St. Louis, Missouri; said parcel
4 being more particularly described as follows: Commencing at the point of intersection of
5 the southern line of Forest Park Avenue (150 feet wide) with the western line of Sarah
6 Street (60 feet wide); thence north 74 degrees 40' 30" west 312.50 feet along the southern
7 line of said Forest Park Avenue; thence south 15 degrees 20' 00" west 194.39 feet along
8 a line parallel with the western line of said Sarah Street to a point in the northern line of a
9 former railroad right-of-way(16 feet wide) being the point of beginning for parcel 3;
10 thence, from the point of beginning, south 74 degrees 32' 04" east 32.46 feet to a point of
11 tangent curve; thence along said curve in a southeastwardly direction, said curve having a
12 radius of 248.49 feet, a central angle of 72 degrees 16' 01", and a distance of 313.42 to a
13 point of tangency; thence along a line tangent to said curve south 02 degrees 16' 03" east
14 21.68 feet to the point of intersection of the said former railroad right-of-way and the
15 northwestern line of a diagonal cut-off in the western line of said Sarah Street, as
16 recorded in plat book 19, page 39 in the City of St. Louis Recorder's Office; thence south
17 55 degrees 26' 10" west 18.93 feet along the said northwestern line of the diagonal cut-
18 off of the western line of Sarah Street to a point on the southern line of the former
19 railroad right-of-way (16 feet wide); thence north 02 degrees 16' 03" west 31.79 feet
20 along the southern line of said former railroad right-of-way to a point on a tangent curve;
21 thence along the along said curve in a northwestwardly direction, said curve having a
22 radius of 232.49 feet, a central angle of 72 degrees 16' 01", and a distance of 293.24 to a
23 point of tangency; thence along a line tangent to said curve north 74 degrees 32' 04" west

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1 32.42 feet to a point; thence north 15 degrees 20' 00" east 16.00 feet to the point of
2 beginning. Containing 5,800.09 square feet (0.133 acres), more or less.

3 **SECTION 2.** This ordinance being necessary for the preservation of the health,
4 safety and welfare shall take effect and be in full force immediately upon approval by the
5 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 "J" to "G"

PDA-136-05-REZ

