

BOARD BILL NO. 249 INTRODUCED BY ALDERMAN MICHAEL MCMILLAN

1 An Ordinance recommended by the Planning Commission on October 4, 2006, 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 Block 1859; and containing an emergency
4 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 Block
7 1859 is hereby changed to the “H” Area Commercial District, real property being particularly
8 described as follows:

9 **PARCEL 1:**

10 Lot 1,2, and 3 in block 6 of D.D. Page’s Third Western Addition and in Block 1859 of the City of
11 St Louis, State of Missouri together fronting 106 feet 2 inches on the South line of Cozens
12 Avenue by a depth Southwardly to an alley; Bounded West by another alley.

13 **PARCEL 2:**

14 Lot No. 4 and part of Lot No. 5 in Block No. 6 of D.D. Page’s Third Western Addition and in
15 Block No. 1859 of the City of St Louis, beginning at a point in the South line of Cozens Avenue
16 at the Northwest corner of said Lot No. 4, thence, Southwardly along the West line of Lot No. 4,
17 113.50 feet to an alley, Thence, Eastwardly along the North line of said alley 33.33 feet to a
18 point, Thence Northwardly and parallel with the west line of Lot No. 5, 48 feet to a point thence
19 Eastwardly and parallel with the South line of Cozens Avenue 12.42 feet to a point. Thence
20 Northwardly and parallel with the west line of Lot No. 5, 65.50 feet to the South line of Cozens
21 Avenue, thence Westwardly along the South line of Cozens Avenue 45.75 feet to the point of

1 beginning, according to survey executed during the month of November, 1949 by Pitzman's Co.
2 of surveyors and engineers. A parcel of ground being in Block No. 1859 of the city of St Louis,
3 being part of lots No. 5 and 6 in Block 6 of D.D. Page's Third Western Addition, and described
4 as beginning at a point in the South line of Cozens Avenue 40 feet wide, 20.75 feet Eastwardly
5 from the Northwestern corner of said Lot No. 5, thence Eastwardly 7.50 feet along the Southline
6 of Cozens Avenue, thence Southwardly 53 feet and parallel with the East line of said lot NO. 6,
7 thence Southeastwardly 19.59 feet to a point 11 feet West of the East line of Lot No. 6 and
8 44feet North of the North line of an alley 15 feet wide. Thence, Southwardly 44 feet and parallel
9 with the East line of said Lot No. 6 to the North line of said alley, thence Westwardly 30.67 feet
10 along the North line of said alley to a point distance 8.33 feet East of the West line of Lot No. 5,
11 thence Northwardly 48 feet and parallel with the West line of Lot NO. 5, thence Eastwardly
12 12.42 feet and parallel with the South line of Cozens Avenue, thence Northwardly 65.50 feet and
13 parallel with the Western line of Lot No. 5 to the point of the beginning.

14 **Parcels 3:**

15 The East part of lot 6 in Block 6 of D.D. Page's Third Western addition and in Block 1859 of the
16 City of St Louis, State of Missouri, fronting 21 feet 9 inches on the South line of Cozens Avenue
17 by the depth Eastwardly of 113.50 feet on the East line and an irregular depth on the Western
18 line to a point.

19 **Parcel 4:**

20 Lot seven (7) in Block six (6) of D.D. Page's Third Addition and in Block 1859 of the City of St
21 Louis, State of Missouri, fronting 25 feet on the South line of Cozens Avenue by a depth
22 Southwardly of 113 feet 6 inches to an alley, 15 feet wide.

23 **Parcel 5:**

1 Lot eight (8) in Block six (6) of D.D. Page's Third Addition and in Block 1859 of the City of St
2 Louis, State of Missouri, fronting 25 feet on the South line of Cozens Avenue by a depth
3 Southwardly of 113 feet 6 inches to an alley, 15 feet wide.

4 **Parcel 6:**

5 Lots 23 and 24 and part of Lot 25 in Block No. 6 on Page's Third Western Addition and in Block
6 No. 1859 of the City of St Louis, described as follows: Beginning at a point in the Northern line
7 of Easton Avenue. At the Southeast corner of the property conveyed to Mose Rubenstein and
8 wife by deed recorded in book 6403 page 116, thence Northwardly along the East line of
9 property conveyed to Mose Rubenstein and wife, as aforesaid, the following courses and
10 distances: North 83 feet 6-1/2 inches to a point in the center of a brick property wall, thence
11 continuing Northwardly along the center of said property wall 10 feet 1inch to an angle point in
12 said wall, and thence continuing North along the center line of said wall to the South line of an
13 alley 15 feet wide, thence Eastwardly along the Southline of said alley, 70 feet 4-3/4 inches to
14 the Northeast corner of said Lot 23, thence Southwardly along the East line of said Lot 23, A
15 distance of 113 feet 6 inches to the North line of Evans Avenue, and thence Westwardly along
16 the North line of Evans Avenue and Easton Avenue, 64 feet 6-3/4 inches to the point of
17 beginning.

18 **Parcel 7:**

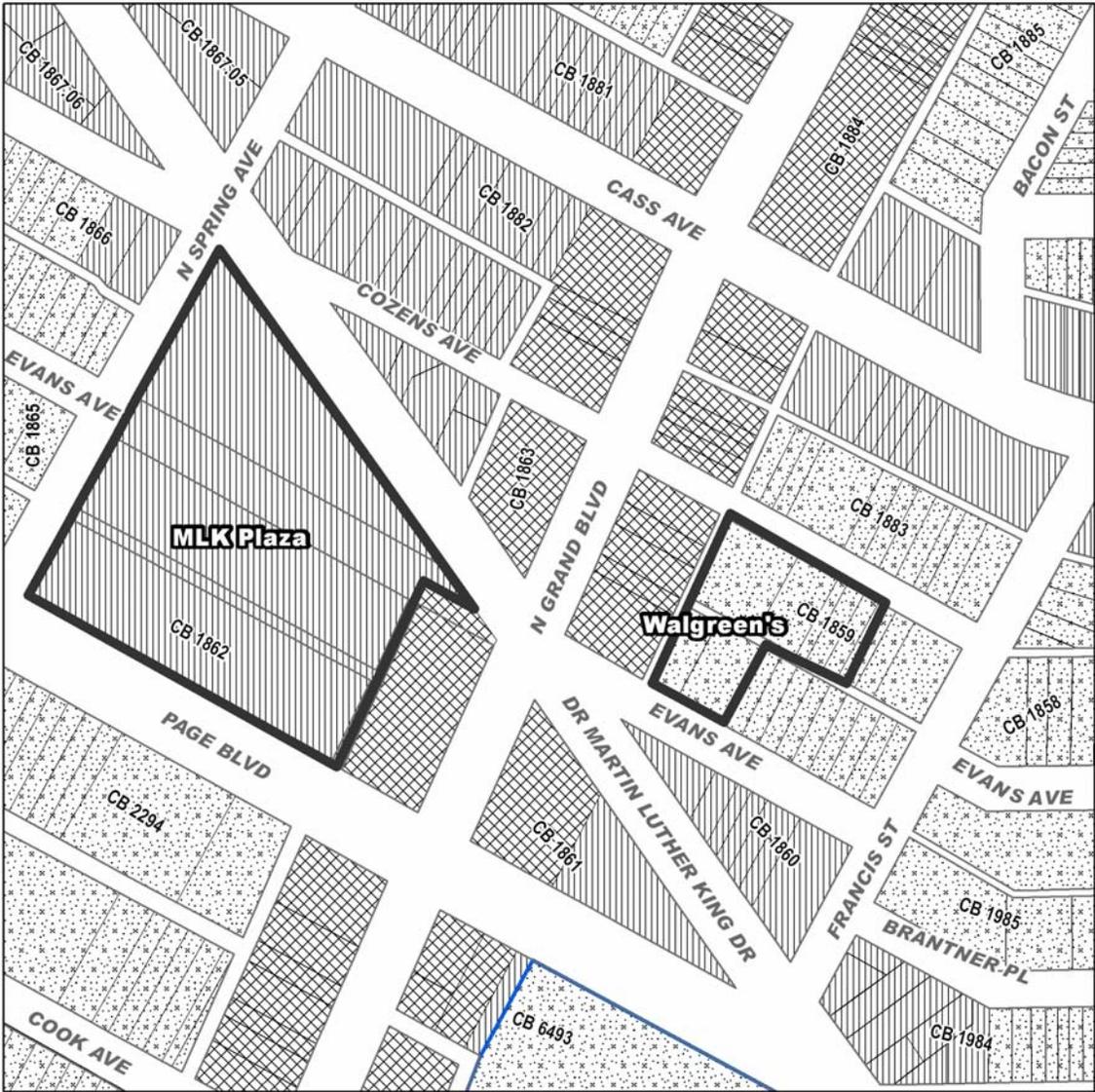
19 Lot No. 26 and the Western part of Lot No. 25 in Block 6 of Page's Third Western Addition and
20 in Block No. 1859 of the City of St Louis, beginning at a point in the North line of Easton
21 Avenue 45 feet 9-1/4 inches East of the East line of an alley, thence 83 feet 6-1/2 inches to a
22 point in the center line of a brick party wall, thence North along the center line of said party wall
23 10 feet 1 inch to an angle point in said wall, thence continuing North along the center line of said

1 wall to the South line of an alley thence West along the South line of said alley 49 feet 10-1/4
2 inches to the East line of aforesaid alley, thence South along the East line of said alley, 113 feet
3 11-3/8 inches to the North line of Easton Avenue, thence East along the North line of Easton
4 Avenue 45 feet 9-1/4inches to the point of the beginning, excepting therefrom a triangular piece
5 of ground 10 feet by 10 feet at the Northwest corner of said Lot No. 26 which is cut off for an
6 alley; Bounded east by property, now or formerly, of Morris Shapiro and Ida Shapiro, his wife.

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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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 Area
from C to H for
Walgreen's

PDA-176-06-REZ

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