

BOARD BILL NO. 262 INTRODUCED BY ALDERMAN MARLENE DAVIS

1 An Ordinance recommended by the Planning Commission on January 5, 2011, to
2 change the zoning of property as indicated on the District Map, from “C” Multiple-
3 Family Dwelling District to the “F” Neighborhood Commercial District, in City Block
4 3742 (4061 Finney), so as to include the described parcel of land in City Block 3742; and
5 containing an emergency 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 3742 is hereby changed to the “F” Neighborhood Commercial District, real
9 property being particularly described and shown in Exhibit A as follows:

10 **BLOCK A:** 4061 Finney Avenue, Part of City Block 3742

11 A tract of land situated in the City of St. Louis, and the State of Missouri, lying in part of
12 City Block 3742, being the West 3 feet of Lot 12, all of Lot 13 and the East 16 feet of Lot
13 14 of the Grand Addition in said City Block 3742, and being more particularly described
14 as follows;

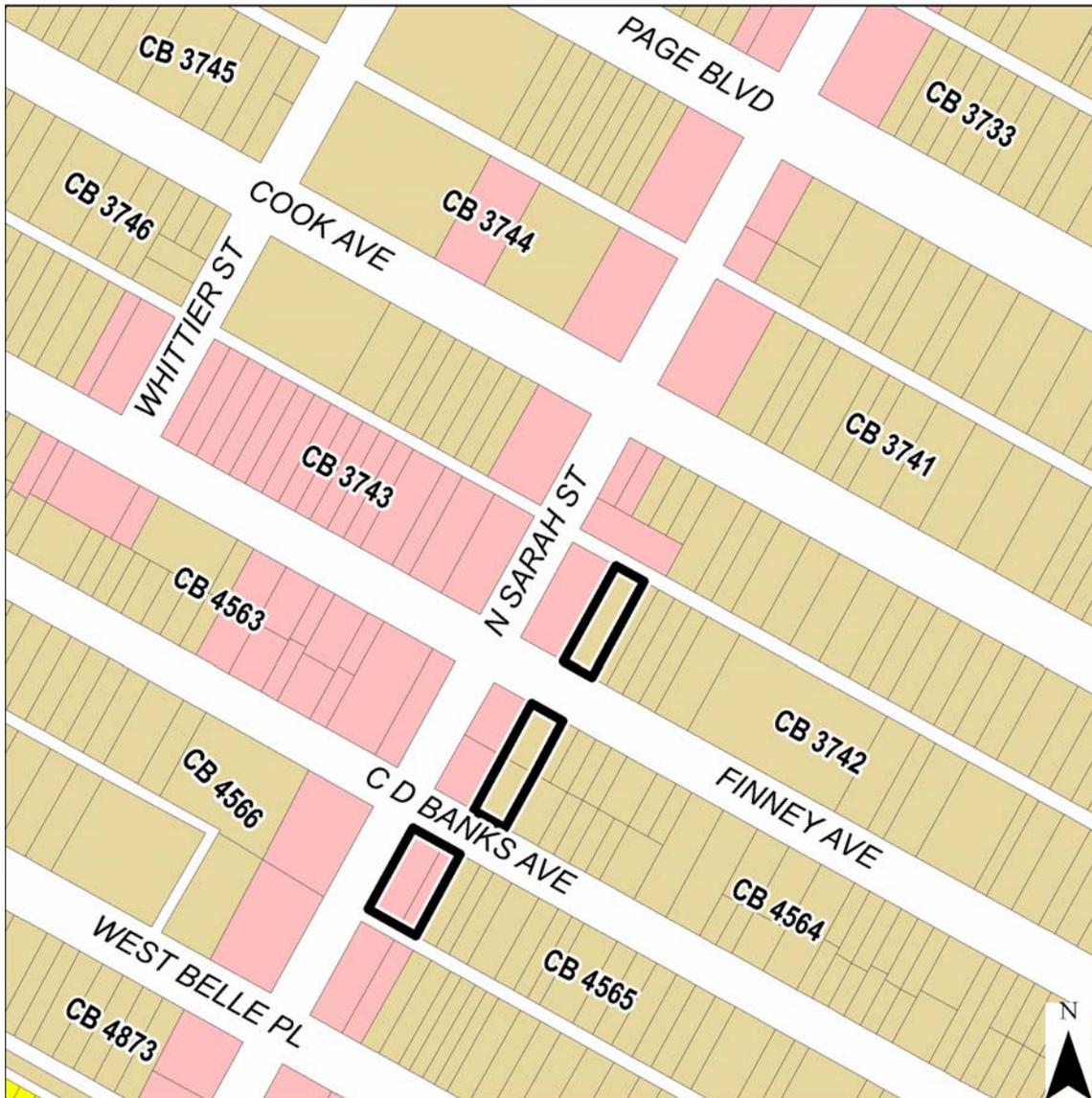
15 COMMENCING at the intersection of the Northern right –of-way line of West Bell
16 Avenue, 75 feet wide, and the Eastern right-of –way line of North Sarah Avenue, 60 feet
17 wide, said intersection being the Westernmost corner of City Block 4565; thence along
18 said Eastern right-of-way line of North Sarah Avenue, North 28 degrees 49 minutes 17
19 seconds East a distance 580.53 feet to the intersection of said Eastern right-of-way line
20 of North Sarah Avenue and the Northern right-of-way line of Finney Avenue, 70 feet
21 wide, said intersection being the Westernmost corner of said City Block 3742; thence
22 leaving said Eastern right-of-way line of North Sarah Avenue along said Northern right-

1 of-way line of Finney Avenue, South 60 degrees 54 minutes 02 seconds East a distance
2 of 65.91 feet to the Southwest corner of said Eastern 16 feet of Lot 14 of the Grand
3 Addition, said Southwest corner being the TRUE POINT OF BEGINNING of the tract
4 herein described; thence leaving said Northern right-of-way line of Finney Avenue along
5 the Western line of said Eastern 16 feet of Lot 14, North 28 degrees 49 minutes 22
6 seconds East a distance of 146.51 feet to the Northwest corner of said Eastern 16 feet of
7 Lot 14, said Northwest corner being on the Southern line of a 20 foot wide East-West
8 Alley in said City Block 3742; thence along said Southern line of the 20 foot wide East-
9 West Alley in City Block 3742, South 60 degrees 54 minutes 38 seconds East a distance
10 of 44.11 feet to the Northeast corner of said West 3 feet of Lot 12 of the Grand Addition;
11 thence leaving said Southern line of the alley along the Eastern line of said West 3 feet of
12 Lot 12, South 28 degrees 49 minutes 24 seconds West a distance of 146.51 feet to the
13 Southeast corner of said West 3 feet of Lot 12, said Southwest corner being on said
14 Northern right-of-way line of Finney Avenue; thence leaving said Eastern line of said
15 West 3 feet of Lot 12 along said Northern right-of way line of Finney Avenue, thence
16 North 60 degrees 54 minutes 02 seconds West a distance of 44.11 feet to the point of
17 beginning.

18 Containing 0.148 acres (6,460 square feet), according to survey by Grimes Consulting,
19 Inc. dated December 2010.

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

EXHIBIT A DISTRICT MAP



Current Zoning District

- | | | | |
|--|-------------------------------------|--|-------------------------------|
| | A Single-Family Dwelling District | | G Local Commercial District |
| | B Two-Family Dwelling District | | H Area Commercial District |
| | C Multiple-Family Dwelling District | | I Central Business District |
| | D Multiple-Family Dwelling District | | J Industrial District |
| | E Multiple-Family Dwelling District | | K Unrestricted District |
| | F Neighborhood Commercial District | | L Jefferson Memorial District |

Rezoning Area

Rezone from "F" to "C" & "C" to "F"

PDA-006-11-REZ



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