

BOARD BILL NO. 264 INTRODUCED BY ALDERMAN TERRY KENNEDY

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 4564 (4060-62 Finney & 4059-63 C D Banks) and to change the zoning of property as
5 indicated on the District Map, from “F” Neighborhood Commercial District to the “C”
6 Multiple-Family Dwelling District, in City Block 4565 (4062 & 4066-68 C D Banks), so
7 as to include the described parcels of land in City Blocks 4564 and 4565; and containing
8 an emergency clause.

9 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

10 **SECTION ONE.** The zoning designation of certain real property located in City
11 Block 4564 is hereby changed to the “F” Neighborhood Commercial District and in City
12 Block 4565 is hereby changed to the “C” Multiple-Family Dwelling District, real
13 property being particularly described and shown in Exhibit A as follows:

14 **BLOCK B:** 4060-62 Finney Avenue, Part of City Block 4564

15 A tract of land situated in the City of St. Louis, and the State of Missouri, lying in part of
16 City Block 4564, being the North half of Lot 39 of the Finney’s Estate Subdivision in
17 said City Block 4564, and being more particularly described as follows;

18 COMMENCING at the intersection of the Northern right -of-way line of West Bell
19 Avenue, 75 feet wide, and the Eastern right-of -way line of North Sarah Avenue, 60 feet
20 wide, said intersection being the Westernmost corner of City Block 4565; thence along
21 said Eastern right-of-way line of North Sarah Avenue, North 28 degrees 49 minutes 17
22 seconds East a distance 510.53 feet to the intersection of said Eastern right-of-way line of

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Sponsor: Alderman Terry Kennedy

1 North Sarah Avenue and the Southern right-of-way line of Finney Avenue, 70 feet wide,
2 said intersection being the Northernmost corner of said City Block 4564; thence leaving
3 said Eastern right-of-way line of North Sarah Avenue along said Southern right-of-way
4 line of Finney Avenue, South 60 degrees 54 minutes 02 seconds East a distance of 55.56
5 feet to the Northwest corner of said Lot 39 of the Finney's Estate Subdivision, said
6 Northwest corner also being the TRUE POINT OF BEGINNING of the tract herein
7 described; thence continuing along said Southern right-of-way line of Finney Avenue,
8 South 60 degrees 54 minutes 02 seconds East a distance of 50.07 feet to the Northeast
9 corner of said Lot 39 of the Finney's Estate Subdivision; thence leaving said Southern
10 right-of-way line of Finney Avenue along the Eastern line of said Lot 39, South 28
11 degrees 56 minutes 10 seconds West a distance of 81.25 feet to the Southeast corner of
12 said North Half of Lot 39; thence leaving said Eastern line of said Lot 39 along the
13 Southern line of said Lot 39, North 60 degrees 54 minutes 02 seconds West a distance of
14 50.07 feet to the Southwest corner of said Lot 39; thence leaving said Southern line of the
15 North Half of Lot 39 along the Eastern line of said Lot 39, North 28 degrees 56 minutes
16 02 seconds East a distance of 81.25 feet to the point of beginning.

17 Containing 0.093 acres (4,070 square feet), according to survey by Grimes
18 Consulting, Inc. dated December 2010.

19 BLOCK B: 4059-4063 CD Banks Avenue, Part of City Block 4564

20 A tract of land situated in the City of St. Louis, and the State of Missouri, lying in part of
21 City Block 4564, being the South half of the Eastern 47 feet of Lot 39 of the Finney's
22 Estate Subdivision in said City Block 4564, and being more particularly described as
23 follows;

1 COMMENCING at the intersection of the Northern right -of-way line of West Bell
2 Avenue, 75 feet wide, and the Eastern right-of -way line of North Sarah Avenue, 60 feet
3 wide, said intersection being the Westernmost corner of City Block 4565; thence along
4 said Eastern right-of-way line of North Sarah Avenue, North 28 degrees 49 minutes 17
5 seconds East a distance 348.03 feet to the intersection of said Eastern right-of-way line of
6 North Sarah Avenue and the Northern right-of-way line of CD Banks Avenue, formerly
7 Fairfax Avenue, 60 feet wide, said intersection being the Westernmost corner of said City
8 Block 4564; thence leaving said Eastern right-of-way line of North Sarah Avenue along
9 said Northern right-of-way line of CD Banks Avenue, North 60 degrees 54 minutes 02
10 seconds West a distance of 58.24 feet to the Southwest corner of said the Eastern 47 feet
11 of Lot 39 of the Finney's Estate Subdivision, said Southwest corner being the TRUE
12 POINT OF BEGINNING of the tract herein described; thence leaving said Northern
13 right-of-way line of CD Banks Avenue along the Western line of said Eastern 47 feet of
14 Lot 39, North 28 degrees 56 minutes 02 seconds East a distance of 81.25 feet to the
15 Northwest corner of said South Half of the Eastern 47 feet of Lot 39; thence leaving said
16 Western line of the Eastern 47 feet of Lot 39 along the Northern line of said Eastern 47
17 feet of Lot 39, South 60 degrees 54 minutes 02 seconds East a distance of 47.07 feet to
18 the Northeast corner of said South Half of Lot 39; thence leaving said the Northern line
19 of the Eastern 47 feet of Lot 39 along the Eastern line of said Lot 39, South 28 degrees 56
20 minutes 10 seconds West a distance of 81.25 feet to the Southeast corner of said Lot 39;
21 said Southeast corner being on said Northern right-of-way of CD Banks Avenue; thence
22 leaving said Eastern line of Lot 39 along said Northern right-of-way line of CD Banks

1 Avenue, North 60 degrees 54 minutes 02 seconds West a distance of 47.06 feet to the
2 point of beginning.

3 Containing 0.088 acres (3,825 square feet), according to survey by Grimes
4 Consulting, Inc. dated December 2010.

5 BLOCK C: 4062 CD Banks Avenue, Part of City Block 4565 North of the Alley
6 A tract of land situated in the City of St. Louis, and the State of Missouri, lying in part of
7 City Block 4565, being the Eastern 25 feet of Lot 47 of the Finney's Estate Subdivision
8 in said City Block 4565, and being more particularly described as follows;

9 COMMENCING at the intersection of the Northern right -of-way line of West Bell
10 Avenue, 75 feet wide, and the Eastern right-of -way line of North Sarah Avenue, 60 feet
11 wide, said intersection being the Westernmost corner of said City Block 4565; thence
12 along said Eastern right-of-way line of North Sarah Avenue, North 28 degrees 49 minutes
13 17 seconds East a distance 162.81 feet to the intersection of said Eastern right-of-way
14 line of North Sarah Avenue and the Northern line of a 15 foot wide East-West Alley in
15 said City Block 4565; thence leaving said Eastern right-of-way line of North Sarah
16 Avenue along said Northern line of the Alley, South 60 degrees 53 minutes 32 seconds
17 East a distance of 45.79 feet to the Northwest corner of said the Eastern 25 feet of Lot 47
18 of the Finney's Estate Subdivision, said Northwest corner intersection being the TRUE
19 POINT OF BEGINNING of the tract herein described; thence leaving said Northern line
20 of the Alley along the Western line of said Eastern 25 feet of Lot 47, North 28 degrees
21 59 minutes 35 seconds East a distance of 125.23 feet to the Northwest corner of said
22 Eastern 25 feet of Lot 47; said Northwest corner being on the Southern right-of-way line
23 of CD Banks Avenue, formerly Fairfax Avenue, 60 feet wide; thence leaving said

1 Western line of said Eastern 25 feet of Lot 47 along said Southern right-of-way line of
2 CD Banks Avenue, South 60 degrees 54 minutes 02 seconds East a distance of 25.03 feet
3 to the Northeast corner of said Lot 47; thence leaving said Southern right-of-way line of
4 CD Banks Avenue along the Eastern line of said Lot 47, South 28 degrees 59 minutes 36
5 seconds West a distance of 125.23 feet to the Southeast corner of said Lot 47: thence
6 leaving said Eastern line of Lot 47 along said Northern line of the 15 foot wide East-West
7 Alley, North 60 degrees 53 minutes 32 seconds West a distance of 25.03 feet to the point
8 of beginning.

9 Containing 0.072 acres (3,135 square feet), according to survey by Grimes
10 Consulting, Inc. dated December 2010.

11 BLOCK C: 4066-4068 CD Banks Avenue, Part of City Block 4565 North of the
12 Alley

13 A tract of land situated in the City of St. Louis, and the State of Missouri, lying in part of
14 City Block 4565, being the Western 5 feet of Lot 47, all of 48 and part of Lot 49 of the
15 Finney's Estate Subdivision in said City Block 4565, and being more particularly
16 described as follows;

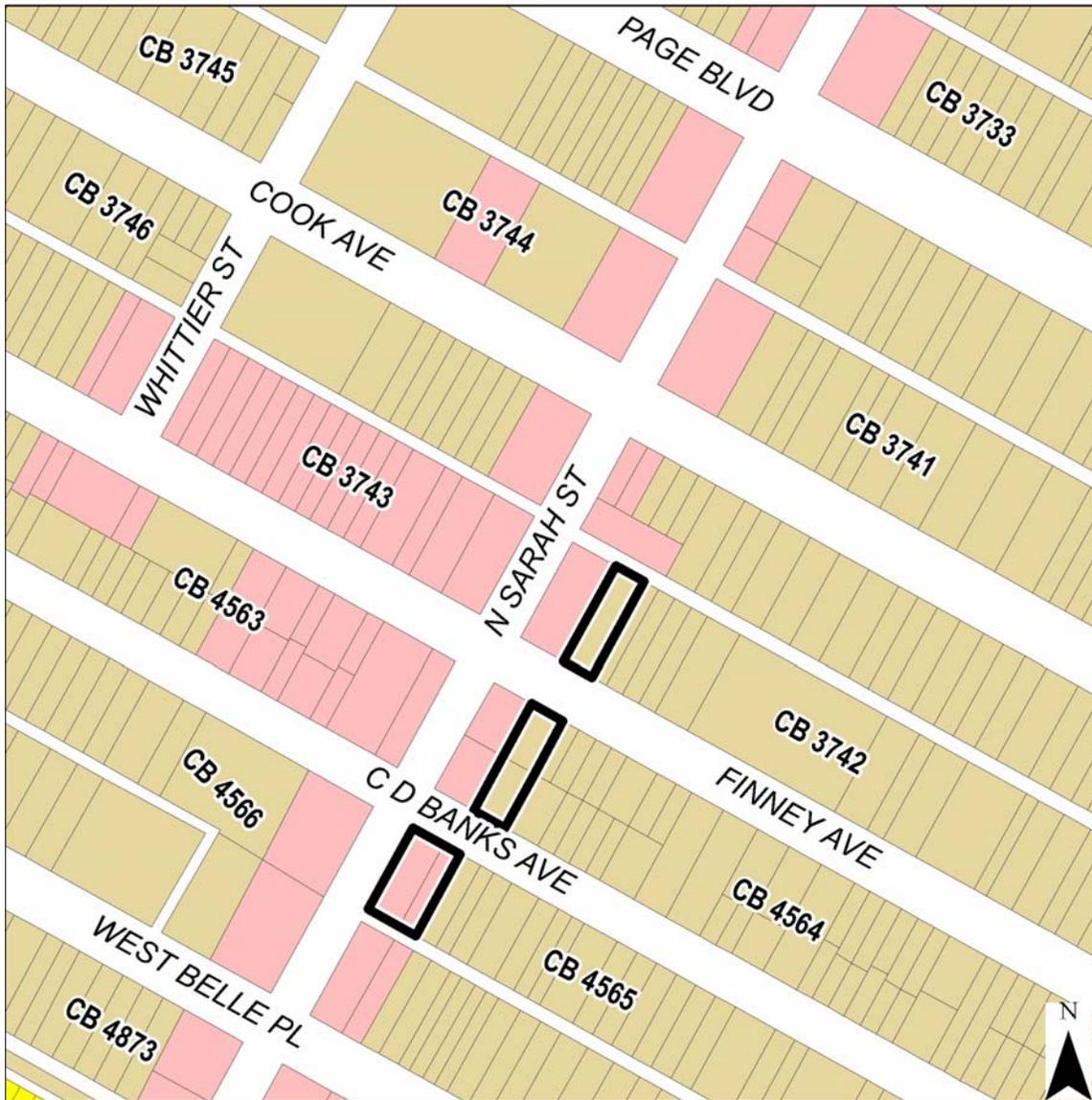
17 COMMENCING at the intersection of the Northern right -of-way line of West Bell
18 Avenue, 75 feet wide, and the Eastern right-of -way line of North Sarah Avenue, 60 feet
19 wide, said intersection being the Westernmost corner of said City Block 4565; thence
20 along said Eastern right-of-way line of North Sarah Avenue, North 28 degrees 49 minutes
21 17 seconds East a distance 162.81 feet to the intersection of said Eastern right-of-way
22 line of North Sarah Avenue and the Northern line of a 15 foot wide East-West Alley in
23 said City Block 4565; said intersection being the TRUE POINT OF BEGINNING of the

1 tract herein described; thence continuing along said Eastern right-of-way of North Sarah
2 Avenue North 28 degrees 49 minutes 17 seconds East a distance of 125.22 feet to the
3 intersection of said Eastern right-of-way line of North Sarah Avenue and the Southern
4 right-of-way line of CD Banks Avenue, formerly Fairfax Avenue, 60 feet wide; said
5 intersection being the Northernmost corner of said City Block 4565; thence leaving said
6 Eastern right-of-way line of North Sarah Avenue along said Southern right-of-way line of
7 CD Banks Avenue, South 60 degrees 54 minutes 02 seconds East a distance of 46.16 feet
8 to the Northeast corner of said Western 5 feet of Lot 47 of Finney's Estate Subdivision;
9 thence leaving said Southern right-of-way line of CD Banks Avenue along the Eastern
10 line of said Western 5 feet of Lot 47, South 28 degrees 59 minutes 36 seconds West a
11 distance of 125.23 feet to the Southeastern corner of said Western 5 feet of Lot 47, said
12 Southeast corner being on said Northern line of the 15 foot wide East-West Alley in said
13 City Block 4565: thence leaving said Eastern line of Western 5 feet of Lot 47 along said
14 Northern line of the Alley, North 60 degrees 53 minutes 32 seconds West a distance of
15 45.79 feet to the point of beginning.

16 Containing 0.132 Acres (5,755 Square Feet), according to survey by Grimes
17 Consulting, Inc. dated December 2010.

18 **SECTION 2.** This ordinance being necessary for the preservation of the health,
19 safety and welfare shall take effect and be in full force immediately upon approval by the
20 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