

BOARD BILL NO. 279 INTRODUCED BY ALDERMAN DIONNE FLOWERS

1 An Ordinance recommended by the Planning Commission on September 5, 2007,
2 to change the zoning of property as indicated on the District Map, from “A” Single-
3 Family Dwelling District and “F” Neighborhood Commercial District to the “F”
4 Neighborhood Commercial District only, in City Block 9115 (8907-51 Riverview), so as
5 to include the described tract of land in City Block 9115; and containing an emergency
6 clause.

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

8 **SECTION ONE.** The zoning designation of certain real property located in City
9 Block 9115 is hereby changed to the “F” Neighborhood Commercial District, real
10 property being particularly described as follows:

11 Parcel No. 1:

12 A tract of land in lot 2 of the Subdivision of Paschal H. St. Cyr, at al, in Partition
13 in U. S. Survey 3, Township 46 North, Range 7 East, being Lot 3 and the Western 80
14 feet of Lot 2 as shown on plat of a survey for T. G. Hickman recorded November 29,
15 1926, in Surveyors Record 9 Page 247 of the Recorder’s Office of the City of St Louis,
16 lying partly in St Louis County and partly in Out Lot 115 of the City of St Louis, having
17 a frontage of 238 feet 2 inches on the East line of Bellefontaine Road by a depth
18 Eastwardly of 904 feet 5 ¼ inches on the North and 857 feet 8 ¾ inches on the South line
19 to a line 80 feet East of and parallel to the West line of said Lot 2 herein described having
20 a width on said line of 233 feet 3 1/8 inches.

21 Parcel No. 2:

1 Part of Lots 2 and 3 of MELANIE BRAZEAU'S SUBDIVISION, in U.S. Survey
2 No. 3, lying partly in St. Louis Country and partly in Out Lot 115 of the City of St Louis,
3 beginning in the North line of Riverview Drive (130 feet wide) as widened under the
4 provisions of Ordinance No. 32808 at the Southwest corner of property conveyed to
5 Andrew H. Hart and wife by deed recorded in Book 6978 Page 373; thence Westwardly
6 along the North line of Riverview Drive, 150 feet 0 5/8 inches to the point of curve;
7 thence continuing Westwardly along the North line of Riverview Drive on a curve to the
8 right, having a radius of 706 feet 1 1/8 inches; 159 feet 3 7/8 inches to a point; thence
9 continuing Westwardly along the North line of Riverview Drive on a curve to the left,
10 having a radius of 1897 feet 8 inches, 241 feet 6 1/2 inches to the South line of said Lot 2;
11 thence West along South line of said Lot 2, 30 feet 0 1/8 inch to a point distant 150 feet 0
12 inch East of the East line of Broadway, measured along the South line of said Lot 2,
13 being also the Southeast corner of property conveyed to Ernest Borgmann and wife by
14 the deed recorded in Book 3566, Page 290; thence Northwardly along the East line of
15 property of said Borgmann and wife, 125 feet 0 inch; thence Westwardly along the North
16 line of property of said Borgmann and wife and parallel with the South line of said Lot 2,
17 150 feet 0 inch to the East line of Broadway; thence Northwardly along the East line of
18 Broadway 270 feet 7 1/2 inches to the North line of said Lot 2; thence Eastwardly along
19 the North line of said Lots 2 and 3, 677 feet 4 1/4 inches to the Northwest corner of said
20 property conveyed to Andrew H. Hart and wife; thence Southwardly along the West line
21 of said property of Andrew H. Hart and wife, 200 feet 11 3/4 inches to the point of
22 beginning.
23 Parcel No. 3:

September 21, 2007

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Sponsor: Alderman Dionne Flowers

1 Part of Lot 3 of MALANIE BRAZEAU’S SUBDIVISION in U. S. Survey 3 and
2 in Out Lot 115 of the City of St. Louis, beginning at a point in the West line of property
3 conveyed to Fred A. Borgmann and wife by deed recorded in Book 6978, Page 377,
4 distant 150 feet North of the North line of Riverview Drive, as widened under provisions
5 of Ordinance No. 32808; thence continuing Northwardly along said West line, 71 feet 1
6 $\frac{3}{4}$ inches to the North line of Lot 3 of Melanie Brazeau’s Subdivision; thence Eastwardly
7 along the North line of said Lot 3, 55 feet 8 $\frac{3}{8}$ inches to the East line of property
8 conveyed to Fred A. Borgman and wife, as aforesaid; thence Southwardly along said East
9 line 46 feet 6 $\frac{3}{4}$ inches to a point distant 150 feet of the North line of Riverview Drive;
10 thence Westwardly and parallel with the North line of said Riverview Drive, 50 feet to
11 the place of beginning.

12 **SECTION 2.** This ordinance being necessary for the preservation of the health,
13 safety and welfare shall take effect and be in full force immediately upon approval by the
14 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

Rezone From 'AF' to 'F'

PDA-171-07-REZ



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

