

BOARD BILL NO. 433 INTRODUCED BY ALDERMAN MARLENE DAVIS

1 An Ordinance recommended by the Planning Commission on December 5, 2007,
2 to change the zoning of property as indicated on the District Map, from “C” Multiple-
3 Family Dwelling District and “G” Local Commercial and Office District to the “G” Local
4 Commercial and Office District only, in City Block 6493 (1231 Blumeyer), so as to
5 include the described tract of land in City Block 6493; 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 6493 is hereby changed to the “G” Local Commercial and Office District, real
10 property being particularly described as follows:

11 A tract of land situated in the City of St. Louis, and the State of Missouri, being
12 part of Tract 3 in City Block 6493 of Blumeyer Subdivision, a subdivision filed for
13 record in Plat Book 37 pages 16 and 17 of the land records of said City of St. Louis,
14 Missouri, also being all of Outlot “A” of Blumeyer IV, a subdivision filed for record in
15 Plat Book 02202007 page 0179 of said Land records of the City of St. Louis, and being
16 more particularly described as follows:

17 Commencing at the intersection of the southwestern right-of-way line of Dr.
18 Martin Luther King rive, formerly Easton Avenue, 80 feet wide, and the West right-of-
19 way line of Compton Avenue, 70 feet wide; thence along said West right-of-way line.
20 South 00 degrees 32 minutes 39 seconds East, a distance of 512.21 feet to the intersection
21 of said West right0-of-way line of Compton Avenue and the Northern right-of-way line
22 of the proposed Easterly extension of School Street, 60 feet wide; thence leaving said

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1 West right-of-way line along said Northern right-of-way line of School Street extended,
2 and along the Northern right-of-way line of existing School Street, 60 feet wide, North 75
3 degrees 08 minutes 24 seconds West, a distance of 581.94 feet to the intersection of said
4 Northern right-of-way line of School Street and the Eastern right-of-way line of
5 Channing avenue, 60 feet wide; thence along said Eastern right-of-way line of Channing
6 Avenue, North 14 degrees 48 minutes 29 seconds East, a distance of 222.74 feet to a
7 point of curvature; thence 422.80 feet along the arc of a curve to the left, with a radius of
8 320.00 feet, through a central angle of 75 degrees 42 minutes 08 seconds, with a chord
9 that bears North 23 degrees 02 minutes 35 seconds West, a distance of 392.71 feet to a
10 point of tangency on the Northern right-of-way line of Cook Avenue, 60 feet wide;
11 thence along said Northern right-of-way line, North 60 degrees 53 minutes 39 seconds
12 West, a distance of 60.00 feet to the intersection of said Northern right-of-way line of
13 Cook Avenue and the Western right-of-way line of Blumeyer Street, 60 feet wide, said
14 intersection being the True Point of Beginning of the tract herein described; thence
15 continuing along said Northern right-of-way line, North 60 degrees 53 minutes 39
16 seconds West, a distance of 241.83 feet; thence leaving said Northern right-of-way line
17 along the Northwestern line of said Tract 3 of Blumeyer Subdivision as follows: North
18 18 degrees 28 minutes 54 seconds West, a distance of 7.38 feet; North 23 degrees 55
19 minutes 36 seconds East, a distance of 178.54 feet; North 71 degrees 30 minutes 21
20 seconds East, a distance of 6.74 feet; South 60 degrees 54 minutes 54 seconds East, a
21 distance of 5.72 feet; North 28 degrees 29 minutes 51 seconds East, a distance of 167.50
22 feet to the Northernmost corner of said Tract 3 of Blumeyer Subdivision, said
23 Northernmost corner being on the Southern right-of-way line of Page Boulevard, 100 feet

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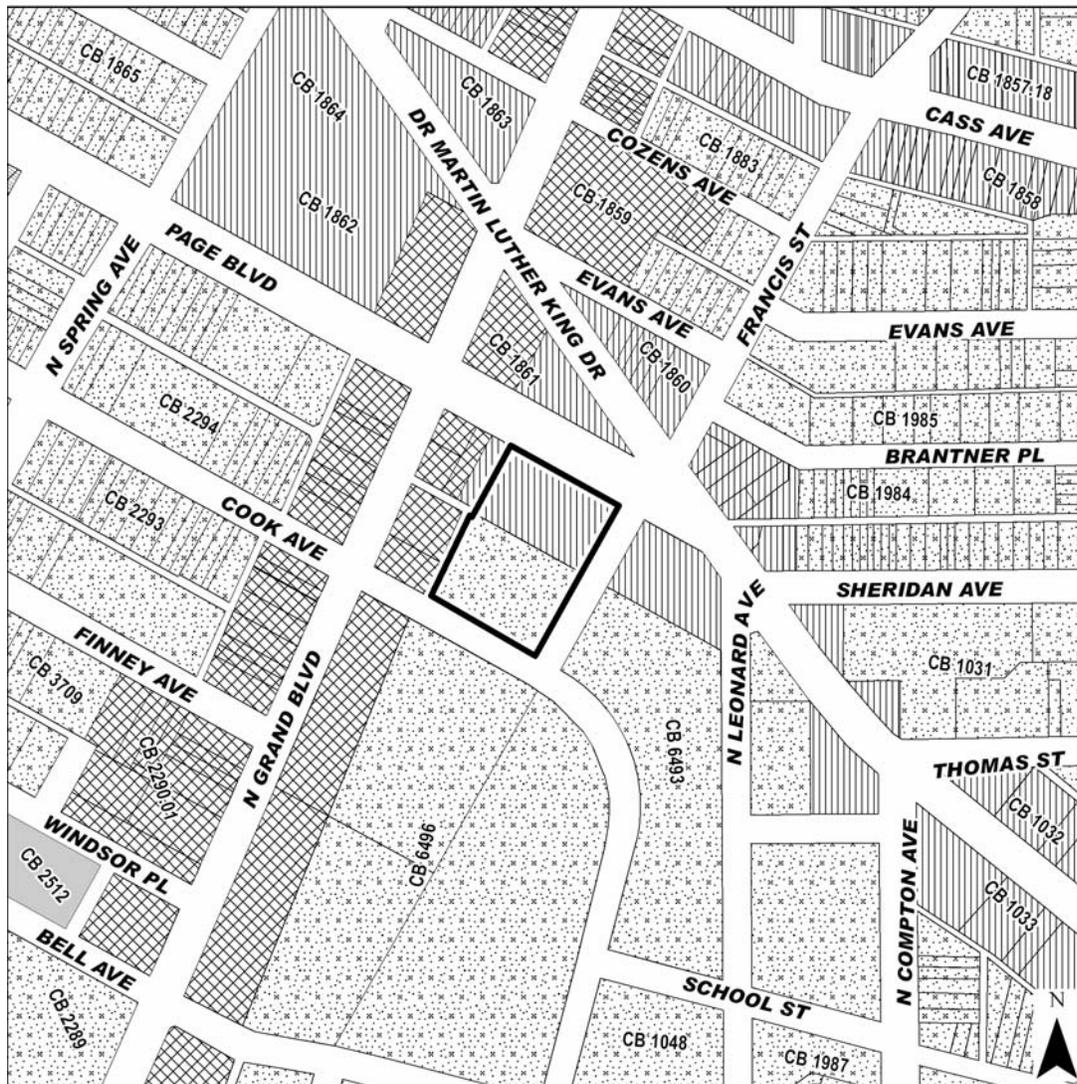
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1 wide; thence along said Southern right-of-way line of Page Boulevard, South 60 degrees
2 53 minutes 20 seconds East, a distance of 254.95 feet to the intersection of said Southern
3 right-of-way line of Page Boulevard and said Western right-of-way line of Blumeyer
4 Street; thence along said Western right-of-way line, South 29 degrees 06 minutes 40
5 seconds West, a distance of 355.23 feet to the point of beginning.

6 Containing 2.077 Acres (90,470 square feet), according to survey by Grimes
7 Consulting, Inc. dated October, 2006.

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

EXHIBIT A



Current Zone

-  A Single-Family Dwelling Dist
-  B Two-Family Dwelling Dist
-  C Multiple-Family Dwelling Dist
-  D Multiple-Family Dwelling Dist
-  E Multiple-Family Dwelling Dist
-  F Neighborhood Commercial Dist

-  G Local Commercial District
-  H Area Commercial District
-  I Central Business District
-  J Industrial District
-  K Unrestricted District
-  L Jefferson Memorial District

 Planning Area

Rezoning from "C" & "G" to "G" only

PDA-227-07-REZ

