

BOARD BILL NO. 4 INTRODUCED BY ALDERMAN APRIL FORD GRIFFIN

1 An Ordinance recommended by the Planning Commission on April 7, 2010, to
2 change the zoning of property as indicated on the District Map, from “F” Neighborhood
3 Commercial District to the “D” Multiple-Family Dwelling District, in City Block
4 1132.04 (1451 & 1453-57 Dodier), so as to include the described parcels of land in City
5 Block 1132.04; and 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 1132.04 is hereby changed to the “D” Multiple-Family Dwelling District, real
9 property being particularly described and shown in Exhibit A as follows:

10 **PARCEL #11320401600 (1453-1457 DODIER ST.)**

11 ALL OF LOTS 45 AND 46, BLOCK 4 OF EAST UNION ADDITION TO THE CITY
12 OF ST. LOUIS, MISSOURI PER THE RECORDED PLAT THEREOF IN BOOK ‘X’,
13 AT PAGE 88, ALSO BEING A PART OF CITY BLOCK 1132W, AND BEING MORE
14 PARTICULARLY DESCRIBED AS FOLLOWS;
15 BEGINNING AT THE SOUTHWEST CORNER OF LOT 46, BLOCK 4, ALSO BEING
16 THE SOUTHWEST CORNER OF CITY BLOCK 1132W AND FROM WHICH A CUT
17 CROSS BEARS SOUTH 14°43’57” WEST, A DISTANCE OF 5.00 FEET; THENCE
18 FROM POINT OF BEGINNING RUN NORTH 14°43’57” EAST ALONG THE EAST
19 RIGHT-OF-WAY LINE OF 19TH STREET, A DISTANCE OF 113.87 FEET TO A 5/8”
20 IRON ROD MARKING THE NORTHWEST CORNER OF SAID LOT 46, POINT
21 BEING ON THE SOUTH LINE OF A 15.00 FEET WIDE ALLEY; THENCE SOUTH
22 75°54’50” EAST ALONG THE SOUTH LINE OF SAID ALLEY, A DISTANCE OF

1 49.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 45; THENCE LEAVING
2 SAID ALLEY SOUTH 14°42'26" WEST TO THE SOUTHEAST CORNER OF SAID
3 LOT 45, POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF DODIER
4 STREET; THENCE NORTH 75°02'11" WEST ALONG SAID RIGHT-OF WAY LINE,
5 A DISTANCE OF 49.08 FEET TO THE POINT OF BEGINNING CONTAINING
6 5583.01 SQUARE FEET, MORE OF LESS.

7 **Parcel #11320401500 (1451 DODIER ST.)**

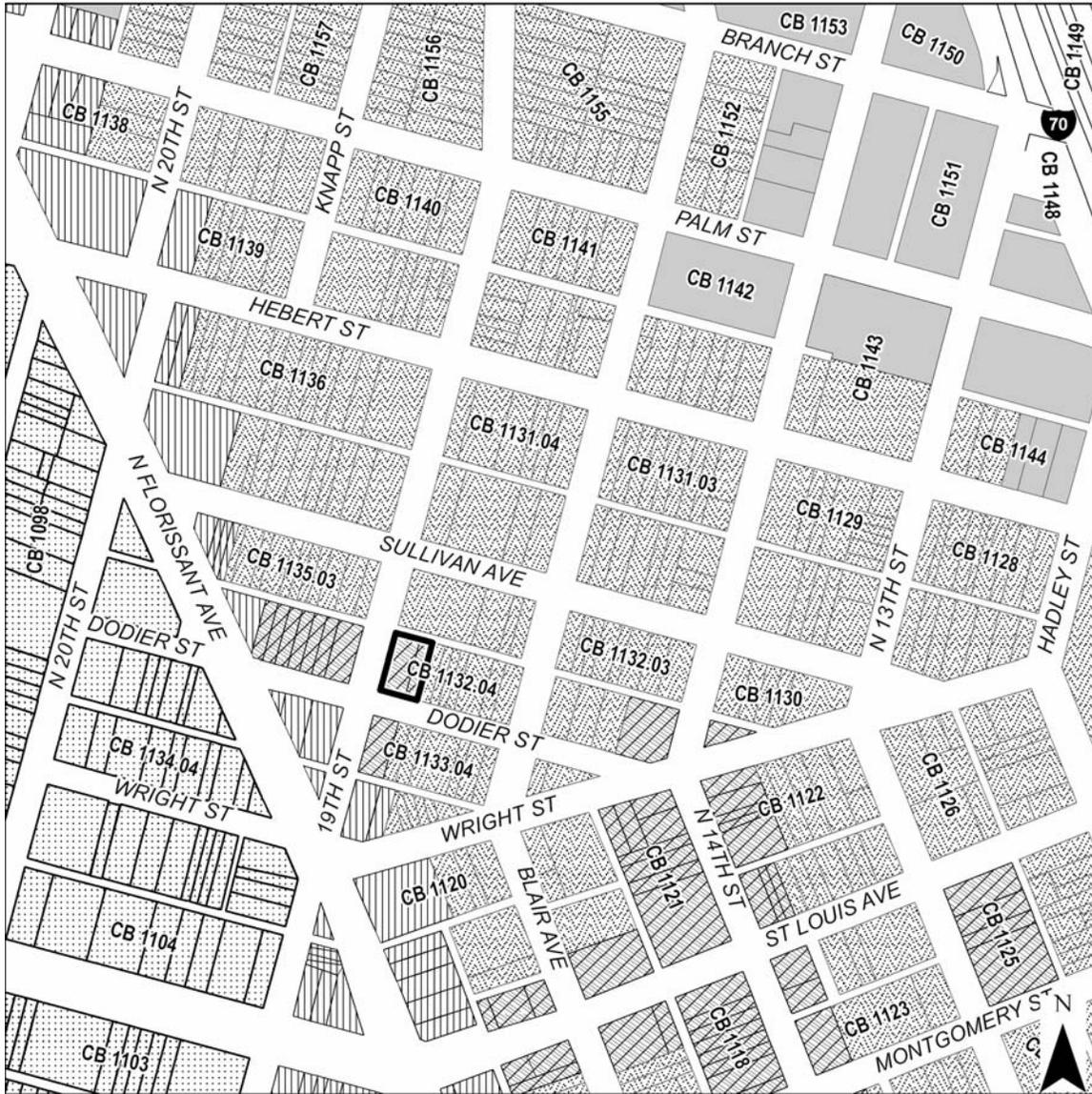
8 ALL OF LOT 44, BLOCK 4 OF EAST UNION ADDITION TO THE CITY OF ST.
9 LOUIS, MISSOURI PER THE RECORDED PLAT THEREOF IN BOOK 'X', AT
10 PAGE 88, ALSO BEING A PART OF CITY BLOCK 1132W, AND BEING MORE
11 PARTICULARLY DESCRIBED AS FOLLOWS;

12 COMMENCING AT THE SOUTHWEST CORNER OF LOT 46, OF SAID
13 BLOCK 4, ALSO BEING THE SOUTHWEST CORNER OF CITY BLOCK 1132W
14 AND FROM WHICH AQ CUT CROSS BEARS SOUTH 14°43'57" WEST, A
15 DISTANCE OF 5.00 FEET; THENCE SOUTH 75°02'11" EAST ALONG THE NORTH
16 RIGHT-OF-WAY LINE OF DODIER STREET, A DISTANCE OF 49.08 FEET TO
17 THE SOUTHWEST CORNER OF SAID LOT 44; THENCE LEAVING SAID RIGHT-
18 OF-WAY LINE NORTH 14°42'26" EAST ALONG THE WEST LINE OF LOT 44, A
19 DISTANCE OF 113.76 FEET TO THE NORTHWEST CORNER OF LOT 44, BEING
20 ON THE SOUTH LINE OF A 15.00 FEET WIDE ALLEY; THENCE SOUTH
21 75°54'50" EAST ALONG THE SOUTH LINE OF SAID ALLEY, A DISTANCE OF
22 24.50 FEET TO THE NORTHEAST CORNER OF LOT 44; THENCE LEAVING SAID
23 ALLEY SOUTH 14°42'25" WEST ALONG THE EAST LINE OF LOT 44, A

1 DISTANCE OF 113.71 FEET TO THE SOUTHEAST CORNER OF LOT 44, BEING
2 ON THE NORTH RIGHT-OF-WAY LINE OF DODIER STREET; THENCE NORTH
3 75°02'11" WEST ALONG SAID RIGHT-OF WAY LINE, A DISTANCE OF 24.50
4 FEET TO THE POINT OF BEGINNING, CONTAINING 2786.5 SQUARE FEET,
5 MORE OF LESS.

6 **SECTION 2.** This ordinance being necessary for the preservation of the health,
7 safety and welfare shall take effect and be in full force immediately upon approval by the
8 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

Rezoning from
"F" to "D"

Old No. St. Louis
PDA-022-10-REZ



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