

BOARD BILL NO. 7 Committee Substitute INTRODUCED BY ALDERMAN SCOTT OGILVIE

1 An Ordinance recommended by the Planning Commission on April 4, 2012, to
2 change the zoning of property as indicated on the District Map, from “A” Single Family
3 Dwelling District, both “A” Single-Family Dwelling District & “D” Multiple-Family
4 Dwelling District, “D” Multiple-Family Dwelling District and both, “D” Multiple-Family
5 Dwelling District & “F” Neighborhood Commercial District to the “H” Area Commercial
6 District, in City Blocks 2782.03, 4592.04 and 4593 (6228, 6240, 6242, 6248, 6252 &
7 6258 Berthold, and 1112, 1116, 1118 & 1120 Graham, and 6129 Clayton, and 6201,
8 6207, 6215, 6219-21, 6223, 6229 & 6233 Berthold, and 1024R, 1028R, 1030 & 1032
9 Graham, and 6200, 6208, 6212, 6220-22 & 6224 Oakland), so as to include the described
10 parcels of land in City Blocks 2782.03, 4592.04 and 4593 **contingent upon acquisition**
11 **of the identified properties by the St. Louis Zoo**; and containing an emergency clause.

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

13 **SECTION ONE.** The zoning designation of certain real property located in City
14 Blocks 2782.03, 4592.04 and 4593 **contingent upon acquisition of the identified**
15 **properties by the St. Louis Zoo**, is hereby changed to the “H” Area Commercial
16 District, real property being particularly described and shown in Exhibit A as follows:

17 **Parcel 1**

18 Legal Description: Part of Lots 10, 11 and 12 of Carlisle’s Second Subdivision and in
19 Block 2782 East, of the City of St. Louis, Missouri, having a front of 25 feet on the South
20 line of Berthold Avenue by a depth Southwardly of 143 feet 10 ¾ inches; bounded West
21 by a line 194 feet 10 inches East of the East line of Graham Street and East by an alley.

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1 **Parcel 2**

2 Legal Description: The Southern part of Lot 13 of Carlisle's Second Subdivision, and in
3 Block 2782 East of the City of St. Louis, Missouri beginning at a point on the East line of
4 Graham Street at the South line of Lot 13; thence East along the South line of Lot 13,
5 219.83 feet to the West line of an alley; thence North along the West line of said alley 20
6 feet to a point 30 feet South of the North line of said Lot 13; thence West and parallel
7 with the South line of said Lot 13, 109.97 feet to a point; thence North and parallel with
8 the East line of Graham Street: 10 feet to a point; thence West and parallel with the South
9 line of Lot 13, 109.97 feet to the East line of Graham Street; thence South along the East
10 line of Graham Street 30 feet to the point of beginning.

11 **Parcel 3**

12 Legal Description: The Western 100 feet of Lot 14 of Carlisle's Second Subdivision and
13 in Block 2782-E of the City of St. Louis, Missouri fronting 50 feet on the East line of
14 Graham Street, by a depth Eastward of 100 feet.

15 **Parcel 5**

16 Legal Description: Part of Lots 10, 11 and 12 of Carlisle's Second Subdivision and in
17 Block 2782-E of the City of St. Louis, Missouri, fronting 43 feet on the South line of
18 Berthold Avenue by a depth Southwardly of 143 feet 10 ³/₄ inches bounded West by a line
19 119 feet 10 inches East of the East line of Graham Street.

20 **Parcel 6**

21 Legal Description: The Western 50 feet of the Eastern 150 feet of Lots 10, 11 and 12 of
22 Carlisle's Second Subdivision and in Block 2782-E of the City of St. Louis, Missouri,
23 fronting 50 feet on the South line of Berthold Avenue by a depth Southwardly of 143 feet

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1 10 ¾ inches, more or less to the North line of Lot 13 of said Block and Addition bounded
2 West by a line 69 feet 10 inches East of the East line of Graham Street and East by
3 property now or formerly of Annie Vogel.

4 **Parcel 7**

5 Legal Description: A part of Lots 10, 11 and 12 of Carlisle's Second Subdivision and in
6 Block 2782 East of the City of St. Louis, Missouri, fronting 32 feet on the South line of
7 Berthold Avenue by a depth Southwardly of 143 feet 10 ¾ inches; bounded West by a
8 line 162 feet 10 inches East of the East line of Graham Street.

9 **Parcel 8**

10 Legal Description: The South 43 feet 10-3/4 inches of the West 69 feet of Lot 12 of
11 Carlisle's Second Subdivision in City Block 2782 East of the City of St. Louis, Missouri,
12 having a front of 43 feet 10-3/4 inches on the East line of Graham Street by a depth
13 Eastwardly between parallel lines of 69 feet 10 inches.

14 **Parcel 9**

15 Legal Description: The Northern part of Lot 13 of Carlisle's Second Subdivision, and in
16 Block 2782-E of the City of St. Louis, Missouri, beginning at a point on the East line of
17 Graham Street and the North line of said Lot 13; thence East along the North line of said
18 Lot 13, 219.83 feet to the West line of an alley; thence South along the West line of said
19 alley 30 feet to a point 20 feet North of the South. line of said Lot 13; thence West and
20 parallel with the North line of said Lot 13, 109.97 feet to a point; thence North and
21 parallel with Graham Street 10 feet to a point; thence West and parallel with the North
22 line of said Lot 13, 109.97 feet to the East line of Graham Street; thence North along the
23 East line of Graham Street 20 feet to the point of beginning.

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1 **Parcel 10**

2 Legal Description: The West 69 feet 10 inches of Lots 10 and 11, and the West 69 feet 10
3 inches of the North 6 feet 1 ¼ inches of Lot 12 of Carlisle's Second Subdivision in Block
4 2782-E of the City of St. Louis, Missouri, fronting 69 feet 10 inches on the South line of
5 Berthold Avenue by a depth South of 100 feet bounded West by Graham Street.

6 **Parcel 11**

7 Legal Description: Part of Lot 7 of the Subdivision of Peter Lindell's Estate and in Block
8 4593 of the City of St. Louis, Missouri, fronting 39 feet on the North line of Berthold
9 Avenue by a depth Northwardly of 160 feet to property, now or formerly of John L.
10 McAnnar and wife; bounded West by a line 285 feet 3 1/3 inches East of the East line of
11 Graham Street or by property conveyed to Jacob Zornanda and Frances Zornanda, his
12 wife, by deed recorded in Book 6506 page 112.

13 **Parcel 12**

14 Legal Description: Part of Lot 7 of the Subdivision of Peter Lindell's Estate and in Block
15 4593 of the City of St. Louis, Missouri, fronting 60 feet on the North line of Berthold
16 Avenue, by a depth Northwardly of 160 feet; bounded West by a line 125 feet East of the
17 East line of Graham Street, or by property now or formerly Jos. A. Moeller and wife;
18 being the same property conveyed to Tenet Health Systems DI, Inc., a Missouri
19 corporation.

20 **Parcel 13**

21 Legal Description: A Lot in Block 4593 of the City of St. Louis, Missouri, having a front
22 of 50 feet on the North line of Berthold Avenue by a depth Northwardly of 160 feet;

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1 bounded West by Graham Street, North by property now or formerly of McAnnar and
2 East by property now or formerly of Frank Nagel.

3 **Parcel 14**

4 Legal Description: A Lot in Block 4593 of the City of St. Louis, Missouri, fronting 75
5 feet on the North line of Berthold Avenue by a depth Northwardly of 160 feet; bounded
6 on the West by a line 50 feet East of the East line of Graham Street.

7 **Parcel 15 – Tract A**

8 **Note: the legal description for this parcel contains different sub-parcels and**
9 **addresses;**

10 Legal Description: A tract of land being part of Lots 5, 6 and 7 of the Subdivision in
11 Partition of Peter Lindell's Estate and in Block 4592-W and 4593 of the City of St. Louis,
12 Missouri and being more particularly described as follows:

13 Beginning at the Northeast corner of said Block 4592-W, being the intersection of the
14 South line of Oakland Avenue, 73 feet wide, with the West line of Hampton Avenue, 80
15 feet wide; thence South 8 degrees 34 minutes 30 seconds West, along the West line of
16 Hampton Avenue 227.29 feet to the Northwest line of Clayton Avenue, 60 feet wide;
17 thence South 63 degrees 03 minutes 38 seconds West along the Northwest line of Clayton
18 Avenue 414.58 feet to the North line of Berthold Avenue, 60 feet wide; thence North 81
19 degrees 44 minutes 55 seconds West along the North line of Berthold Avenue 516.18 feet
20 to the East line of property conveyed to Gilbert G. Brennell and wife by deed recorded in
21 Book 7947 page 335 in the City of St. Louis Records; thence North 7 degrees 34 minutes
22 20 seconds East along the East line of property conveyed to Gilbert G. Brennell and wife,
23 as aforesaid, and the prolongation thereof 265.88 feet to the Northeast corner of property

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1 conveyed to Oak Park Investment Corp., by deed recorded in Book 7315 page 613 of the
2 City of St. Louis Records; thence North 81 degrees 46 minutes 20 seconds West along
3 the North line of property conveyed to Oak Park Investments Corp., as aforesaid, 13.79
4 feet to the Southeast corner of property conveyed to Deaconess Manor Association by
5 deed recorded in Book 294M page 191 of the City of St. Louis Records; thence North 7
6 degrees 34 minutes 20 seconds East along the East line of property conveyed to
7 Deaconess Manor Association, as aforesaid 200 feet to the South line of Oakland
8 Avenue; thence South 81 degrees 46 minutes 20 seconds East along the South line of
9 Oakland Avenue 875.59 feet to the point of beginning.

10 **Parcel 15 – Tract B**

11 Legal Description: Lots A, B, C, D, E, F, G, H, I and J as designated on plat of survey
12 attached to deed of record in the Recorder's Office in Book 2233, page 557 and in Block
13 2782-E of the City of St. Louis and a tract of land in Block 2782-E of the City of St.
14 Louis, Missouri, and being more particularly described as follows:

15 Beginning at the intersection of the South line of Berthold Avenue 60 feet wide with the
16 East line of NorthSouth alley 7.50 feet wide; thence South 81 degrees 44 minutes 55
17 seconds East along the South line of Berthold Avenue 357.04 feet to a point; thence
18 South 8 degrees 16 minutes 35 seconds West 42.36 feet to the Northwest line of Clayton
19 Avenue, 60 feet wide; thence South 63 degrees 03 minutes 38 seconds West along the
20 Northwest line of Clayton Avenue 437.02 feet to the East line of a North-South alley,
21 7.50 feet wide; thence North 8 degrees 16 minutes 35 seconds East along the East line of
22 said North-South alley 294.22 feet to the point of beginning.

23 **Parcel 16**

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1 Legal Description: A Lot of ground in Block 4593 of the City of St. Louis, Missouri,
2 having a front of 40 feet on the North line of Berthold Avenue by a depth Northwardly
3 between lines of 160 feet; bounded West by a line 185 feet East of the East line of
4 Graham Street.

5 **Parcel 17**

6 Legal Description: Part of Lot 7 of the Subdivision of Peter Lindell's Estate and in Block
7 4593 of the City of St. Louis, Missouri, fronting 60 feet 3 1/3 inches on the North line of
8 Berthold Avenue, by a depth Northwardly of 160 feet to property now or formerly of
9 John L. McAnnar and wife; bounded West by a line distant 225 feet East of the East line
10 of Graham Street or property now or formerly of Annie M. Wisden, and East of a line
11 285 feet 3 1/3 inches East from and parallel with the East line of Graham Street.

12 **Parcel 18 – Tract A**

13 Legal Description: Part of Lot 7 of the Subdivision of Peter Lindell's Estate and in Block
14 4593 of the City of St. Louis, Missouri, fronting 79 feet 6 inches on the South line of
15 Oakland Avenue, by a depth Southwardly of 200 feet; bounded East by a line 144 feet 6
16 inches West of and parallel with the East line of said Lot 7.

17 **Parcel 18 – Tract B**

18 Legal Description: A Lot in Block 4593 of the City of St. Louis, Missouri, fronting 30
19 feet 5 inches, more or less, on the South line of Oakland Avenue, by a depth Southwardly
20 of 200 feet to property, now or formerly, of Oak Park Investment Corporation; bounded
21 West by a line 200 feet East of the East line of Graham Street, or by property, now or
22 formerly of Oak Park Investment Corporation and on the East by property, now or
23 formerly, of M. Michael O'Connor.

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1 **Parcel 19**

2 Legal Description: A tract of land being part of City Block 4593, in the City of St. Louis,
3 Missouri and being more particularly described as:

4 Beginning at a point reached by the following courses and distances:

5 Beginning at the intersection of the East right-of-way line of Graham Street, 50 feet wide,
6 with the South right-of-way line of Oakland Avenue 73 feet wide; thence South 07
7 degrees 34 minutes 20 seconds West 213.50 feet along said East right-of-way line of
8 Graham Street, 50 feet wide, to the North line of property conveyed to Evangelical
9 Deaconess Society of St. Louis, Missouri by deed recorded in Book 9178 page 135 of the
10 St. Louis City Records; thence South 81 degrees 46 minutes 20 seconds East 100.00 feet
11 along said North line of Evangelical Deaconess Society of St. Louis, Missouri property to
12 the Northeast corner thereof; thence South 07 degrees 34 minutes 20 seconds West 39.50
13 feet along the East line of said Evangelical Deaconess Society of St. Louis, Missouri
14 property to the actual point of beginning; said actual point of beginning being the
15 intersection of the West line of property conveyed to Oak Park Investment Corporation
16 by deed recorded in Book 7315 page 613 of the City of St. Louis Records with the North
17 line of property conveyed to Evangelical Deaconess Society of St. Louis, Missouri by
18 deed recorded in Book M355 page 1494 of the City of St. Louis Records; thence South
19 81 degrees 46 minutes 20 seconds East 224.36 feet along a South line of said Oak Park
20 Investment Corporation property to the Southeast corner thereof; thence North 07 degrees
21 34 minutes 20 seconds East 53.00 feet along an East line of said Oak Park Investment
22 Corporation property to an East corner thereof; thence North 81 degrees 46 minutes 20
23 seconds West 123.00 feet along a North line of said Oak Park Investment Corporation

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1 property to a point; thence South 07 degrees 34 minutes 20 seconds West 26.00 feet to a
2 point; thence South 81 degrees 46 minutes 20 seconds East 20.00 feet to a point; thence
3 South 07 degrees 34 minutes 20 seconds West 24.00 feet to a point; thence North 81
4 degrees 46 minutes 20 seconds West 121.36 feet to said West line of Oak Park
5 Investment Corporation property; thence South 07 degrees 34 minutes 20 seconds West
6 3.00 feet along said West line of Oak Park Investment Corporation property to the point
7 of beginning.

8 **Parcel 21**

9 Legal Description: The Western part of a Lot in City Block 4593 of the City of St. Louis,
10 Missouri, starting 160 feet Northwardly of the Northeast corner of Graham Street and
11 Berthold Avenue, thence 184 feet 3 inches East, parallel with the North line of Berthold
12 Street to a point, thence North 53 feet parallel with the East line of Graham Street to a
13 point, thence West 184 feet 3 inches parallel with the North line of Berthold Avenue to a
14 point on the East line of Graham Street, thence South 53 feet along the East line of
15 Graham Street to the point of beginning, Excepting therefrom the North 15.75 feet of the
16 West 100.00 feet.

17 **Parcel 22 (Tracts A&B)**

18 Legal Description:

19 Tract A: The Eastern part of a Lot in City Block 4593 of the City of St. Louis, Missouri,
20 starting 160 feet Northwardly of the Northeast corner of Graham Street and Berthold
21 Avenue on the East line of Graham Street, running on a line Eastwardly and parallel with
22 Berthold Avenue, 224 feet 3 inches to a point of beginning, thence running on a line
23 Northwardly parallel with Graham Street, 53 feet, then Eastwardly 100 feet to the West

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1 line of Ziegler property, thence South along Ziegler property 53 feet, thence West and
2 parallel with Berthold Avenue 100 feet to the point of beginning.

3 Tract B: A parcel of land in Block 4593 of the City of St. Louis, Missouri, described as
4 beginning at a point in the East line of Graham Street, 160 feet North from the Northeast
5 corner of Berthold Avenue and Graham Street and 184 feet 3 inches East of the East line
6 of Graham Street, thence North a distance of 53 feet to a point; thence East and parallel
7 with the North line of Berthold Avenue a distance of 40 feet to a point, thence South and
8 parallel with the Eastern line of Graham Street, a distance of 53 feet to a point, which last
9 mentioned point is 100 feet West of the West line of property, now or formerly of
10 Ziegler, thence West 40 feet to the point of beginning.

11 **SECTION 2.** This ordinance being necessary for the preservation of the health,
12 safety and welfare shall take effect and be in full force immediately upon approval by the
13 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 "A", "A"/"D",
"D" or "D"/"F" to "H"

PDA-036-12-REZ



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