

BOARD BILL NO. 55 INTRODUCED BY ALDERMAN APRIL FORD GRIFFIN

1 An Ordinance recommended by the Planning Commission on May 4, 2011, 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 District, in City
4 Blocks 631 (2115-23 N. 13th & 1303-12 Clinton Streets) & 640 (1221 Clinton Street) and
5 from “D” Multiple-Family Dwelling District and “F” Neighborhood Commercial District
6 to the “D” Multiple-Family Dwelling District only in City Block 632 (1301-19 Clinton
7 Street), so as to include the described parcels of land in City Blocks 631, 632 and 640;
8 and containing 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 Blocks 631, 632 and 640 is hereby changed to the “D” Multiple-Family Dwelling
12 District, real property being particularly described and shown in Exhibit A as follows:

13 City Block 631: 1308 – 1312 CLINTON STREET.

14 The Western part of Lots 6 and 7 in Block 1 of MARTHA A. WILLS SUBDIVISION,
15 and in Block 631 of the City of St. Louis, and being more particularly described as
16 follows: Beginning at the intersection of the South line of Clinton Street, 60 feet wide,
17 with the East line of a North – South alley, 15 feet wide, being the Northwest corner of
18 said Lot 7; thence along the South line of said Clinton Street North 68 degrees 22 minutes
19 11 seconds East a distance of 69.10 feet to a line distant 73 feet West of the West line of
20 Thirteenth Street, 60 feet wide, as measured along the South line of Clinton Street; thence
21 along a line parallel to the West line of Thirteenth Street South 21 degrees 40 minutes 49
22 seconds East a distance of 57.75 feet to the South line of said Lot 6; thence along the

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Sponsor: Alderman April Ford Griffin

1 South line of said Lot 6 South 68 degrees 22 minutes 11 seconds West a distance of 69.12
2 feet to the East line of said North – South alley; thence along the East line of said North –
3 South alley North 21 degrees 41 minutes 44 seconds West a distance of 57.75 feet to the
4 point of beginning.

5 City Block 631: 2115 – 2123 NORTH THIRTEENTH STREET.

6 The Eastern part of Lots 6 and 7, and all of Lot 5 in Block 1 of MARTHA A. WILLS
7 SUBDIVISION, and in Block 631 of the City of St. Louis, and being more particularly
8 described as follows: Beginning at the intersection of the West line of Thirteenth Street,
9 60 feet wide, with the South line of Clinton Street, 60 feet wide; thence along the West
10 line of said Thirteenth Street South 21 degrees 40 minutes 49 seconds East a distance of
11 82.75 feet to the Southeast corner of said Lot 5; thence along the South line of said Lot 5
12 South 68 degrees 22 minutes 11 seconds West a distance of 142.12 feet more or less to
13 the Southwest corner of said Lot 5 and to the East line of an alley, 15 feet wide; thence
14 along the East line of said alley North 21 degrees 41 minutes 44 seconds West a distance
15 of 25 feet to the Northwest corner of said Lot 5; thence along the North line of said Lot 5
16 North 68 degrees 22 minutes 11 seconds East a distance of 69.12 feet to a line distant 73
17 feet West of the West line of Thirteenth Street, 60 feet wide, as measured along the South
18 line of Clinton Street; thence along a line parallel to the West line of Thirteenth Street
19 North 21 degrees 40 minutes 49 seconds West a distance of 57.75 feet to the South line of
20 Clinton Street; thence along the South line of Clinton Street North 68 degrees 22 minutes
21 11 seconds East a distance of 73 feet to the point of beginning.

22 City Block 632: 1301-19 CLINTON STREET.

1 ALL OF LOTS 1, 2, 3 AND PART OF LOT 4 IN BLOCK 2 OF **MARTHA A. WILLS**
2 **SUBDIVISION**, AND IN BLOCK 632 OF THE CITY OF ST. LOUIS, AND BEING
3 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE
4 INTERSECTION OF THE WEST LINE OF 13TH STREET, 60 FEET WIDE, WITH
5 THE NORTH LINE OF CLINTON STREET, 60 FEET WIDE; THENCE ALONG THE
6 NORTH LINE OF CLINTON STREET SOUTH 68 DEGREES 22 MINUTES 11
7 SECONDS WEST A DISTANCE OF 97.00 FEET; THENCE LEAVING SAID NORTH
8 LINE NORTH 21 DEGREES 40 MINUTES 49 SECONDS WEST A DISTANCE OF
9 112.69 FEET TO THE SOUTH LINE OF AN ALLEY, 15 FEET WIDE; THENCE
10 ALONG THE SOUTH LINE OF SAID ALLEY NORTH 68 DEGREES 22 MINUTES
11 11 SECONDS EAST A DISTANCE OF 97.00 FEET TO ITS INTERSECTION WITH
12 THE WEST LINE OF SAID 13TH STREET; THENCE ALONG THE WEST LINE OF
13 SAID 13TH STREET SOUTH 21 DEGREES 40 MINUTES 49 SECONDS EAST A
14 DISTANCE OF 112.69 FEET TO THE POINT OF BEGINNING.

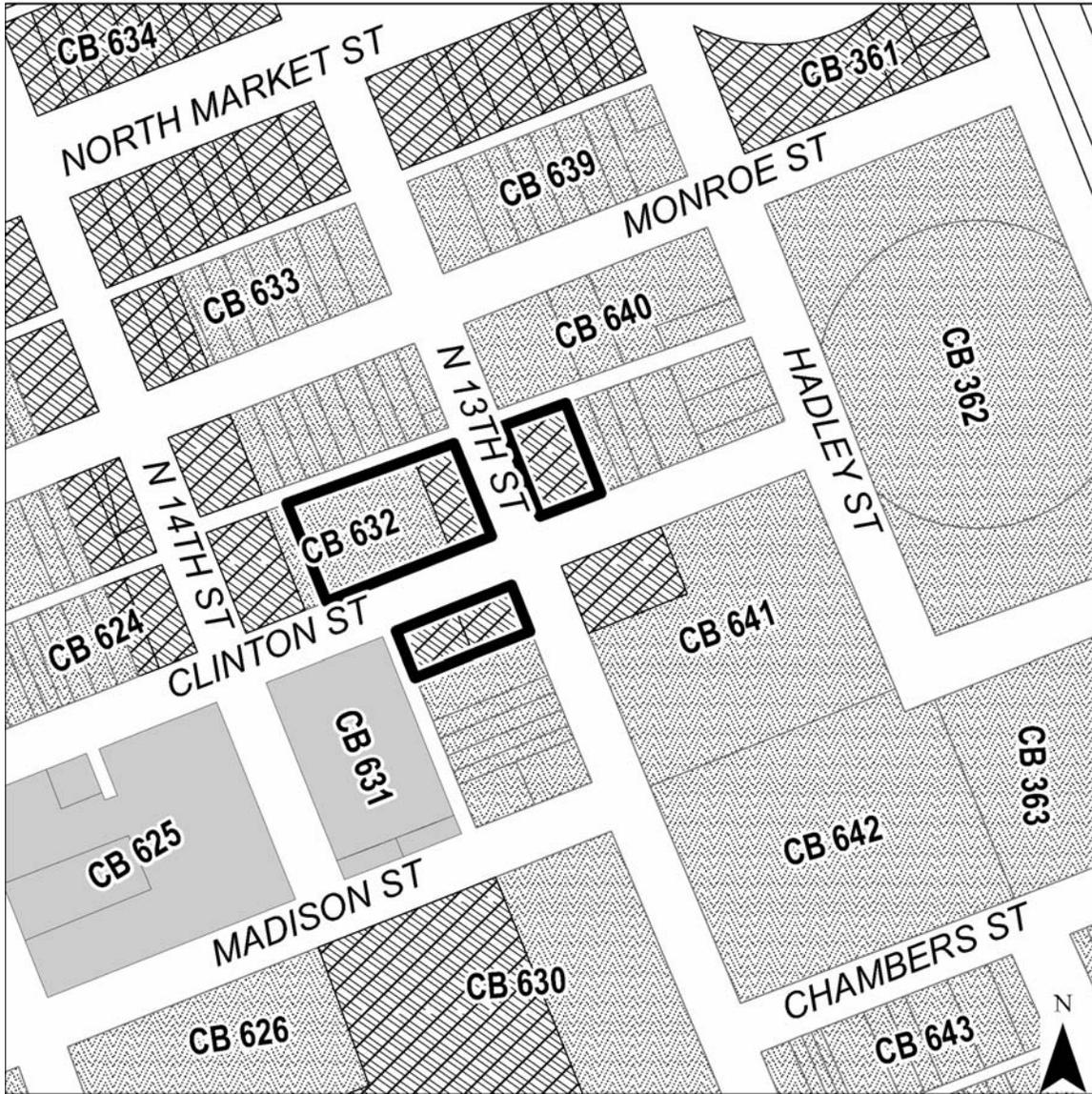
15 City Block 640: 1221 CLINTON STREET.

16 All of Lots 10, 11 and 12 of SCHAUMBURG'S SUBDIVISION OF OUT LOT 1 OF
17 WRIGHT'S ESTATE and in Block 640 of the City of St. Louis, Missouri, and being
18 more particularly described as follows: Beginning at the intersection of the North line of
19 Clinton Street, 60 feet wide with the East line of Thirteenth Street, 60 feet wide, being
20 also the Southwest corner of said Lot 12; thence along the West line of said Lot 12 and
21 along the East line of Thirteenth Street North 21 degrees 40 minutes 49 seconds West a
22 distance of 112.5 feet to the Northwest corner thereof and to the South line of an alley, 15
23 feet wide; thence along the South line of said alley North 68 degrees 22 minutes 11

1 seconds East a distance of 75 feet to the Northeast corner of said Lot 10; thence along the
2 East line of said Lot 10 South 21 degrees 40 minutes 49 seconds East a distance of 112.5
3 feet to the Southeast corner thereof and to the North line of Clinton Street; thence along
4 the North line of Clinton Street South 68 degrees 22 minutes 11 seconds West a distance
5 of 75 feet to the point of beginning.

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 DF to D & F to D

PDA-038-11-REZ



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