

**BOARD BILL NO. 510 INTRODUCED BY ALDERMAN PHYLLIS YOUNG**

1 An Ordinance recommended by the Planning Commission on February 6, 2008,  
2 to change the zoning of property as indicated on the District Map, from “A” Single-  
3 Family Dwelling District to the “H” Area Commercial District, in City Blocks 822 (1415  
4 S. 14<sup>th</sup> Street), 1250 (1400, 1410-20 & 1410R Dillon and 1419 Carroll) and 1251 (1400  
5 Grattan), so as to include the described parcels of land in City Blocks 822, 1250 and  
6 1251; and containing an emergency 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 Blocks 822, 1250 and 1251 is hereby changed to the “H” Area Commercial District, real  
10 property being particularly described as follows:

11 Parcel I.

12 A TRACT OF LAND BEING ALL OF CITY BLOCK 1250 AND PART OF  
13 CITY BLOCK 822 OF THE CITY OF ST LOUIS, MISSOURI, (INCLUDING A  
14 VACATED PORTION OF ST. ANGE AVENUE) AND BEING MORE  
15 PARTICULARLY DESCRIBED AS FOLLOWS:

16 BEGINNING AT A SET 1 / 2” X 18” REBAR WITH CAP STAMPED “MARLER L.S.  
17 347-D” (TYPICAL), MARKING THE INTERSECTION OF THE NORTH RIGHT OF  
18 WAY LINE OF CARROLL STREET (60’ FEET WIDE) AND THE EAST RIGHT OF  
19 WAY LINE OF DILLON STREET (60’ FEET WIDE); THENCE DEPARTING SAID  
20 NORTH RIGHT OF WAY LINE OF CARROLL STREET, ALONG SAID EAST  
21 RIGHT OF WAY OF DILLON STREET, NORTH 08 DEGREES 55 MINUTES 52  
22 SECONDS EAST A DISTANCE OF 351.00 FEET TO THE POINT OF

1 INTERSECTION OF THE EAST LINE OF SAID DILLON STREET WITH THE  
2 SOUTH LINE OF PARK AVENUE (80' FEET WIDE); THENCE ALONG THE SAID  
3 SOUTH LINE OF PARK AVENUE, SOUTH 69 DEGREES 53 MINUTES 11  
4 SECONDS EAST A DISTANCE OF 296.92 FEET TO A SET RAILROAD SPIKE IN  
5 ASPHALT MARKING THE INTERSECTION OF THE SAID SOUTH LINE OF PARK  
6 AVENUE WITH THE CENTERLINE OF VACATED ST. ANGE AVENUE (60 FEET  
7 WIDE) (VACATED BY ST. LOUIS ORDINANCE NO. 50248); THENCE ALONG  
8 THE SAID CENTERLINE OF VACATED ST. ANGE AVENUE, SOUTH 08  
9 DEGREES 55 MINUTES 52 SECONDS WEST A DISTANCE OF 147.33 FEET TO A  
10 FOUND ½" IRON PIPE; THENCE LEAVING SAID CENTERLINE, SOUTH 81  
11 DEGREES 06 MINUTES 13 SECONDS EAST A DISTANCE OF 139.88 FEET TO A  
12 SET REBAR ON THE WEST RIGHT OF WAY LINE OF 14<sup>TH</sup> STREET (80 FEET  
13 WIDE); THENCE ALONG THE SAID WEST LINE OF 14<sup>TH</sup> STREET, SOUTH 35  
14 DEGREES 53 MINUTES 43 SECONDS WEST A DISTANCE OF 163.76 FEET TO A  
15 SET REBAR AT THE INTERSECTION OF THE SAID WEST LINE OF 14<sup>TH</sup> STREET  
16 WITH THE AFORESAID NORTH LINE OF CARROLL STREET; THENCE ALONG  
17 THE SAID NORTH LINE OF CARROLL STREET, NORTH 81 DEGREES 06  
18 MINUTES 13 SECONDS WEST A DISTANCE OF 356.92 FEET TO THE POINT OF  
19 BEGINNING, CONTAINING 108,822 SQUARE FEET, OR 2.498 ACRES, MORE OR  
20 LESS, AS SURVEYED BY MARLER SURVEYING CO., INC. DURING THE  
21 MONTH OF FEBRUARY, 2007.

22 Parcel II.

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**Sponsor: Alderman Phyllis Young**

1           A TRACT OF LAND BEING ALL OF CITY BLOCK 1251 AND PART OF  
2 CITY BLOCK 1254 OF THE CITY OF ST. LOUIS, MISSOURI, (INCLUDING A  
3 VACATED PORTION OF GRATTAN STREET) AND BEING MORE  
4 PARTICULARLY DESCRIBED AS FOLLOWS:  
5 BEGINNING AT A SET 1 / 2" X 18" REBAR WITH CAP STAMPED "MARLER L.S.  
6 347-D" (TYPICAL), MARKING THE INTERSECTION OF THE NORTH RIGHT OF  
7 WAY LINE OF CARROLL STREET (60' FEET WIDE) AND THE WEST RIGHT OF  
8 WAY LINE OF VACATED GRATTAN STREET (60' FEET WIDE), VACATED BY  
9 ORDINANCE 66809; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE  
10 OF CARROLL STREET, ALONG SAID WEST RIGHT OF WAY OF VACATED  
11 GRATTAN STREET, NORTH 08 DEGREES 55 MINUTES 52 SECONDS EAST A  
12 DISTANCE OF 139.49 FEET TO A SET REBAR; THENCE DEPARTING SAID  
13 WEST RIGHT OF WAY LINE OF VACATED GRATTAN STREET, NORTH 17  
14 DEGREES 28 MINUTES 24 SECONDS EAST A DISTANCE OF 67.04 FEET TO A  
15 SET REBAR; THENCE NORTH 13 DEGREES 46 MINUTES 04 SECONDS EAST A  
16 DISTANCE OF 11.73 FEET TO A SET REBAR; THENCE, NORTH 15 DEGREES 17  
17 MINUTES 51 SECONDS EAST A DISTANCE OF 90.04 FEET TO A SET REBAR;  
18 THENCE NORTH 55 DEGREES 36 MINUTES 19 SECONDS EAST A DISTANCE  
19 OF 19.44 FEET TO A SET REBAR ON THE SOUTH RIGHT OF WAY LINE OF  
20 PARK AVENUE (80 FEET WIDE); THENCE ALONG THE SOUTH LINE OF SAID  
21 PARK AVENUE, SOUTH 69 DEGREES 53 MINUTES 11 SECONDS EAST A  
22 DISTANCE OF 293.13 FEET TO THE POINT OF INTERESECTION OF THE SAID  
23 SOUTH LINE OF PARK AVENUE WITH THE WEST LINE OF DILLON STREET

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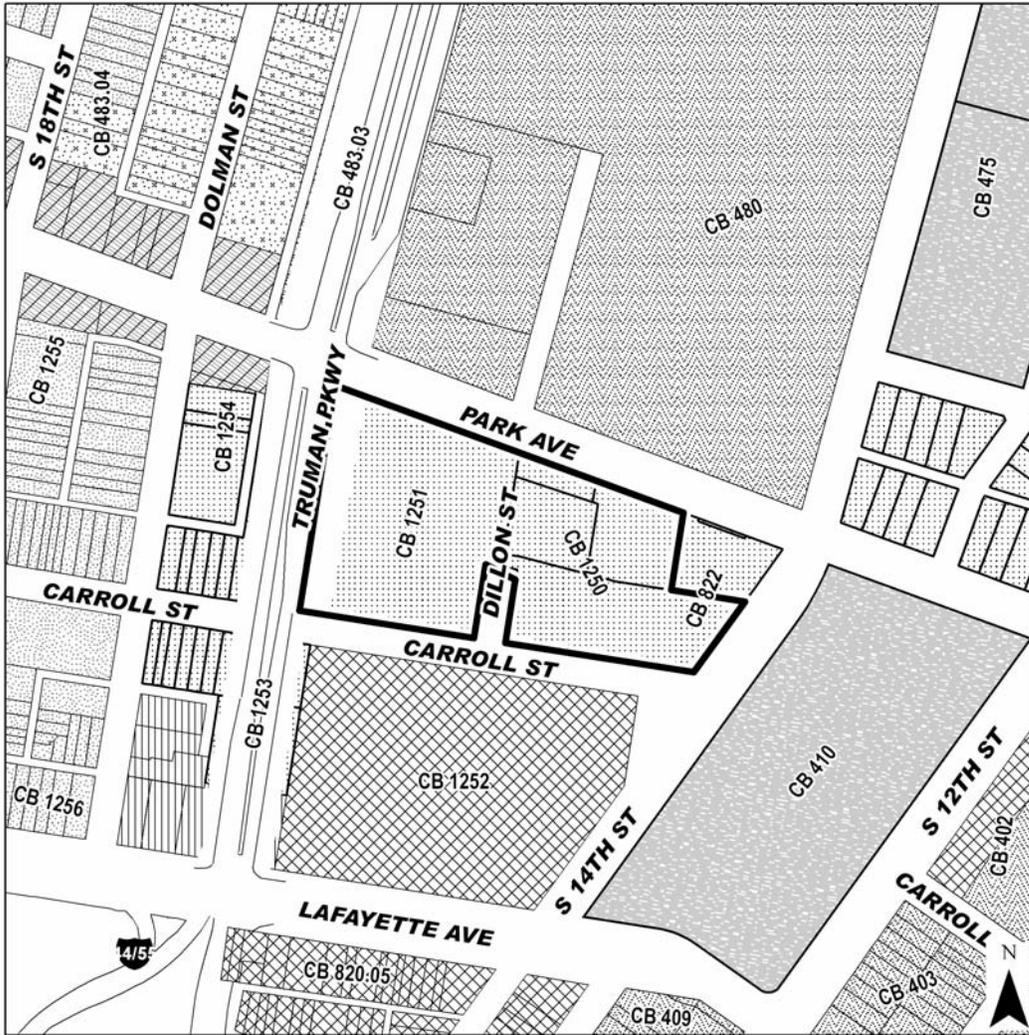
1 (60 FEET WIDE); THENCE LEAVING THE SAID SOUTH LINE OF PARK, ALONG  
2 THE WEST LINE OF DILLON STREET, SOUTH 08 DEGREES 55 MINUTES 52  
3 SECONDS WEST A DISTANCE OF 362.90 FEET TO A SET REBAR MARKING  
4 THE INTERESECTION OF THE WEST LINE OF SAID DILLON AVENUE WITH  
5 THE NORTH LINE OF AFORESAID CARROLL STREET; THENCE ALONG THE  
6 SAID NORTH LINE OF CARROLL STREET, NORTH 81 DEGREES 06 MINUTES  
7 13 SECONDS WEST A DISTANCE OF 331.06 FEET TO THE POINT OF  
8 BEGINNING, CONTAINING 126,194 SQUARE FEET, OR 2.897 ACRES, MORE OR  
9 LESS, AS SURVEYED BY MARLER SURVEYING CO., INC. DURING THE  
10 MONTH OF FEBRUARY, 2007.

11 Parcel III.

12 The vacated portion of Dillon Street between City Blocks 1250 and 1251.

13 **SECTION 2.** This ordinance being necessary for the preservation of the health,  
14 safety and welfare shall take effect and be in full force immediately upon approval by the  
15 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 |

Planning Area

Rezoning from "A" to "H"

PDA-017-08-REZ

