

Summary

Board Bill Number 187

Primary Sponsor: Alderman Joseph Roddy

December 11, 2020

An Ordinance recommended by the Planning Commission on December 2, 2020, to change the zoning of property as indicated on the District Map, from the “K” Unrestricted District to the “H” Area Commercial District, in City Block 9097 (4565, 4565R and 4591 Mcree Avenue), so as to include the described parcels of land in City Block 9097; and containing an emergency clause.

BOARD BILL NUMBER 187 INTRODUCED BY: ALDERMAN JOSEPH RODDY

1 An Ordinance recommended by the Planning Commission on December 2, 2020,
2 to change the zoning of property as indicated on the District Map, from the “K”
3 Unrestricted District to the “H” Area Commercial District, in City Block 9097 (4565,
4 4565R and 4591 Mcree Avenue), so as to include the described parcels of land in City
5 Block 9097; 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 9097 is hereby changed to the “H” Area Commercial District, real property being
9 particularly described and shown in **Exhibit A** as follows:

10 LOT 1

11 Address: 4591 McRee Avenue

12 A tract of land being all of Lot 1 of the Subdivision of Part of Out Lot 97, as
13 recorded in Plat Book 08292019, Page 0003 of the City of St Louis records, being located
14 in parts of U.S. Surveys 3294, 1520 and 1521, City of St. Louis Missouri more
15 particularly described as follows:

16 Beginning at the southwest corner of said Lot 1, said point also being located on the
17 Northern right-of-way line of McRee Avenue, 60 feet wide, 942.46 feet easterly by
18 record of the East line of Kingshighway Boulevard (160 feet wide) said point also being
19 the southeastern corner of a tract of land as conveyed to Mississippi River Transmission
20 Corporation, by instrument recorded in Book 300M. Page 2092 of the City of St. Louis
21 records; thence along the common lines of said Mississippi River Transmission
22 Corporation and said Lot 1 the following courses and distances: North 09 degrees 17

1 minutes 48 seconds East, 308.01 feet; North 36 degrees 20 minutes 10 seconds East,
2 122.18 feet; North 48 degrees 02 minutes 13 seconds East, 108.37 feet; North 41 degrees
3 57 minutes 47 seconds West, 27.11 feet and South 48 degrees 02 minutes 13 seconds
4 West, 53.74 feet to the southeastern corner of Lot 2 of above said subdivision; thence
5 along the eastern line of Lot 2, North 09 degrees 17 minutes 48 seconds East, 118.44 feet
6 to the southern right-of-way line of the Burlington Northern Railroad Company, said
7 point also being located on a curve to the left having a radius of 5779.65 feet; thence
8 along said curve and last said right-of-way line an arc length of 571.18 feet and a chord
9 which bears South 81 degrees 03 minutes 04 seconds East, 570.95 feet to the northeastern
10 corner of above said Lot 1; thence along eastern line of said Lot 1 the following: South
11 06 degrees 08 minutes 16 seconds West, 29.00 feet and South 42 degrees 45 minutes 00
12 seconds West, 669.04 feet to the north right-of-way line of above said McRee Avenue;
13 thence along said right-of-way line, North 83 degrees 03 minutes 00 seconds West,
14 272.54 feet to the POINT OF BEGINNING.

15 Containing 254,049 square feet or 5.832 acres, more or less

16 Address: 4565 & 4565R McRee Avenue

17 A tract of land being part of OUT LOT 97, of the City of St. Louis, Missouri
18 being more particularly described as follows:

19 Beginning at a found iron pipe at the southwest corner of a tract of land as conveyed to
20 Green Street 4565 McRee Investors, LLC by instrument recorded on June 19, 2019 as
21 Document No. 35, said point also being located on the north right-of-way line of McRee
22 Avenue , 60 feet wide; thence along the northwestern line of said Green Street 4565
23 McRee Investors, LLC tract, North 42 degrees 45 minutes 00 seconds East, 669.04 feet to

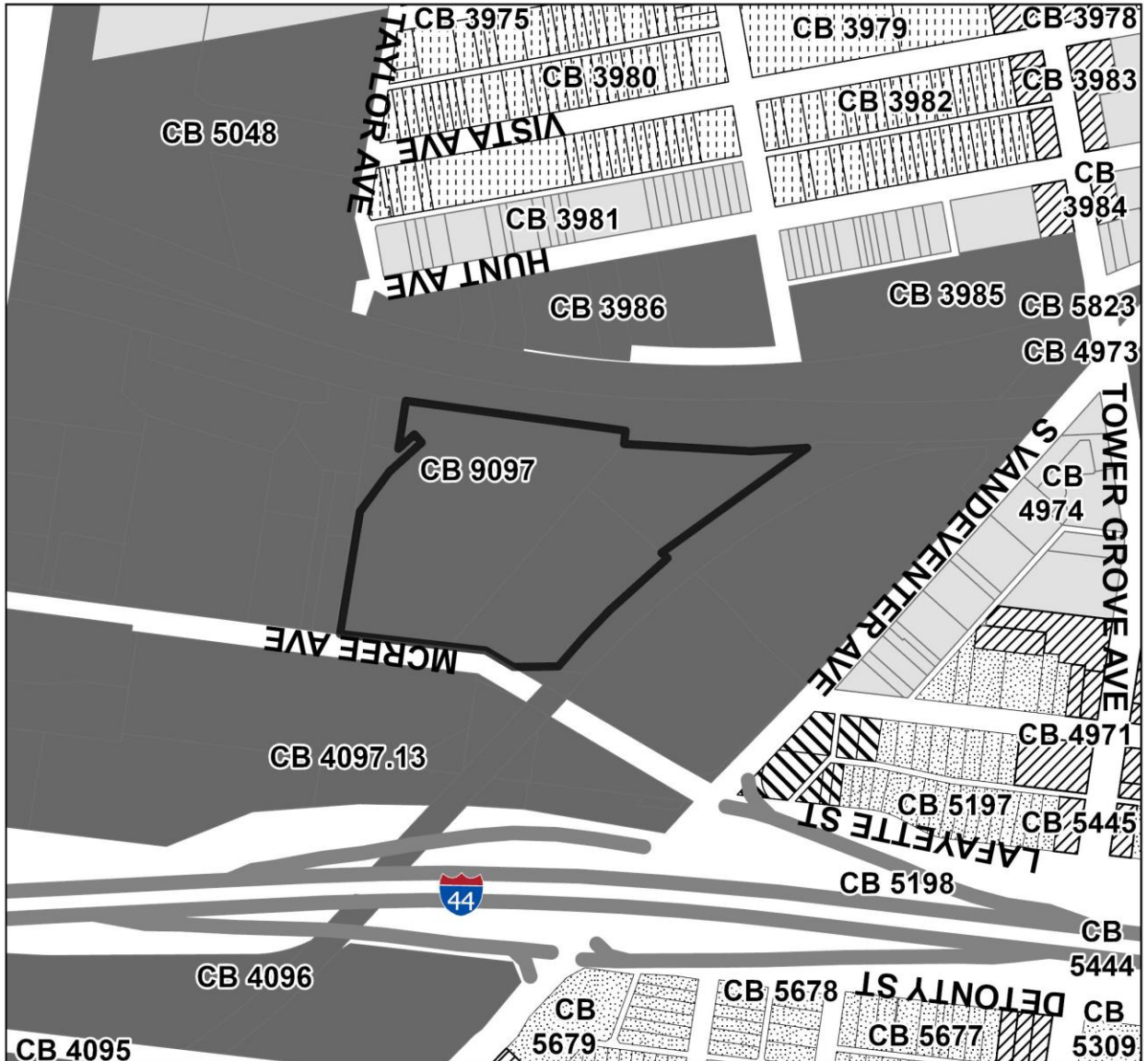
1 a found iron pipe located on the southern right-of-way line of Missouri Pacific Rail Road,
2 variable width, said point also being located on a curve to the left having a radius of
3 5,808.65 feet; thence along said curve and last said right-of-way line with an arc length of
4 300.48 feet and a chord which bears South 85 degrees 17 minutes 15 seconds East,
5 300.45 feet and North 86 degrees 32 minutes 15 seconds East, 138.46 feet to the
6 northwestern right-of-way line of the Missouri Pacific Rail Road, variable width; thence
7 along said right-of-way line, South 55 degrees 02 minutes 15 seconds West, 218.54 feet
8 to the beginning of a non-tangential curve to the left, having a radius of 1,550.00 feet;
9 thence along said curve with an arc length of 149.45 feet and a chord which bears South
10 52 degrees 17 minutes 00 seconds West, 149.39 feet; thence South 47 degrees 15 minutes
11 00 seconds East, 22.67 feet to the beginning of a non-tangential curve to the left having a
12 radius of 2284.76 feet; then along said curve with an arc length of 347.24 feet and a
13 chord which bears South 47 degrees 07 minutes 49 seconds West, 346.91 feet; thence
14 South 42 degrees 47 minutes 21 seconds West, 37.70 feet to the north right-of-way line
15 of above said McRee Avenue; thence along said right-of-way line the following courses
16 and distances: North 83 degrees 03 minutes 00 seconds West, 112.87 feet; North 58
17 degrees 45 minutes 06 seconds West, 72.91 feet and North 83 degrees 03 minutes 00
18 seconds West, 94.88 feet to the POINT OF BEGINNING.

19 Containing 184,643 square feet or 4.239 acres, more or less.

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




EXHIBIT A

DISTRICT MAP



Current Zoning District

ZONING

-  A Single Family Dwelling District
-  B Two-Family Dwelling District
-  C Multiple Family Dwelling District
-  D Multiple Family Dwelling District

-  E Multiple Family Dwelling District
-  F Neighborhood Commercial District
-  G Local Commercial & Office District
-  H Area Commercial District
-  I Central Business District
-  J Industrial District
-  K Unrestricted District
-  L Jefferson Memorial District

Rezoning Area

4565, 4565R, 4591 McRee Avenue

PDA-084-20-REZ

CITY OF ST. LOUIS
PLANNING
 & URBAN DESIGN
 AGENCY