

Summary

Board Bill Number 189

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 3918.03 (3700-20 Forest Park Avenue and 3850 Foundry Way), so as to include the described parcels of land in City Block 3918.03; and containing an emergency clause.

**BOARD BILL NUMBER 189 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 3918.03 (3700-
4 20 Forest Park Avenue and 3850 Foundry Way), so as to include the described parcels of
5 land in City Block 3918.03; 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 3918.03 is hereby changed to the “H” Area Commercial District, real property
9 being particularly described and shown in **Exhibit A** as follows:

10 A tract of land situated in the City of St. Louis and the State of Missouri, lying in
11 part of City Blocks 3918E, and being part of Lot 1 Federal Mogul Century City, a
12 subdivision plat, a subdivision filed for record in Book 07092019, Page 0152 of the Land
13 Records of said City of St. Louis, Missouri, and being more particularly described as
14 follows:

15 COMMENCING at the intersection of the Southern right-of-way line of said
16 Forest Park Avenue, 150 feet wide, and the Eastern right-of way line of Vandeventer
17 Avenue, 80 feet wide, said intersection being the Northwest corner of said City Block
18 3918E; thence along said Eastern right-of way line of Vandeventer Avenue, South 14
19 degrees 41 minutes 43 seconds West a distance of 240.21 feet to a set 1/2 inch iron rod
20 marking the intersection of said Eastern right-of way line of Vandeventer Avenue and the
21 Southern line of a 20 foot wide East-West Alley in the Western part of said City Block

1 3918E as shown on the plat of Forest Park Boulevard Addition by Kehr and Pitzman, a
2 subdivision filed for record in Plat Book 14 page 27 of the land records of said City of St.
3 Louis; thence leaving said Eastern right-of way line of Vandeventer Avenue along said
4 Southern line of said 20 foot wide East-West Alley, South 75 degrees 18 minutes 19
5 seconds East a distance of 210.72 feet to a found cut X in concrete set on the
6 Westernmost corner of said 20 foot wide East-West Private Alley; thence leaving said
7 Southern line of said 20 foot wide East-West Alley and along the Westerly line of said 20
8 foot wide East-West Private Alley, North 14 degrees 37 minutes 46 seconds East a
9 distance of 10.00 feet to a found railroad spike marking the centerline of said 20 foot
10 wide East-West Private Alley; thence along said centerline of 20 foot wide East-West
11 Private Alley, South 75 degrees 18 minutes 19 seconds East a distance of 201.19 feet to a
12 cotton picker spindle in asphalt set on the intersection of said centerline of 20 foot wide
13 East-West Private Alley and the Northerly prolongation of the East line of a tract of land
14 conveyed to St. Louis University as recorded in Book 03012019 page 0045, said
15 intersection being the TRUE POINT OF BEGINNING of the tract herein described;
16 thence leaving said centerline of 20 foot wide East-West Private Alley and along said
17 Northerly prolongation of the East line of the St. Louis University tract, North 14 degrees
18 44 minutes 08 seconds East a distance of 10.00 feet to a set 1/2 inch iron rod on the
19 Southern line of Lot 11 of Forest Park Boulevard Addition as recorded Plat Book 14 page
20 27 of said land records of St. Louis City, Missouri; thence leaving said Northerly
21 prolongation of the East line of the St. Louis University Tract, and along said Southern
22 line of Lot 11, North 75 degrees 18 minutes 19 seconds West a distance of 0.92 feet to a
23 set 1/2 inch iron rod marking the Southeast corner of Lot 10 of Forest Park Boulevard

1 Addition, a subdivision filed for record in Plat Book 14 Page 27 of the Land Records of
2 St. Louis City, Missouri; thence leaving said Northern line of 20 foot wide East-West
3 Alley and along the Eastern line of said Lot 10 of Forest Park Boulevard Addition, North
4 14 degrees 31 minutes 48 seconds East a distance of 220.18 feet to a set 1/2 inch iron rod
5 on said Southern right-of-way line of Forest Park Avenue; thence along said Southern
6 right-of-way line, South 75 degrees 18 minutes 03 seconds East a distance of 875.23 feet
7 to the intersection of said Southern right-of-way line of Forest Park Avenue and the
8 Western right-of-way line of South Spring Avenue, 50 feet wide, from said intersection a
9 found "X" in concrete bears North 89 degrees 51 minutes 44 seconds East a distance of
10 0.16 feet, said intersection being the Northeast corner of said City Block 3018E; thence
11 leaving said Southern right-of-way line of Forest Park Avenue along said Western right-
12 of-way line of South Spring Avenue and the Southerly prolongation thereof, South 14
13 degrees 53 minutes 21 seconds West a distance of 483.03 feet to a cut "X" in concrete on
14 the Northern right-of-way line of Interstate Route 64 (U. S. Route 40; thence leaving said
15 Western right-of-way line and Southerly prolongation thereof and along said Northern
16 right-of-way line of Interstate Route 64 (U. S. Route 40) the following courses and
17 distances: North 76 degrees 38 minutes 46 seconds West a distance of 85.57 feet to a cut
18 "X" in concrete; North 75 degrees 18 minutes 23 seconds West a distance of 239.69 feet
19 to a cut "X" in concrete marking a point of curvature; thence 32.31 feet along the arc of a
20 curve to the left, having a radius of 792.98 feet, through a central angle of 02 degrees 20
21 minutes 04 seconds, with a chord that bears North 76 degrees 28 minutes 25 seconds
22 West a distance of 32.31 feet to a found cut "X" in concrete; thence leaving said Northern
23 right-of-way line of Interstate Route 64 (U. S. Route 40) and along the following courses

1 and distances: South 12 degrees 21 minutes 33 seconds West a distance of 4.54 feet to a
2 found cut "X" in concrete; North 81 degrees 41 minutes 41 seconds West a distance of
3 103.82 feet to a found cut "X" in concrete; North 85 degrees 56 minutes 55 seconds West
4 a distance of 113.26 feet to a set 5/8 inch iron rod; North 86 degrees 49 minutes 17
5 seconds West a distance of 91.63 feet to a found Rail Road Spike; North 89 degrees 16
6 minutes 55 seconds West a distance of 217.11 feet to a found cut "X" in concrete; thence
7 leaving said Northern right-of-way line and along said East line of a tract of land
8 conveyed to St. Louis University as recorded in Book 03012019 page 0045 and in Book
9 06262019, Page 0072, North 14 degrees 44 minutes 08 seconds East a distance of 363.32
10 feet to the point of beginning;

11 Containing 10.314 Acres, according to survey by Grimes Consulting, Inc. dated May
12 2019.

13 A tract of land situated in the City of St. Louis and the State of Missouri, lying in
14 part of City Blocks 3918E, and being all of the tracts of land conveyed to St. Louis
15 University as described in Book 03012019 page 0045 and in Book 06262019 Page 0072
16 of said land records of City of St. Louis, Missouri, part of a 20 foot wide East-West
17 Private Alley in the Western part of said City Block 3918E, and part of Interstate Route
18 64 (U. S. Route 40, and being more particularly described as follows:

19 COMMENCING at the intersection of the Southern right-of-way line of said
20 Forest Park Avenue, 150 feet wide, and the Eastern right-of way line of Vandeventer
21 Avenue, 80 feet wide, said intersection being the Northwest corner of said City Block
22 3918E; thence along said Eastern right-of way line of Vandeventer Avenue, South 14
23 degrees 41 minutes 43 seconds West a distance of 240.21 feet to a set 1/2 inch iron rod

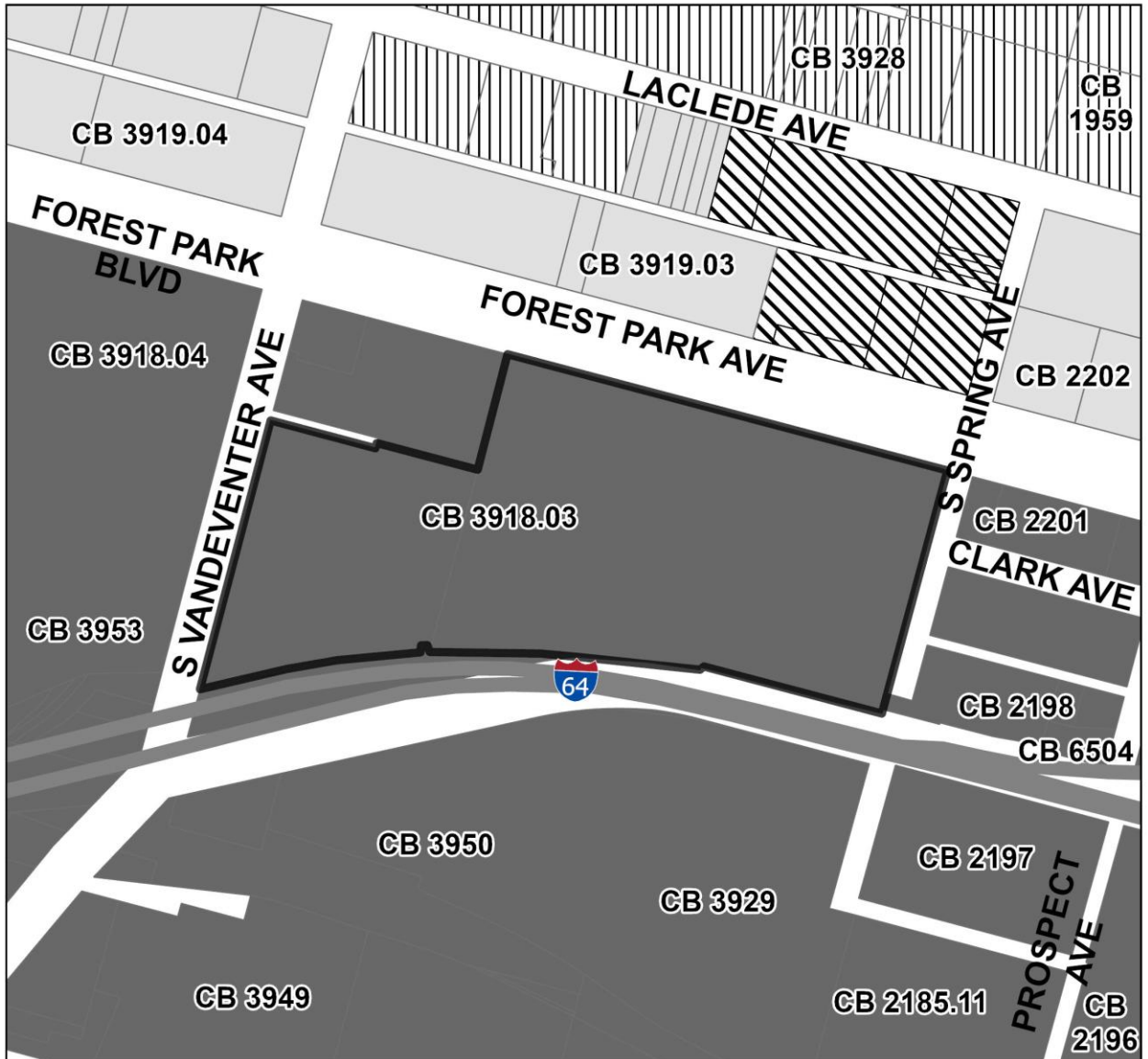
1 marking the intersection of said Eastern right-of way line of Vandeventer Avenue and the
2 Southern line of a 20 foot wide East-West Alley in the Western part of said City Block
3 3918E as shown on the plat of Forest Park Boulevard Addition by Kehr and Pitzman, a
4 subdivision filed for record in Plat Book 14 page 27 of the land records of said City of St.
5 Louis, said intersection being the TRUE POINT OF BEGINNING of the tract herein
6 described; thence leaving said Eastern right-of way line of Vandeventer Avenue along
7 said Southern line of said 20 foot wide East-West Alley, South 75 degrees 18 minutes 19
8 seconds East a distance of 210.72 feet to a found cut X in concrete set on the
9 Westernmost corner of said 20 foot wide East-West Private Alley; thence leaving said
10 Southern line of said 20 foot wide East-West Alley and along the Westerly line of said 20
11 foot wide East-West Private Alley, North 14 degrees 37 minutes 46 seconds East a
12 distance of 10.00 feet to a found railroad spike marking the centerline of said 20 foot
13 wide East-West Private Alley; thence along said centerline of 20 foot wide East-West
14 Private Alley, South 75 degrees 18 minutes 19 seconds East a distance of 201.19 feet to a
15 cotton picker spindle in asphalt set on the intersection of said centerline of 20 foot wide
16 East-West Private Alley and the Northerly prolongation of the East line of said tract of
17 land conveyed to St. Louis University as recorded in Book 03012019 page 0045; thence
18 leaving said centerline of 20 foot wide East-West Private Alley and along said Northerly
19 prolongation of the East line of the St. Louis University tract, South 14 degrees 44
20 minutes 08 seconds West a distance of 363.32 feet to a set 5/8 inch iron rod on the
21 Northern right-of-way line of Interstate Route 64 (U. S. Route 40); thence along said
22 Northern right-of-way line, North 89 degrees 16 minutes 55 seconds West a distance of
23 13.18 feet to a found cut "X" in concrete; North 04 degrees 22 minutes 40 seconds West a

1 distance of 13.18 feet to a set 5/8 inch iron rod; South 85 degrees 37 minutes 20 seconds
2 West a distance of 15.00 feet to a set 5/8 inch iron rod; thence South 04 degrees 22
3 minutes 40 seconds East a distance of 13.46 feet to a found cut "X" in concrete; thence
4 along the arc of a curve to the left 334.59 feet, having a radius of 1769.43 feet, through a
5 central angle of 10 degrees 50 minutes 04 seconds, with a chord that bears South 81
6 degrees 57 minutes 29 seconds West a distance of 334.09 feet to a set 5/8 inch iron rod;
7 South 76 degrees 28 minutes 26 seconds West a distance of 95.38 feet to a set cut "X" in
8 concrete marking the intersection of said Northern right-of-way line of Interstate Route
9 64 (U. S. Route 40) and said Eastern right-of-way line of Vandeventer Avenue; thence
10 leaving said Northern right-of-way line and along said Eastern right-of-way line of
11 Vandeventer Avenue, North 14 degrees 41 minutes 43 seconds East a distance of 534.06
12 feet to the point of beginning;
13 Containing 4.150 Acres, according to survey by Grimes Consulting, Inc. dated May
14 2019.

15 **SECTION 2.** This ordinance being necessary for the preservation of the health,
16 safety and welfare shall take effect and be in full force immediately upon approval by the
17 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

3700-20 Forest Park Ave

PDA-091-20-REZ