

Summary

Board Bill Number 93

Introduced by: Alderwoman Marlene Davis

September 17, 2021

An Ordinance recommended by the Planning Commission on August 18, 2021, to change the zoning of property as indicated on the District Map, from the “J” Industrial District and the “K” Unrestricted District to the “H” Area Commercial District, in City Blocks 2212 & 2213 (3541-67, 3544-48 & 3569 Papin, 3534 & 3570 Gratiot and 900-08 S. Grand), so as to include the described parcels of land in City Blocks 2212 & 2213; and containing an emergency clause.

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1 An Ordinance recommended by the Planning Commission on August 18, 2021, to change
2 the zoning of property as indicated on the District Map, from the “J” Industrial District and the
3 “K” Unrestricted District to the “H” Area Commercial District, in City Blocks 2212 & 2213
4 (3541-67, 3544-48 & 3569 Papin, 3534 & 3570 Gratiot and 900-08 S. Grand), so as to include
5 the described parcels of land in City Blocks 2212 & 2213; 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 Blocks
8 2212 & 2213 is hereby changed to the “H” Area Commercial District, real property being
9 particularly described and shown in **Exhibit A** as follows:

10 A tract of land being Lots 1, and 2, of Gratiot-Grand Subdivision as recorded in Plat
11 Book 11062006 Page 30; Lots 12-21 in Block 12 in the Fourth Subdivision of the Ranken Estate,
12 A 15 foot wide alley vacated by Ordinance # 46085; and that part of Papin Street Vacated by
13 Ordinance #69441; all of the St. Louis City Records, located in City Blocks 2212 and 2213, St.
14 Louis City, Missouri, and being more particularly described as follows:

15 Beginning at the Southeast corner of a tract of land conveyed to the City of St. Louis by
16 Deed Book 08062010 Page 59, of said records being the southwest corner of above said Gratiot-
17 Grand Subdivision, thence the following courses and distances along the west, north, east, and
18 south line of said subdivision: North 15 degrees, 19 minutes 22 seconds East 290.00 feet; South
19 75 degrees 09 minutes 09 seconds East, 446.50 feet; South 14 degrees 49 minutes 27 seconds
20 West, 135.00 feet; North 75 degrees 09 minutes 09 seconds West 293.43 feet; South 15 degrees
21 19 minutes 22 seconds West 20.00 feet; South 75 degrees 09 minutes 09 seconds, 126.71 feet;

1 South 15 degrees 01 minutes 37 seconds West, 135.00 feet; and North 75 degrees 09 minutes 09
2 seconds West, 10.65 feet to the northeast corner of above said Papin Street vacation; thence
3 South 15 degrees 19 minutes 22 seconds West, along the east line of said Papin Street vacation,
4 60.00 feet, to the southeast corner of said Papin Street vacation, being on the south right of way
5 line of Papin Street, 60 feet wide, and on the north line of above said Lot 21; thence South 75
6 degrees 09 minutes 09 seconds East, along the north line of said Lot 21, a distance of 10.96 feet,
7 to the northeast corner of said Lot 21; thence South 15 degrees 19 minutes 22 seconds West,
8 along the east line of said Lot 21, 134.68 feet, to the north line of a 20 feet wide alley; thence
9 North 75 degrees 08 minutes 19 seconds West, along the north line of said alley, 292.96 feet to
10 the east right of way line of Grand Avenue, variable width; thence North 15 degrees 19 minutes
11 22 seconds East, along said east right of way line, 194.61 feet, to the northwest corner of above
12 said Papin Street vacation; thence South 75 degrees 09 minutes 09 seconds East, along the north
13 line of said Papin Street Vacation, 11.00 feet to the POINT OF BEGINNING. Containing
14 157,780 square feet or 3.622 acres, more or less. According to calculations performed by Stock
15 and Associates in July, 2021.

16 A tract of land being W PRT Lots 1 and 2 of City Block 2212 of Gratiot Grand
17 Subdivision, St. Louis City, Missouri, and being more particularly described as follows:

18 Commencing at the intersection of the northeast right of way line of Chouteau Avenue
19 and Grand Boulevard, thence northerly 350.01 feet along the western boundary of City Block
20 2212 to the POINT OF BEGINNING being the southwest corner of W PRT Lot 1 also being
21 Parcel 2212-9-072; thence easterly 11.00 feet along said parcel to the southeast corner of said
22 parcel; thence northerly 290.01 feet along the eastern boundary of said parcel and its

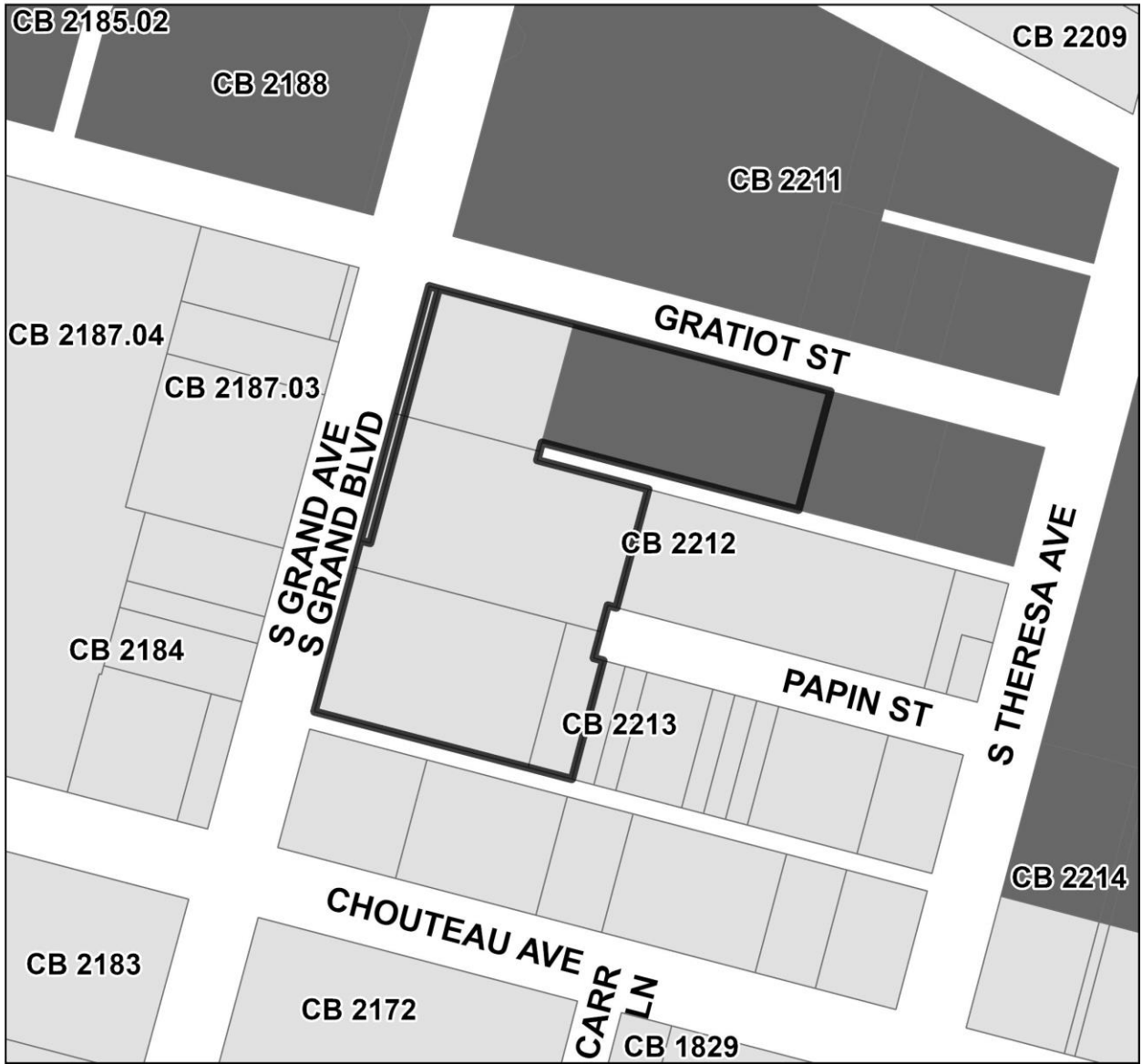
1 prolongation to the northeast corner of W PRT Lot 2 of Gratiot Grand Subdivision also being
2 parcel 2212-9-082; thence 11.00 feet westerly along the northern boundary of said parcel to the
3 northwestern corner of said parcel, thence 290.19 feet southerly along the western boundary of
4 said parcel and its prolongation to the POINT OF BEGINNING.

5 Containing approximately 3,224 square feet or 0.07 acres, more or less.

6 **SECTION 2.** This ordinance being necessary for the preservation of the health, safety
7 and welfare shall take effect and be in full force immediately upon approval by the Mayor of the
8 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

3534 Gratiot Street, 3570
Gratiot Street, 3541-67 Papin
Street, 3544-48 Papin Street,
3569 Papin Street, & 900-08
S. Grand Boulevard

PDA-021-21-REZ