

**ORDINANCE #68464**  
**Board Bill No. 155**

An Ordinance recommended by the Planning Commission on September 2, 2009, to change the zoning of property as indicated on the District Map, from "A" Single-Family Dwelling District & "J" Industrial District to the "J" Industrial District only, in City Block 4809 (6854 Balson), so as to include the described parcels of land in City Blocks 4809; and containing an emergency clause.

**BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

**SECTION ONE.** The zoning designation of certain real property located in City Blocks 4809 is hereby changed to the "J" Industrial District only, real property being particularly described and shown in Exhibit A as follows:

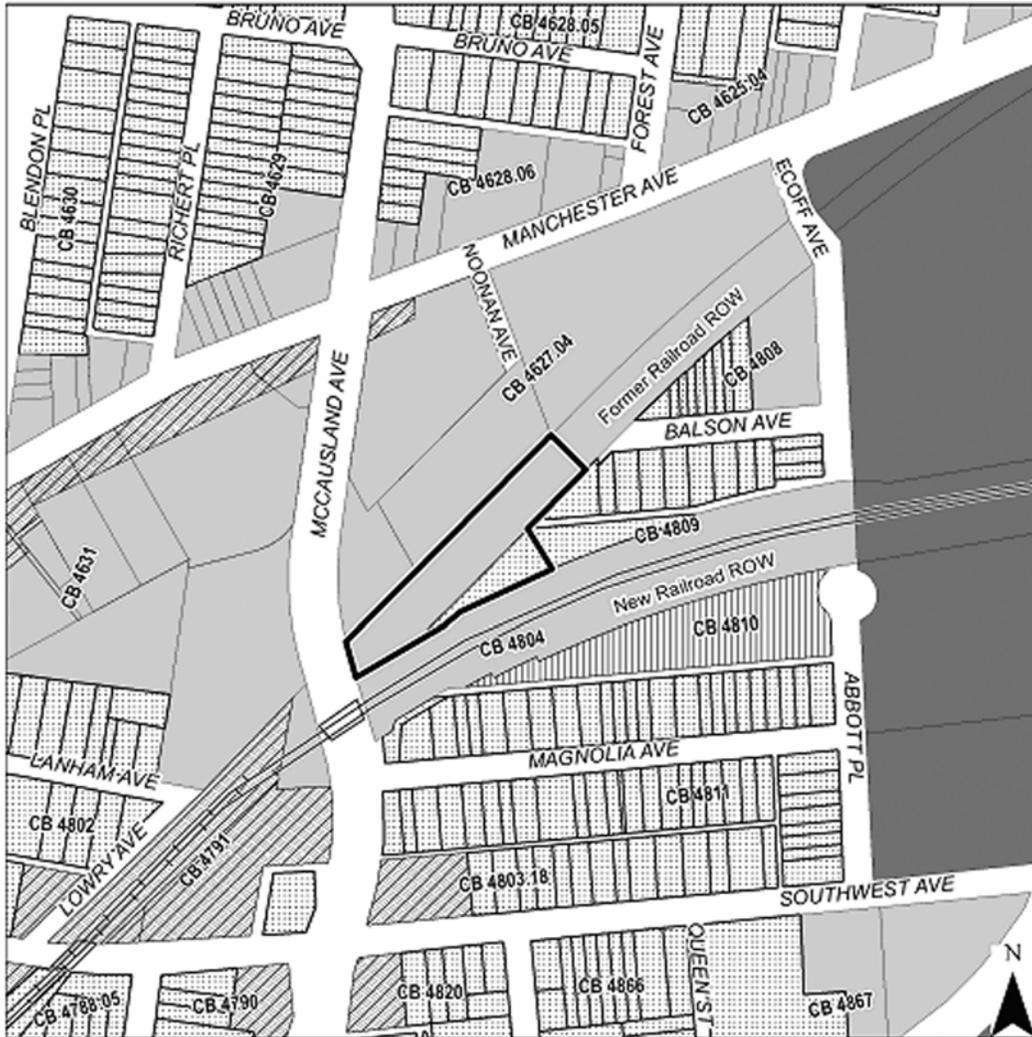
Part of a tract of land being part of the former Missouri – Pacific Railroad Right-Of- Way, 100 feet wide, lying South of City Block 4627-W, in U.S. Survey 2037, Township 45 North, Range 6 East in the City of St. Louis, Missouri, and being more particularly described as follows:

Commencing at the Northeastern corner of said City Block 4627-W and Northeastern corner of Parcel "B" of Private Survey by Pitzman, according to the plat thereof recorded in Surveyor's Record Book 13, Pages 64 & 65 of the City of St. Louis Records, said point being the intersection of the Westerly line of Ecoff Avenue, 55 feet wide, as widened, with the Southerly line of Manchester Road, 60 feet wide; thence along the Southerly line of said Manchester Road, South 67 degrees 15 minutes 39 seconds West, 290.71 feet to an angle point; thence continuing along the Southerly line of said Manchester Road, South 69 degrees 12 minutes 54 seconds West, 324.67 feet to its intersection with the Easterly line of Noonan Avenue, 40 feet wide, as dedicated in Plat Book 38, Page 20 of the City of St. Louis Records, and being the Northwestern corner of said Parcel "B" thence along the Easterly line of said Noonan Avenue and the Westerly line of said Parcel "B", South 20 degrees 45 minutes 56 seconds East, 360.00 feet to the Northerly line of said former Missouri-Pacific Railroad Right-Of-Way, said point being the Southwesterly corner of said Parcel "B" and the True Point of Beginning of the tract of land herein described; thence along a line, perpendicular to the Northerly line of said former Missouri-Pacific Railroad Right-Of-Way, South 45 degrees 27 minutes 51 seconds East, 100.00 feet to the Southerly line of said former Missouri-Pacific Railroad Right-Of-Way, South 44 degrees 32 minutes 09 seconds West, 161.30 feet; thence along a line, 4 inches East of and parallel with a 7 foot high, chain link fence, South 31 degrees 06 minutes 34 seconds East, 99.12 feet to the Northerly line of the Missouri-Pacific Railroad Company Right-Of-Way, 160 feet wide, by Deed recorded in Book M915, Page 1828 of the City of St. Louis Records; thence along the Northerly line of said Missouri-Pacific Railroad Company Right-Of-Way, along a curve concave to the South, having a radius of 2626.64 feet, the radius point of which bears South 22 degrees 40 minutes 21 seconds East, Westwardly, 211.88 feet; thence South 27 degrees 17 minutes 40 seconds East, 10.00 feet; thence continuing along the Northerly line of said Missouri-Pacific Railroad Company Right-Of-Way, along a curve concave to the South, having a radius of 2616.64 feet, the radius point of which bears South 27 degrees 17 minutes 40 seconds East, Westwardly, 248.45 feet to the Easterly line of McCausland Avenue, 100 feet wide; thence along the Easterly line of said McCausland Avenue, North 16 degrees 36 minutes 56 seconds East, 50.27 feet to a point of curve; concave to the East, having a radius of 562.00 feet, Northwardly, 24.53 feet to the Northerly line of said former Missouri-Pacific Railroad Right-Of-Way, said point being the Southwesterly corner of the property now or formerly conveyed to Casa Properties, Inc., by Deed recorded in Book 08192004, Page 0156 of the City of St. Louis Records; thence along the Northerly line of said former Missouri-Pacific Railroad Right-Of-Way, North 44 degrees 32 minutes 09 seconds East, 590.26 feet to the True Point of Beginning, according to Survey Number 1107-0085, executed by Topos Surveying Corp., during the month of May, 2008, and containing 73,281 Square Feet, more or less, or 1.68 Acres, more or less.

The bearings described herein are based on Solar Observation, converted to Grid North, Missouri East Zone.

**SECTION 2.** This ordinance being necessary for the preservation of the health, safety and welfare shall take effect and be in full force immediately upon approval by the 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  
 "J" & "A" to "J"

PDA-077-09-REZ



Approved: November 6, 2009