

ORDINANCE #69278
Board Bill No. 136

An Ordinance recommended by the Planning Commission on August 1, 2012, to change the zoning of property as indicated on the District Map, from "J" Industrial District to the "F" Neighborhood Commercial District, in City Block 4807 (4450 W. Papin), so as to include the described parcel of land in City Block 4807; 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 Block 4807 is hereby changed to the "F" Neighborhood Commercial District, real property being particularly described and shown in Exhibit A as follows:

A tract of land situated in the City of St. Louis, and the State of Missouri, lying in part of City Block 4807, and being part of Lots 35 of Dean's Addition in City Block 4807, part of Lots 17 through 25 of Hunt's Forest Park Subdivision in City Block 4807, all of Lots 26 through 31 of said Hunt's Forest Park Subdivision in City Block 4807, all of the 10 foot wide East-West Alley in City Block 4807 as vacated by St. Louis City ordinance Numbers 4897, 43170 and 56677, and that part of West Papin Street lying between the Northern line of said City Block 4807 and the Southern right-of-way line of Interstate Route 64, and being more particularly described as follows:

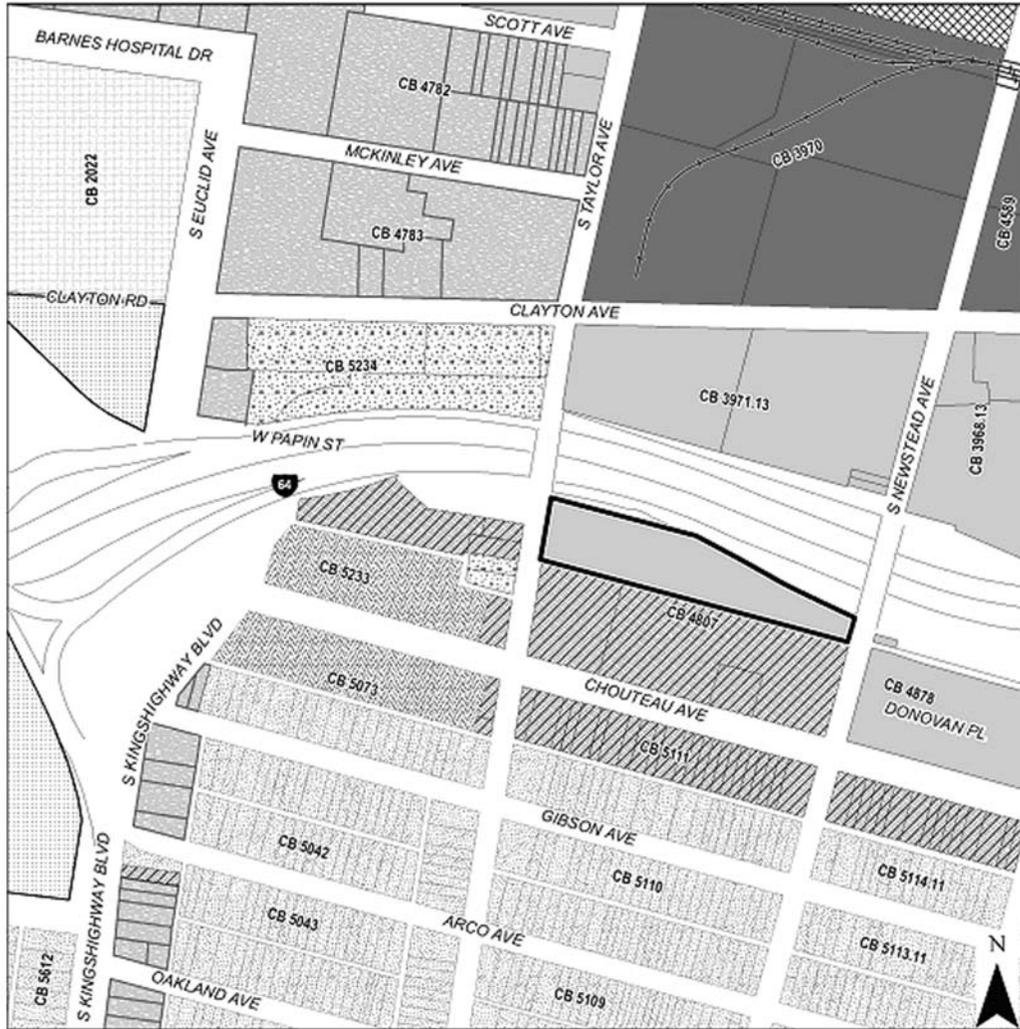
COMMENCING at the intersection of the Northern right-of-way line of Chouteau Avenue, 80 feet wide with the Eastern right-of-way line of Taylor Avenue, 60 feet wide; said intersection also being the Southwest corner of said City Block 4807; thence along said Eastern right-of-way line, North 08 degrees 30 minutes 12 seconds East a distance of 250.01 feet to a cut "X" in concrete marking the intersection of said Eastern right-of-way line of Taylor Avenue and the Southern line of a said 10 foot wide East-West Alley in said City Block 4807, said Alley vacated by St. Louis City ordinance Numbers 4897, 43170 and 56677; said Intersection also being the Northwest corner of Lot A3 of Station G Plat 3, a subdivision filed for record in Plat Book 05182012 page 0019, and said Intersection being THE TRUE POINT OF BEGINNING of the tract herein described; thence continue along said Eastern right-of-way line of Taylor Avenue, North 08 degrees 30 minutes 12 seconds East a distance of 186.20 feet to the intersection of said Eastern right-of-way line of Taylor Avenue and said Southern right-of-way line of Interstate Route 64, from said intersection a found Right-of-way Marker bears South 08 degrees 30 minutes 12 seconds West a distance of 0.47 feet; thence leaving said Eastern right-of-way line of Taylor Avenue along said Southern right-of-way line of Interstate Route 64 as follows: South 74 degrees 59 minutes 52 seconds East a distance of 241.71 feet to an angle point on said Southern right-of-way line, from said angle point a found Right-of-way Marker bears South 01 degrees 26 minutes 44 seconds West a distance of 1.54 feet; South 64 degrees 22 minutes 40 seconds East a distance of 217.08 feet to an angle point on said Southern right-of-way line, from said angle point a found Right-of-way Marker bears North 54 degrees 25 minutes 46 seconds West a distance of 1.77 feet, also a found 1/2 inch iron rod labeled LS-129-D bears South 56 degrees 27 minutes 25 seconds east a distance of 0.34 feet; South 60 degrees 36 minutes 44 seconds East a distance of 181.16 feet to a set 5/8 inch iron rod marking an angle point on said Southern right-of-way line, from said angle point a found Right-of-way Marker bears North 53 degrees 36 minutes 58 seconds West a distance of 4.24 feet; South 64 degrees 15 minutes 41 seconds East a distance of 214.71 feet to the intersection of said Southern right-of-way line of Interstate Route 64 and the Western right-of-way line of Newstead Avenue, 60 feet wide, from said intersection a found Right-of-way Marker bears South 65 degrees 34 minutes 34 seconds East a distance of 1.21 feet, also a found 1/2 inch iron rod labeled LS-129-D bears South 28 degrees 30 minutes 28 seconds east a distance of 0.22 feet; thence leaving said Southern right-of-way line of Interstate Route 64 along said Western right-of-way line of Newstead Avenue, South 14 degrees 37 minutes 36 seconds West a distance of 60.00 feet to the intersection of said Western right-of-way line of Newstead Avenue and said the Southern line of the 10 foot wide East-West Alley in City Block 4807, from said intersection a set cotton picker spindle bears North 14 degrees 37 minutes 36 seconds East a distance of 12.00 feet, said intersection also being the Northeast corner of Lot C3 of said Station G Plat 3 Subdivision; thence leaving said Western right-of-way line of Newstead Avenue along said the Southern line of the 10 foot wide East-West Alley in City Block 4807, said Southern line of the Alley also being the Northern line of said Station G Plat 3 Subdivision, North 74 degrees 59 minutes 50 seconds West a distance of 820.82 feet to the point of beginning.

Containing 2.671 Acres, according to Survey by Grimes Consulting dated January 2012.

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.

Approved: November 8, 2012

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

Rezone from
"J" to "F"

PDA-096-12-REZ

CITY OF ST. LOUIS
PLANNING & URBAN
DESIGN AGENCY
FRANÇOIS G. SLAY, Mayor