

BOARD BILL NO. 32 INTRODUCED BY ALDERMAN JOSEPH RODDY

1 An Ordinance recommended by the Planning Commission on April 3, 2013, to
2 change the zoning of property as indicated on the District Map, from “B” Two-Family
3 Dwelling District and “J” Industrial District to the “J” Industrial District only, in City
4 Block 3965 (917, 919, 921, 923 & 925 Kentucky Avenue and 4146, 4228, 4230 & 4232
5 Papin Street), so as to include the described parcels of land in City Block 3965; and
6 containing an emergency clause.

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

8 **SECTION ONE.** The zoning designation of certain real property located in City
9 Block 3965 is hereby changed to the “J” Industrial Commercial District, real property
10 being particularly described and shown in Exhibit A as follows:

11 **PARCEL #105:1**

12 LOT A OF THE CONSOLIDATION PLAT OF SWISS AMERICAN BEING
13 LOTS 26-40 OF LUCAS SUBDIVISION IN CUL-DE-SAC COMMON FIELDS,
14 LOTS 11-TS, INCLUSIVE, IN BLOCK C OF WITLER’S ESTATE, AND
15 VACATED ALLEYS THEREIN, TOGETHER BEING IN BLOCK 3965 OF THE
16 CITY OF ST. LOUIS, ACCORDING TO THE PLAT THEREOF RECORDED AS
17 DAILY NO. 88, ON FEBRUARY 6, 2002 IN PLAT BOOK 79, PAGE 8 OF THE
18 ST. LOUIS RECORDERS OFFICE.

19 **PARCEL 2: #80:0**

20 LOT 41 IN LUCAS SUBDIVISION OF CUL-DE-SAC FIELDS, AND BEING
21 IN BLOCK 3965 OF THE CITY OF ST. LOUIS, FRONTING 25 FEET ON THE
22 SOUTH LINE OF PAPIN STREET, BY A DEPTH SOUTHWARDLY BETWEEN

April 26, 2013

Page 1 of 7

Board Bill #32

Sponsor: Alderman Joseph Roddy

1 PARALLEL LINES OF 150 FEET TO AN ALLEY 10 FEET WIDE. BOUNDED
2 NORTH BY PAPIN STREET, EAST BY LOT 40, SOUTH BY SAID ALLEY AND
3 WEST BY LOT 42.

4 **PARCEL 3: #70:0**

5 LOT 42 OF LUCAS SUBDIVISION IN CUL-DE-SAC FIELDS AND IN
6 BLOCK 3965 OF THE CITY OF ST. LOUIS, FRONTING 25 FEET ON THE
7 SOUTH LINE OF PAPIN STREET BY A DEPTH SOUTHWARDLY OF 150 FEET
8 TO AN ALLEY.

9 **PARCEL 4: #600:0**

10 THE NORTHERN 22 FEET OF LOT 15 IN BLOCK "8" OF SUBDIVISION
11 OF WILTER'S ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED
12 IN SURVEYOR'S RECORD 8, PAGE 13 AND IN BLOCK 3965 OF THE CITY OF
13 ST. LOUIS, ALSO A STRIP 7 FEET 6 INCHES WIDE, EXTENDING WEST TO
14 THE CENTER LINE OF A PRIVATE ALLEY, FRONTING 22 FEET ON THE
15 WEST LINE OF KENTUCKY AVENUE, A PUBLIC STREET, BY A DEPTH
16 WESTWARDLY OF 132 FEET 6 INCHES TO THE CENTER LINE OF A
17 PRIVATE ALLEY.

18 **PARCEL 5: #610:0**

19 THE NORTHERN 19 FEET OF LOT 16 AND THE SOUTHERN 3 FEET
20 OF LOT 15 IN BLOCK "B" OF SUBDIVISION OF WILTER'S ESTATES AND IN
21 BLOCK 3965 OF THE CITY OF ST. LOUIS AND A STRIP 7 FEET 6 INCHES
22 WIDE EXTENDING WESTWARDLY TO THE CENTER LINE OF A PRIVATE
23 ALLEY, SAID LOT FRONTING 22 FEET ON THE WEST LINE OF KENTUCKY

1 AVENUE BY A DEPTH WESTWARDLY OF 132 FEET 6 INCHES MORE OR
2 LESS TO THE CENTER LINE OF A PRIVATE ALLEY.

3 **PARCEL 6: #620:0**

4 THE SOUTHERN 6 FEET OF LOT 16 AND THE NORTHERN 16 FEET
5 OF LOT 17 IN BLOCK "8" OF SUBDIVISION OF WILTER'S ESTATES AND IN
6 BLOCK 3965 OF THE CITY OF ST. LOUIS AND A STRIP 7 FEET 6 INCHES
7 WIDE EXTENDING WESTWARDLY TO THE CENTER LINE OF A PRIVATE
8 ALLEY, SAID LOT FRONTING 22 FEET ON THE WEST LINE OF KENTUCKY
9 AVENUE BY A DEPTH WESTWARDLY OF 132 FEET 6 INCHES TO THE
10 CENTER OF A PRIVATE ALLEY.

11 **PARCEL 7: #630:0**

12 THE SOUTHERN 14 FEET OF LOT 17 AND THE NORTHERN 8 FEET
13 OF LOT 18 IN BLOCK "B" OF WILTER'S CHOUTEAU SUBDIVISION IN BLOCK
14 3965 OF THE CITY OF ST. LOUIS AND A STRIP OF LAND SEVEN FEET SIX
15 INCHES IN WIDTH ADJOINING ON THE WEST SUCH PORTIONS OF SAID
16 LOTS 17 AND 18, TO THE CENTERLINE OF AN ALLEY.

17 **PARCEL 8: #640:0**

18 THE SOUTH 22 FEET OF LOT 18 IN BLOCK NO. "B" OF WITLER'S
19 CHOUTEAU AVENUE SUBDIVISION AND IN BLOCK NO. 3965 OF THE CITY
20 OF ST. LOUIS, MISSOURI, HAVING A FRONT OF 22 FEET ON THE WEST
21 LINE OF KENTUCKY AVENUE BY A DEPTH WESTWARDLY BETWEEN
22 PARALLEL LINES OF 125 FEET, MORE OR LESS, TO AN ALLEY.

23 **PARCEL 8A:**

1 A STRIP OF GROUND 7 FEET 6 INCHES WIDE, ADJOINING LOT NO.
2 18 IN BLOCK "6" OF WITLER'S CHOUTEAU AVENUE SUBDIVISION AND IN
3 BLOCK NO. 3965 OF ST. LOUIS, ALONG THE SOUTH AND ALONG THE
4 WEST.

5 **PROPERTY DESCRIPTION OF LOT A (LOTS 11 THRU 18 AND 26 THRU 40/PARCEL**
6 **#105:1):**

7 A TRACT OF LAND BEING LOTS 26 THROUGH 40 INCLUSIVE OF
8 LUCAS SUBDIVISION IN CUL DE SAC COMMON FIELDS ALSO BEING LOTS
9 11 THROUGH 18 INCLUSIVE IN BLOCK "C" OF WITLER'S ESTATES, AND
10 THE VACATED ALLEYS ALL BEING LOCATED IN BLOCK 3965, OF THE CITY
11 OF ST. LOUIS, MO SAID TRACT IS DESCRIBED AS FOLLOWS:

12 BEGINNING AT AN IRON PIPE IN THE SOUTHERN LINE OF PAPIN
13 STREET (60 FEET WIDE) SAID IRON PIPE ALSO BEING IN NORTHERN LINE
14 OF LUCAS SUBDIVISION IN CUL DE SAC COMMON FIELDS, AT THE
15 NORTHWESTERN CORNER OF LOT 40, SAID PIPE ALSO BEING 272.54
16 FEET FROM THE INTERSECTION OF THE EASTERN LINE OF BOYLE
17 AVENUE (60 FEET WIDE) THE SOUTHERN LINE OF PAPIN STREET;
18 THENCE AROUND THE TRACT THE FOLLOWING COURSES AND
19 DISTANCES, SOUTH 74° 44' 49" EAST, ALONG THE NORTHERN LINE OF
20 LOTS 40 THROUGH 26 INCLUSIVE, 375 FEET TO A POINT, SAID POINT
21 BEING 0.02" NORTH, AND 0.06" EAST TO A CROSS ON PAVEMENT, SAID
22 POINT BEING THE NORTHEAST CORNER OF THIS TRACT; THENCE
23 SOUTH 14°49'06" WEST ALONG THE LINE COMMON TO LOTS 26 AND 25,
24 150.00 FEET TO AN IRON SPIKE AT THE SOUTHEAST CORNER OF LOT 26

April 26, 2013

Page 4 of 7

Board Bill #32

Sponsor: Alderman Joseph Roddy

1 SAID POINT ALSO BEING THE NORTHERN LINE OF AN ALLEY 10 FEET
2 WIDE; THENCE NORTH 74°44'49" WEST, ALONG SAID ALLEY LINE 57.87
3 FEET TO AN IRON PIPE BEING AT THE PROLONGATION OF THE
4 WESTERN LINE OF TALMAGE AVENUE, (50 FEET WIDE) AT WHICH POINT
5 IT INTERSECTS THE NORTH LINE OF SAID ALLEY; THENCE SOUTH
6 14°49'06" WEST ALONG SAID PROLONGATION ACROSS THE VACATED
7 ALLEY, AND ACROSS THE WESTERN LINE OF TALMAGE, ALSO BEING THE
8 EASTERN LINE OF LOTS 15 THROUGH 18 INCLUSIVE OF BLOCK "C" OF
9 WITLER'S ESTATE, AND CROSSING TO THE CENTER LINE OF A VACATED
10 ALLEY 127.50 FEET TO A P-K NAIL AT THE CENTERLINE OF SAID
11 VACATED ALLEY; THENCE ALONG THE CENTER LINE OF THE VACATED
12 ALLEY NORTH, 74°44'49" WEST 265.00 FEET TO AN IRON PIPE IN THE
13 EASTERN LINE OF KENTUCKY AVENUE (50 FEET WIDE); THENCE NORTH
14 14°49'06" EAST ALONG THE SAID EASTERN LINE OF KENTUCKY, ALSO
15 BEING THE WESTERN LINE OF LOTS 11 THROUGH 14 OF THE AFORESAID
16 BLOCK "C" OF WITLER'S ESTATE, AND CROSSING OVER THE VACATED
17 ALLEY 127.50 FEET TO AN IRON PIPE IN THE NORTHERN LINE OF SAID
18 ALLEY, ALSO BEING IN THE SOUTHERN LINE OF LOT 38 OF THE
19 AFORESAID LUCAS SUBDIVISION; THENCE NORTH 74°44'49" WEST,
20 ALONG THE LINE COMMON TO LOTS 40 AND 41 150.00 TO THE POINT OF
21 BEGINNING.

22 SAID CONSOLIDATION TRACT CONTAINS 90, 034 SQUARE FEET,
23 2.0669 ACRES MORE OR LESS

1 **LEGAL DESCRIPTION OF KENTUCKY AVENUE THAT WAS VACATED NO CURRENT LOT**
2 **OR PARCEL NUMBER**

3 METES AND BOUNDS DESCRIPTION OF PART OF KENTUCKY
4 AVENUE TO BE VACATED.

5 A TRACT OF LAND BEING PART OF KENTUCKY AVENUE, 50 FEET
6 WIDE IN CITY BLOCK 3965 OF THE CITY OF ST. LOUIS, AND SAID TRACT
7 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

8 COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE
9 OF CHOUTEAU AVENUE 80 FEET WIDE WITH THE WESTERLY LINE OF
10 KENTUCKY AVENUE 50 FEET WIDE; THENCE ALONG SAID WESTERLY
11 LINE, NORTH 14 DEGREES 49 MINUTES AND 06 SECONDS EAST 138.42
12 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF A
13 PRIVATE ALLEY 15 FEET WIDE AND SAID POINT BEING OF THE TRUE
14 POINT BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE
15 CONTINUING ALONG THE WESTERLY LINE OF SAID KENTUCKY AVENUE
16 NORTH 14 DEGREES 49 MINUTES AND 06 SECONDS EAST 120.25 FEET
17 TO THE NORTHERLY LINE OF AN ALLEY 10 FEET WIDE; THENCE ALONG
18 SAID NORTHERLY LINE, SOUTH 74 DEGREES 50 MINUTES 54 SECONDS
19 EAST 50.00 FEET TO THE EASTERLY LINE OF SAID KENTUCKY AVENUE;
20 THENCE ALONG SAID EASTERLY LINE SOUTH 14 DEGREES 49 MINUTES
21 06 SECONDS WEST 120.25 FEET TO THE NORTHERLY LINE OF SAID 15
22 FEET WIDE PRIVATE ALLEY; THENCE ALONG THE WESTERLY
23 PROLONGATION OF SAID NORTHERLY LINE, NORTH 74 DEGREES 50
24 MINUTES 54 SECONDS WEST 50.00 FEET TO THE TRUE POINT OF

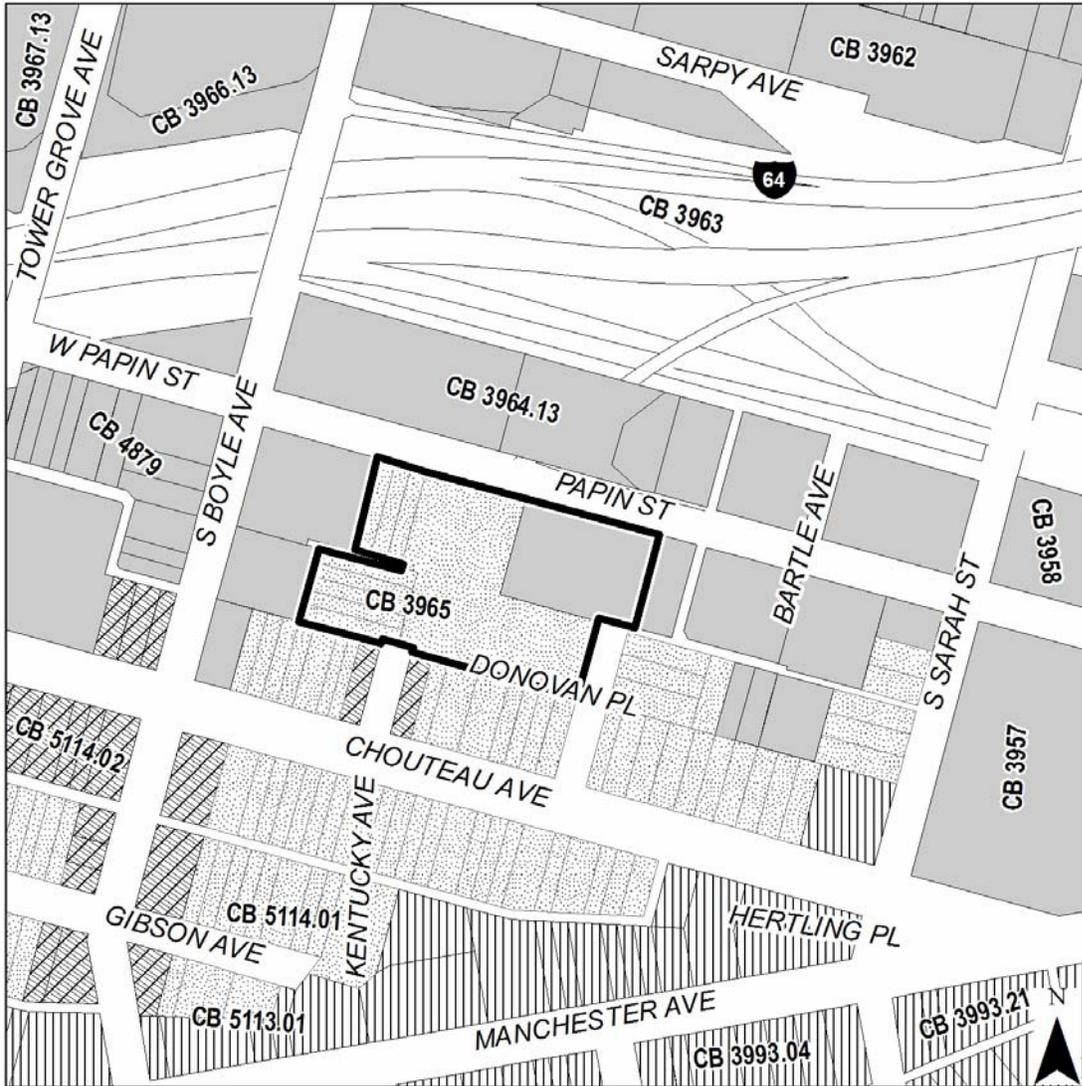
1 BEGINNING, AND CONTAINING 6,012 SQUARE FEET, MORE OR LESS,
2 ACCORDING TO SURVEY NO. 1007-376 EXECUTED BY TOPOS
3 SURVEYING CORP, IN NOVEMBER 2007. BEARINGS BASED ON
4 ASTRONOMIC OBSERVATIONS AND CONVERTED TO GRID NORTH,
5 MISSOURI EAST ZONE.

6 **Property Description of Eastern Lot 43 (4232 Papin Street)**

7 The parcel of land with City Parcel Locator Number 3965-00-0060, commonly
8 known as 4232 Papin Street, being the Eastern 20 feet of Lot 43 of Lucas Subdivision in
9 Cul de Sac Common Fields in City Block 3965 of the City of St. Louis, MO, fronting 20
10 feet on the Southern Line of Papin Street (60 feet wide) by a depth Southwardly between
11 parallel lines of 150 feet, to the Northern Line of an east-west alley 10 feet wide; bound
12 North by Papin Street and East by the Western line of Lot 42.

13 **SECTION 2.** This ordinance being necessary for the preservation of the health,
14 safety and welfare shall take effect and be in full force immediately upon approval by the
15 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 |
| | F Neighborhood Commercial District | | L Jefferson Memorial District |

Rezoning Area

Rezoning from
"B/J" & "B" to "J"

PDA-036-13-REZ



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