BOARD BILL NO. 32 INTRODUCED BY ALDERMAN JOSEPH RODDY

An Ordinance recommended by the Planning Commission on April 3, 2013, to change the zoning of property as indicated on the District Map, from "B" Two-Family Dwelling District and "J" Industrial District to the "J" Industrial District only, in City Block 3965 (917, 919, 921, 923 & 925 Kentucky Avenue and 4146, 4228, 4230 & 4232 Papin Street), so as to include the described parcels of land in City Block 3965; 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 3965 is hereby changed to the "J" Industrial Commercial District, real property being particularly described and shown in Exhibit A as follows:

PARCEL #105:1

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

PARCEL 2: #80:0

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

PARALLEL LINES OF 150 FEET TO AN ALLEY 10 FEET WIDE. BOUNDED NORTH BY PAPIN STREET, EAST BY LOT 4O, SOUTH BY SAID ALLEY AND WEST BY LOT 42.

PARCEL 3: #70:0

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

PARCEL 4: #600:0

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

PARCEL 5: #610:0

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

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

PARCEL 6: #620:0

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

PARCEL 7: #630:0

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

PARCEL 8: #640:0

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

PARCEL 8A:

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

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

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

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

SAID POINT ALSO BEING THE NORTHERN LINE OF AN ALLEY 10 FEET WIDE; THENCE NORTH 74”44”49” WEST, ALONG SAID ALLEY LINE 57.87 FEET TO AN IRON PIPE BEING AT THE PROLONGATION OF THE WESTERN LINE OF TALMAGE AVENUE, (50 FEET WIDE) AT WHICH POINT IT INTERSECTS THE NORTH LINE OF SAID ALLEY; THENCE SOUTH 14”49”06” WEST ALONG SAID PROLONGATION ACROSS THE VACATED ALLEY, AND ACROSS THE WESTERN LINE OF TALMAGE, ALSO BEING THE EASTERN LINE OF LOTS 15 THROUGH 18 INCLUSIVE OF BLOCK “C” OF WITLER’S ESTATE, AND CROSSING TO THE CENTER LINE OF A VACATED ALLEY 127.50 FEET TO A P-K NAIL AT THE CENTERLINE OF SAID VACATED ALLEY; THENCE ALONG THE CENTER LINE OF THE VACATED ALLEY NORTH, 74”44”49” WEST 265.00 FEET TO AN IRON PIPE IN THE EASTERN LINE OF KENTUCKY AVENUE (50 FEET WIDE); THENCE NORTH 14”49”06” EAST ALONG THE SAID EASTERN LINE OF KENTUCKY, ALSO BEING THE WESTERN LINE OF LOTS 11 THROUGH 14 OF THE AFORESAID BLOCK “C” OF WITLER’S ESTATE, AND CROSSING OVER THE VACATED ALLEY 127.50 FEET TO AN IRON PIPE IN THE NORTHERN LINE OF SAID ALLEY, ALSO BEING IN THE SOUTHERN LINE OF LOT 38 OF THE AFORESAID LUCAS SUBDIVISION; THENCE NORTH 74”44”49” WEST, ALONG THE LINE COMMON TO LOTS 40 AND 41 150.00 TO THE POINT OF BEGINNING.

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

LEGAL DESCRIPITION OF KENTUCKY AVENUE THAT WAS VACATED NO CURRENT LOT OR PARCEL NUMBER

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

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

COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF CHOUTEAU AVENUE 80 FEET WIDE WITH THE WESTERLY LINE OF KENTUCKY AVENUE 50 FEET WIDE; THENCE ALONG SAID WESTERLY LINE, NORTH 14 DEGREES 49 MINUTES AND 06 SECONDS EAST 138.42 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF A PRIVATE ALLEY 15 FEET WIDE AND SAID POINT BEING OF THE TRUE POINT BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID KENTUCKY AVENUE NORTH 14 DEGREES 49 MINUTES AND 06 SECONDS EAST 120.25 FEET TO THE NORTHERLY LINE OF AN ALLEY 10 FEET WIDE; THENCE ALONG SAID NORTHERLY LINE, SOUTH 74 DEGREES 50 MINUTES 54 SECONDS EAST 50.00 FEET TO THE EASTERLY LINE OF SAID KENTUCKY AVENUE; THENCE ALONG SAID EASTERLY LINE SOUTH 14 DEGREES 49 MINUTES 06 SECONDS WEST 120.25 FEET TO THE NORTHERLY LINE OF SAID 15 FEET WIDE PRIVATE ALLEY; THENCE ALONG THE WESTERLY PROLONGATION OF SAID NORTHERLY LINE, NORTH 74 DEGREES 50 MINUTES 54 SECONDS WEST 50.00 FEET TO THE TRUE POINT OF

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

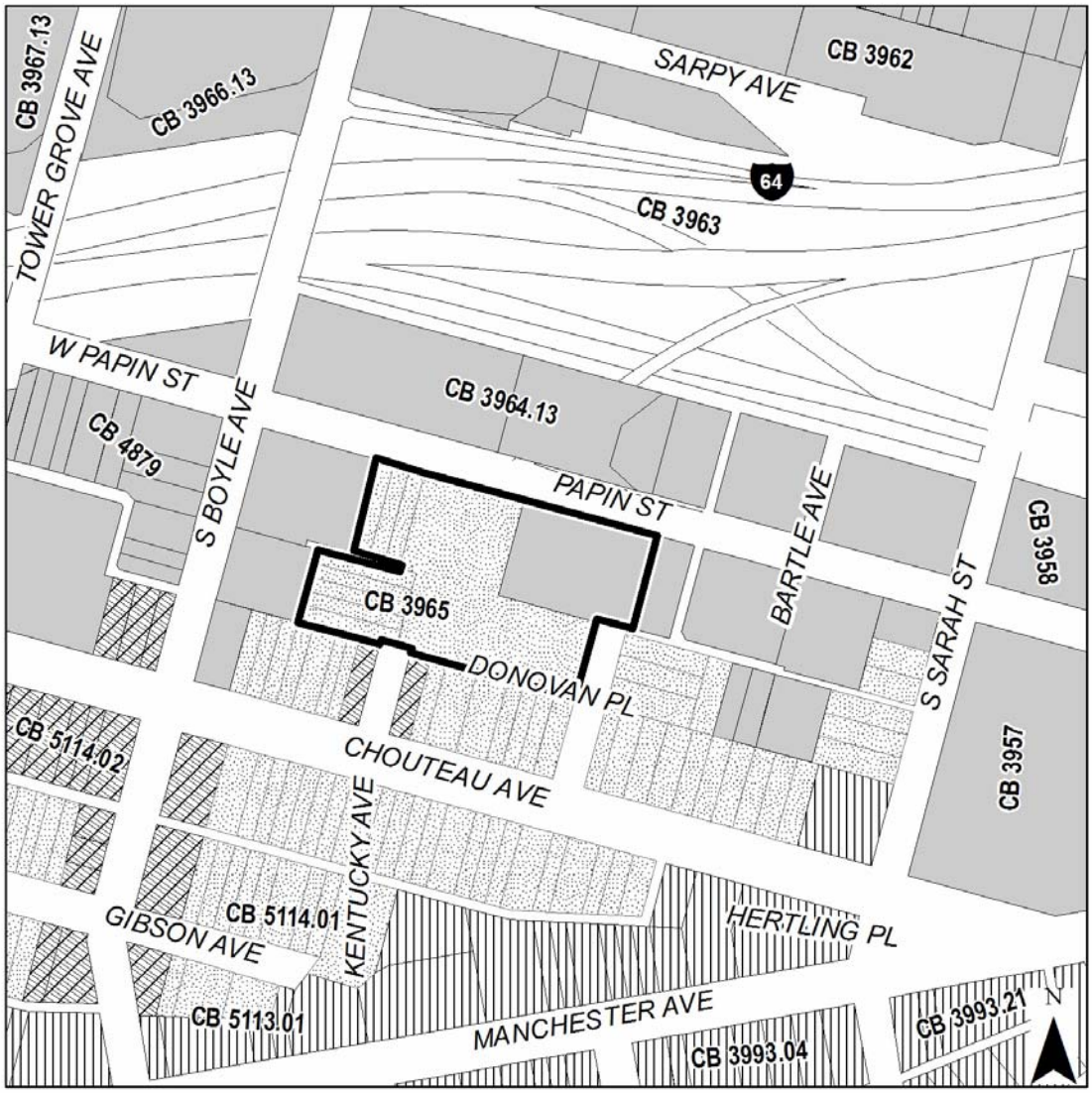
Property Description of Eastern Lot 43 (4232 Papin Street)

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

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
- 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 District
- H Area Commercial District
- I Central Business District
- J Industrial District
- K Unrestricted
- 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