

BOARD BILL NO. #49 INTRODUCED BY ALDERMAN THOMAS VILLA

1 An Ordinance recommended by the Planning Commission on May 2, 2012, to
2 change the zoning of property as indicated on the District Map, from “K” Unrestricted
3 District and both “K” Unrestricted District & “J” Industrial District to the “J” Industrial
4 District only, in City Blocks 3248, 3259 and 3266 (316 E. Catalan, 8718 S. Broadway &
5 416 E. Catalan), so as to include the described parcels of land in City Blocks 3248, 3259
6 and 3266; and 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 Blocks 3248, 3259 and 3266 is hereby changed to the “J” Industrial District, real property
10 being particularly described and shown in Exhibit A as follows:

11 Lot A

12 A tract of land being located in City Blocks 3248, 3250, 3259, 3260, and 3262 of
13 the City of St. Louis, Missouri, being more particularly described as follows:

14 Commencing at an Iron Pipe found at the Northwest corner of Lot 25 of John C.
15 Ivory’s Subdivision of Block 80 of Survey 3 of Carondelet Commons, said point also
16 being the intersection of the south line of Catalan Street, 50 feet wide with the east line of
17 Broadway, 80 feet wide; thence along said East line 645.00 feet to the center line of
18 Lorentz Street, 50 feet wide, as vacated by City ordinance number 55531, said point also
19 being located on the South line of a tract of land as conveyed to 8650 South Broadway
20 LLC, by instrument recorded in Book 11092007, Page 159 of above said city records;
21 thence along last said centerline and said south line, South 49 degrees 53 minutes 00
22 seconds East 120.05 to the POINT OF BEGINNING of the herein described tract; thence

May 11, 2012

Page 1 of 5

Board Bill #49

Sponsor: Alderman Thomas Villa

1 continuing along last described line South 49 degrees 53 minutes 00 seconds East 202.57
2 feet to the centerline of Water Street, 60 feet wide, as vacated by City Ordinance Number
3 50694, said point also being located on the east line of above said 8650 South Broadway
4 LLC tract; thence along last said centerline and along said east line North 41 degrees 47
5 minutes 44 seconds East 89.99 feet; thence departing last described line South 49 degrees
6 51 minutes 10 seconds East 713.70 feet to the centerline of Reilly Street, 60 feet wide as
7 vacated by City Ordinance 36608, said point also being located on the west line of a tract
8 of land as conveyed to The Land Reutilization Authority of the City of St. Louis by
9 instrument recorded in Book 1068, Page 1649 of the City of St. Louis Records; thence
10 along last described line South 41 degrees 43 minutes 10 seconds West 362.53 feet to the
11 North line of the River Des Peres Drainage Works as established by City Ordinance
12 32986; thence along the North line of the River Des Peres Drainage Works as established
13 by City Ordinance 32986 to the East line of above said Broadway; thence along said east
14 line North 41 degrees 47 minutes 44 seconds East 144.69 feet; thence departing last said
15 east line South 49 degrees 53 minutes 00 seconds East 120.05 feet and North 41 degrees
16 47 minutes 44 seconds East 129.06 feet to the Point of Beginning and containing 333,333
17 square feet or 7.652 acres more or less according to calculations performed by Stock and
18 Associates Consulting Engineers, Inc. on March 5, 2009.

19 Lot B

20 A tract of land being located in City Blocks 3248, 3250, 3259, 3260, and 3262 of
21 the City of St. Louis, Missouri, being more particularly described as follows:

22 Commencing at an Iron Pipe found at the centerline of that part of Catalan Street,
23 50 feet wide as vacated by City Ordinance Number 46100; thence along said centerline

1 South 49 degrees 53 minutes 00 seconds East 196.39 feet to the POINT OF BEGINNING
2 of the herein described tract; thence continuing along said centerline South 49 degrees 53
3 minutes 00 seconds East 129.72 feet; thence leaving said centerline South 40 degrees 07
4 minutes 00 seconds West 25.00 feet to the South line of said Catalan Street as vacated by
5 City Ordinance Number 46100, said point also being the centerline of Reilly Street, 60
6 feet wide, as vacated by City Ordinance Number 36608, said point also being located on
7 the west line of a tract of land as conveyed to The Land Reutilization Authority of the
8 City of St. Louis by instrument recorded in Book 1068, Page 1649 of the City of St.
9 Louis Records; thence along last said centerline and along said west line South 41
10 degrees 43 minutes 10 seconds West 555.38 feet; thence departing last described line
11 North 49 degrees 51 minutes 10 seconds West 713.70 feet to the centerline of Water
12 Street, 60 feet wide as vacated by City Ordinance Number 50694, said point also being
13 located on the west line of a tract of land as conveyed to 8650 South Broadway LLC, by
14 instrument recorded in Book 11092007, Page 159 of above said records; thence along last
15 said centerline and along said west line North 41 degrees 47 minutes 44 seconds East
16 179.80 feet; thence departing last described line the following courses and distances:
17 South 49 degrees 46 minutes 00 seconds East 585.32 feet and North 41 degrees 23
18 minutes 27 seconds East 401.34 feet to the Point of Beginning and containing 179,742
19 square feet or 4.126 acres more or less according to calculations performed by Stock and
20 Associates Consulting Engineers, Inc. on March 5, 2009.

21 LOT C

22 A tract of land being located in City Blocks 3248, 3250, 3259, 3260, and 3262 of
23 the City of St. Louis, Missouri, being more particularly described as follows:

1 Beginning at an Iron Pipe found at the centerline of that part of Catalan Street, 50
2 feet wide as vacated by City Ordinance Number 57712; thence along the northern line of
3 said vacation ordinance, North 41 degrees 49 minutes 38 seconds East, 25.01 feet to
4 intersection of the northeastern right-of-way line of above said vacated Catalan Street
5 with the southeastern right-of-way line of Vulcan Street, 60 feet wide; thence along said
6 southeastern right-of-way line North 41 degrees 49 minutes 38 seconds East, 296.92 feet
7 to southwestern right-of-way line of Espenschied Street, 40 feet wide; thence along last
8 said southwestern right-of-way line South 49 degrees 53 minutes 00 seconds East, 654.21
9 feet; South 47 degrees 44 minutes 03 seconds East, 60.00 and South 49 degrees 53
10 minutes 00 seconds East, 514.85 feet to its intersection with the northwestern right-of-
11 way line of Railroad Street, 60 feet wide; thence along said northwestern right-of-way
12 line and its direct southwestern prolongation thereof South 41 degrees 39 minutes 09
13 seconds West, 344.66 feet to the southwestern right-of-way line of above said Catalan
14 Street; thence along said southwestern right-of-way line South 49 degrees 53 minutes 00
15 seconds East, 60.02 feet to its intersection with the northwestern right-of-way line of the
16 Missouri Pacific Rail Road, 50 feet wide; thence along said northwestern right-of-way
17 line South 41 degrees 38 minutes 17 seconds West, 931.20 feet to the northern right-of-
18 way line of the River Des Peres, as established by Ordinance No. 32986; thence along
19 said northern right-of-way line North 49 degrees 25 minutes 52 seconds West, 964.45
20 feet to the centerline of vacated Reilly Street, 60 feet wide, thence along said centerline
21 North 41 degrees 43 minutes 10 seconds East, 923.62 feet to the southwestern right-of-
22 way line of above said Catalan Street; thence North 40 degrees 07 minutes 00 seconds
23 East, 25.00 feet to the centerline of said vacated Catalan Street; thence along said

1 centerline North 49 degrees 53 minutes 00 seconds West, 326.11 feet to the Point of
2 Beginning and containing 1,310,681 square feet or 30.089 acres more or less.

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

PDA-052-12-REZ



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