

BOARD BILL NO. 87 INTRODUCED BY ALDERMAN WILLIAM WATERHOUSE

1 An Ordinance recommended by the Planning Commission on May 8, 2006, to
2 change the zoning of property as indicated on the District Map, from “A” Single-Family
3 Dwelling District and “J” Industrial District to the “J” Industrial District only, in City
4 Blocks 4612 and 4613.11, so as to include the described parcels of land in City Blocks
5 4612 and 4613.11; and containing an emergency clause.

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

7 **SECTION ONE.** The zoning designation of certain real property located in City
8 Blocks 4612 and 4613.11 is hereby changed to the “J” Industrial District, real property
9 being particularly described as follows:

10 A tract of land being part of Lots 1 and 2 of Block 4, and part of Lot 1 of Block 6
11 of “The Glades” a subdivision recorded in Plat Book 3, Page 37 of the St. Louis City
12 Records, including part of the 20 foot wide alley vacated by Ordinance 29576 along the
13 southern line of said Lot 1, and part of original Mitchell Avenue vacated by Ordinance
14 39345, in City Blocks 4612 and 4613-C, in the City of St. Louis, Missouri and more
15 particularly described as follows:

16 Beginning at the Northeast corner of Lot “G” of Brockschmitt Estate, a survey
17 recorded in Survey Record Book 9, Page 47 of the St. Louis City Records, said point
18 being on the Southwesterly line of Dale Avenue, 40 feet wide; Thence in a southwest
19 direction along the Northwest line of said Lot “G”, a distance of 130.00 feet to the
20 Northwest corner thereof; Thence in a Southeast direction along the Southwesterly line of
21 said Lot “G” and the Southwesterly lines of Lots “F”, “E”, “D”, and “C” of said
22 Brockschmitt Estate a distance of 220.16 feet to the southwest corner of said Lot “C”;

1 Thence in a southeast direction in line with a point on the common line between Lots 2
2 and 3 of above said Glades subdivision, said point being 131.00 feet from the southwest
3 corner of last said Lot 2, a distance of 65.2 feet, more or less to the Southeasterly line of
4 an alley, 20 feet wide vacated by City Ordinance 29576, said point being on the
5 Northwesterly line of Lot 3 of said Glades subdivision; Thence in a Southwest direction
6 along the Southeasterly line of said alley and its Southwest prolongation a distance of
7 399.4 feet, more or less to the Northeasterly line of Mitchell Avenue, 40 feet wide as
8 established on Mitchell Terrace, a subdivision recorded in Plat Book 28, Page 23 of the
9 St. Louis City Records; Thence along the Northeasterly line of said Mitchell Avenue the
10 following courses and distances: in a Northwest direction 29.8 feet to a point of curvature
11 to the left, said curve having a radius of 240.00 feet; Thence along said curve an arc
12 distance of 101.54 feet; Thence in a Northwest direction 100.4 more or less to a point of
13 curvature to the left said curve having a radius of 240.00 feet; Thence along last said
14 curve an arc distance of 131.0 feet more or less to the Southwest prolongation of the
15 Southeasterly line of Lot "J" of aforementioned Brockschmitt Estate; Thence in a
16 Northeast direction along last said prolongation line and the Southeasterly lines of said
17 Lot "J" and Lots "I" and "H" of said Brockschmitt Estate a distance of 138.0' more or
18 less to the Northeast corner of said Lot "H", said point being the Southeast corner of a
19 tract of land now or formerly owned by August Blazie by deed recorded in book 5329,
20 page 70 of the St. Louis City Records; Thence in a Northeast direction along the
21 southeasterly line of said Blazie tract a distance of 34.5 feet more or less to the Northeast
22 corner of said Blazie tract; Thence in a Northwest direction along the Northeasterly line
23 of said Blazie tract a distance of 9.20 feet to a point, distance 130.0 feet East of the

1 Southeasterly line of Sanford Avenue; Thence Northeast parallel with Sanford Avenue a
2 distance of 195.43 feet to the Southwesterly line of a 10 foot wide strip conveyed to Paul
3 James, et al, by deed recorded in book 6967, page 27 of the St. Louis City Records;
4 Thence Southeast along the Southwesterly line of said 10 foot wide strip a distance of
5 53.49 feet to the Southeast corner thereof; Thence Northeast along the Southeasterly line
6 of said strip and parallel with Sanford Avenue 10.0 feet to a point distance 150.0 feet
7 Southwest of the Southwesterly line of aforementioned Dale Avenue; Thence Southeast
8 and parallel with the Southwesterly line of said Dale Avenue a distance of 111.71 feet to
9 the Southwest corner of a tract of land now or formerly owned by Arthur and Linda
10 Anderson by deed recorded as daily number 131, on December 1, 1997; Thence in a
11 Northeast direction along the Southeasterly line of said Anderson tract a distance of
12 150.00 feet to the Southwesterly line of aforementioned Dale Avenue; Thence in a
13 Southeast direction along the Southwesterly line of said Dale Avenue a distance of
14 201.15 feet to the point of beginning, inclusive of that portion of the 20 foot wide alley as
15 vacated and that portion of Mitchell Avenue as vacated.

16 **SECTION 2.** This ordinance being necessary for the preservation of the health,
17 safety and welfare shall take effect and be in full force immediately upon approval by the
18 Mayor of the City of St. Louis.

EXHIBIT A



Current Zone

- | | | | |
|--|---------------------------------|--|-------------------------------|
| | A Single Family Dwelling Dist | | G Local Commercial District |
| | B Two Family Dwelling Dist | | H Area Commercial District |
| | C Multiple Family Dwelling Dist | | I Central Business District |
| | D Multiple Family Dwelling Dist | | J Industrial District |
| | E Multiple Family Dwelling Dist | | K Unrestricted District |
| | F Neighborhood Commercial Dist | | L Jefferson Memorial District |

Rezoning Area

**Rezoning Area
from A & J or A only
to J only.**

PDA-089-06-REZ

