

**BOARD BILL NO. 112 INTRODUCED BY ALDERMAN JOSEPH RODDY**

1 An Ordinance recommended by the Planning Commission on July 2, 2014, to  
2 change the zoning of property as indicated on the District Map, from “G” Local  
3 Commercial & Office District and “J” Industrial District to the “J” Industrial District, in  
4 City Block 3956 (3992 Gratiot Street), so as to include the described parcel of land in  
5 City Block 3956; 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 Block 3956 is hereby changed to the “J” Industrial District, real property being  
9 particularly described and shown in Exhibit A as follows:

10 A TRACT OF LAND BEING LOTS 1 THRU 4 OF ST. BERNARD  
11 SUBDIVISION IN CITY CLOCK 3958, PART OF LOTS 9 THRU 16 OF PERRY’S  
12 SUBDIVISION AS RECORDED IN PLAT BOOK 13, PAGE 3 OF THE ST. LOUIS  
13 CITY RECORDER’S OFFICE, PART OF LOT 1 OF WEBER SUBDIVISION AS  
14 RECORDED IN PLAT BOOK 59, PAGE 50 OF THE ABOVE SAID RECORDER’S  
15 OFFICE, AND PART OF GRATIOT STREET, HAWK AVENUE, AND U.S.  
16 HIGHWAY 40 (INTERSTATE 64), FORMERLY KNOWN AS THE OAKLAND  
17 EXPRESS HIGHWAY, AS VACATED BY CITY ORDINANCE 67653 RECORDED  
18 IN BOOK 11272007, PAGE 54 OF THE ABOVE SAID RECORDS, ALL BEING  
19 LOCATED IN CITY BLOCKS 3956 AND 3958 OF THE CITY OF ST. LOUIS, AN  
20 INDEPENDENT CITY, STATE OF MISSOURI AND BEING MORE  
21 PARTICULARLY DESCRIBED AS FOLLOWS:  
22

**July 11, 2014**

**Page 1 of 3**

**Board Bill #112**

**Sponsor: Alderman Joseph Roddy**

1           COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 2 OF  
2 ABOVE SAID WEBER SUBDIVISION, SAID POINT ALSO BEING LOCATED AT  
3 THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF GRATIOT  
4 STREET, 60 FEET WIDE, WITH THE WESTERLY RIGHT-OF-WAY OF SOUTH  
5 VANDEVENTER AVENUE, 95 FEET WIDE; THENCE ALONG SAID SOUTHERLY  
6 RIGHT-OF-WAY LINE OF SAID GRATIOT STREET, NORTH 75 DEGREES 08  
7 MINUTES 06 SECONDS WEST, 239.31 FEET TO THE POINT OF BEGINNING OF  
8 THE HEREIN DESCRIBED TRACT; THENCE DEPARTING SAID SOUTHERLY  
9 RIGHT-OF-WAY LINE, SOUTH 14 DEGREES 51 MINUTES 54 SECONDS WEST,  
10 97.09 FEET TO THE SOUTHERN LINE OF A STREET AND ALLEY VACATION  
11 PER ORDINANCE 67653; THENCE ALONG SAID STREET AND ALLEY  
12 VACATION ALONG A CURVE TO THE LEFT, HAVING A CHORD WHICH  
13 BEARS NORTH 52 DEGREES 06 MINUTES 24 SECONDS WEST, 72.21 FEET, AND  
14 A RADIUS OF 760.17 FEET, AN ARC LENGTH OF 72.24 FEET TO A POINT OF  
15 COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT, HAVING A  
16 CHORD WHICH BEARS NORTH 64 DEGREES 58 MINUTES 55 SECONDS WEST,  
17 206.41 FEET HAVING A RADIUS OF 585.45 FEET, AN ARC LENGTH OF 207.49  
18 FEET TO A POINT OF TANGENCY; THENCE , NORTH 75 DEGREES 08  
19 MINUTES 06 SECONDS WEST, 91.52 FEET; THENCE, NORTH 14 DEGREES 51  
20 MINUTES 54 SECONDS EAST, 34.95 FEET TO THE SOUTHERLY RIGHT-OF-  
21 WAY LINE OF GRATIOT STREET 57.5 FEET WIDE; THENCE ALONG SAID  
22 SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND  
23 DISTANCES, SOUTH 75 DEGREES 08 MINUTES 06 SECONDS EAST, 350.00

**July 11, 2014**

**Page 2 of 3**

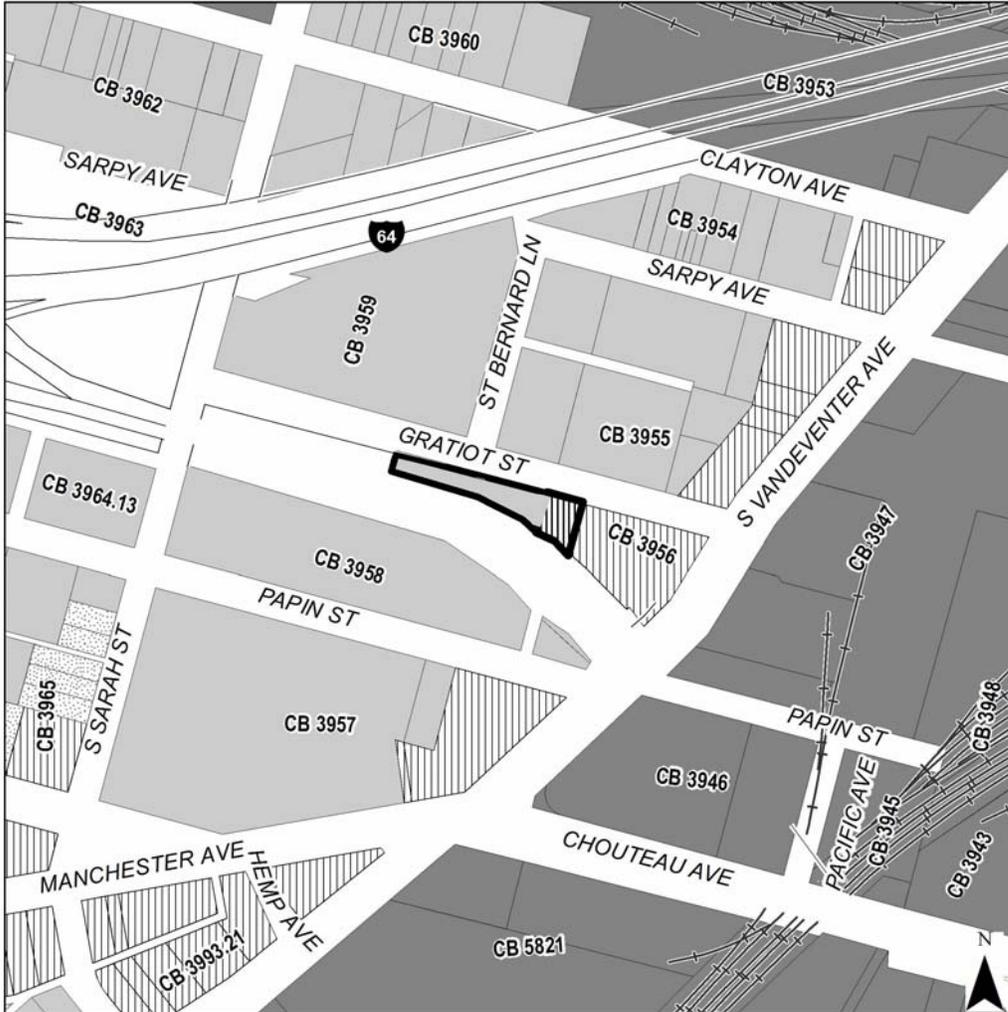
**Board Bill #112**

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1 FEET; SOUTH 14 DEGREES 51 MINUTES 54 SECONDS WEST, 2.50 FEET; AND  
2 SOUTH 75 DEGREES 08 MINUTES 06 SECONDS EAST, 11.15 FEET TO THE  
3 POINT OF BEGINNING AND CONTAINING 18,344 SQUARE FEET OR 0.421  
4 ACRES, MORE OR LESS.

5 **SECTION TWO.** This ordinance being necessary for the preservation of the  
6 health, safety and welfare shall take effect and be in full force immediately upon approval  
7 by the 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 "G" & "J" to "J" only

PDA-141-13-REZ

