

BOARD BILL NO. 241 INTRODUCED BY ALDERMAN JOSEPH RODDY

1 An Ordinance recommended by the Planning Commission on December 7, 2011,
2 to change the zoning of property as indicated on the District Map, from “J” Industrial
3 District to the “H” Area Commercial District, in City Block 4002 (5800 Highlands Plaza
4 Drive and 1110 E. Highlands plaza Drive), so as to include the described parcels of land
5 in City Block 4002; 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 4002 is hereby changed to the “H” Area Commercial District, real property being
9 particularly described and shown in Exhibit A as follows:

10 A tract of land being part of Lot 8 of the Resubdivision of Lot 5B of the Resubdivision of
11 Lot 4 and 5 of Highlands at Forest Park, according to the plat thereof as recorded in Plat Book
12 9212004, Page 30 of the City of St. Louis records, and being located in Block 4002 of he City of
13 St. Louis, Missouri and being more particularly described as follows:

14 Commencing at the Southeasterly corner of above said Lot 8, said point also being the
15 point of intersection of the Westerly line of Highlander, 50 feet wide with the Northerly line of
16 Wise Avenue, 60 feet wide; thence along last said Northerly line North 82 degrees 58 minutes 59
17 seconds West 373.42 feet to the POINT OF BEGINNING of the herein described tract; thence
18 continuing along last said Northerly line the following courses and distances: North 82 degrees 58
19 minutes 59 seconds West 285.46 feet; North 70 degrees 03 minutes 59 seconds West 61.57 feet
20 and North 82 degrees 59 minutes 05 seconds West 451.94 to the Southwest corner of above said
21 Lot 8 said point also being located on the Easterly line of Oakview Place, 50 feet wide; thence
22 departing last said Northerly line and along the Easterly line said Oakview Place and the Westerly
23 line of said Lot 8 North 07 degrees 02 minutes 31 seconds East 277.99 feet to the Southwest

December 9, 2011

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Sponsor: Alderman Joseph Roddy

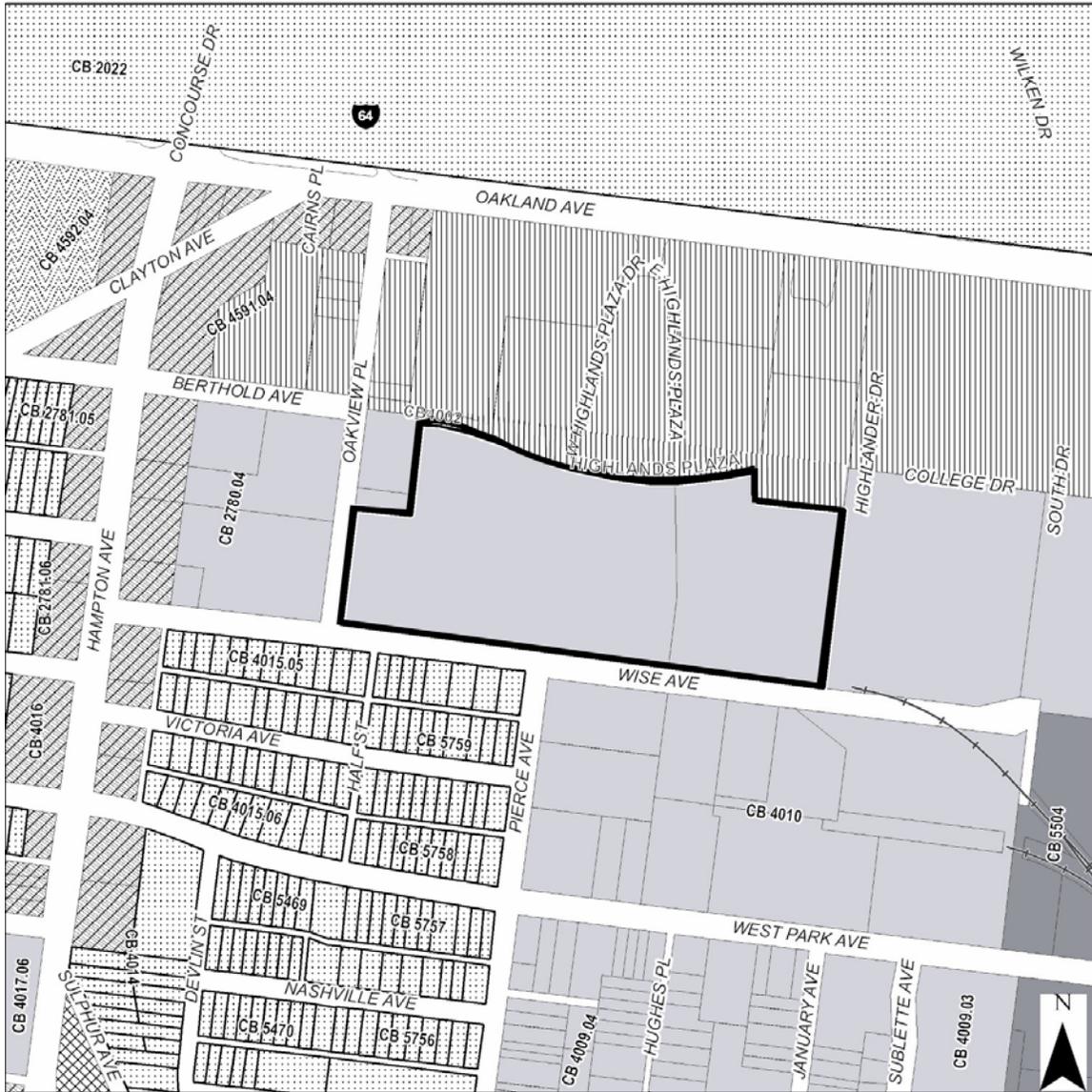
1 corner of a tract of land as conveyed to Consolidated Graphics Properties II, Inc by instrument
2 recorded on February 21, 2006, Daily No. 152 of the above said City of St. Louis records; thence
3 departing last said Easterly and Westerly lines and along said Southerly line of said Consolidated
4 Graphics Properties II, Inc tract South 83 degrees 01 minutes 44 seconds East 133.00 feet to the
5 Southeast corner of said Consolidated Graphics Properties II, Inc tract; thence departing last said
6 Southerly line and along the Easterly line of said Consolidated Graphics Properties II, Inc tract
7 and the Westerly line of said Lot 8 North 07 degrees 02 minutes 31 seconds East 226.62 feet to a
8 point on the Southerly line of Park View Place, 31 feet wide; thence along said Southerly line the
9 following courses and distances: South 83 degrees 00 minutes 15 seconds East 34.50 feet to a
10 point of curvature to the right for which the radius point bears South 06 degrees 59 minutes 45
11 seconds West 451.00 feet; thence along said curve with a chord which bears South 76 degrees 11
12 minutes 23 seconds East 107.02 feet, an arc length of 107.28 feet to a point of tangency; South 69
13 degrees 22 minutes 32 seconds East 179.89 feet to a point of curvature to the left for which the
14 radius point bears North 20 degrees 37 minutes 28 seconds East 771.50 feet; thence along said
15 curve with a chord which bears South 80 degrees 57 minutes 31 seconds East 309.82 feet, an arc
16 length of 311.94 feet to the Westerly line of Lot 8B; thence departing said curve and last said
17 Southerly line South 00 degrees 59 minutes 41 seconds East 279.45 feet and South 07 degrees 01
18 minutes 01 seconds West 175.83 feet to the POINT OF BEGINNING and containing 340,317
19 square feet or 7.813 acres more or less, according to calculations performed by Stock &
20 Associates Consulting Engineers, Inc on October 24, 2006

21 A tract of land being part of Lot 8 of the Resubdivision of Lot 5B of the
22 Resubdivision of Lot 4 and 5 of Highlands at Forest Park, according to the plat thereof as
23 recorded in Plat Book 9212004, Page 30 of the City of St. Louis records, and being located in
24 Block 4002 of he City of St. Louis, Missouri and being more particularly described as follows:

1 Beginning at the Southeasterly corner of above said Lot 8, said point also being the point
2 of intersection of the Westerly line of Highlander, 50 feet wide with the Northerly line of Wise
3 Avenue, 60 feet wide; thence along last said Northerly line North 82 degrees 58 minutes 59
4 seconds West 373.42 feet; thence departing last said Northerly line North 07 degrees 01 minutes
5 01 seconds East 175.83 feet and North 00 degrees 59 minutes 41 seconds West 279.45 feet to a
6 point on a non-tangent curve to the left for which the radius point bears North 02 degrees 32
7 minutes 30 seconds West 771.50 feet said point also being located on the Southerly line of Park
8 View Place, 31 feet wide; thence along said Southerly line the following courses and distances:
9 thence along last said curve with a chord which bears North 85 degrees 24 minutes 46 seconds
10 East 55.08 feet, an arc length of 55.09 feet to a point of tangency and North 83 degrees 22
11 minutes 02 seconds East 154.85 feet to the Westerly line of Lot 7 of above said Rusubdivision of
12 Lot 5B of the Resubdivision of Lot 4 and 5 of Highlands at Forest Park; thence along said
13 Westerly and the Southerly lines of said Lot 7 the following courses and distances: South 06
14 degrees 59 minutes 45 seconds West 69.17 feet and South 83 degrees 00 minutes 15 seconds East
15 207.47 feet to a point on the Westerly line of above said Highlander; thence along said Westerly
16 line South 06 degrees 57 minutes 25 seconds West 431.07 feet to the POINT OF BEGINNING
17 and containing 174,509 square feet or 4.006 acres more or less, according to calculations
18 performed by Stock & Associates Consulting Engineers, Inc on October 24, 2006.

19 **SECTION 2.** This ordinance being necessary for the preservation of the health,
20 safety and welfare shall take effect and be in full force immediately upon approval by the
21 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
 "J" to "H"

PDA-089-11-REZ

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