

INTRODUCED BY Councilmember Hein  
 FIRST READING: November 1, 2023  
 SECOND READING: November 15, 2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIDGETON, MISSOURI, (APPLICATION #23-PZ-12) TO REZONE A PARCEL OF LAND LOCATED AT 13810 AND A SOUTHERN PORTION OF 13812 MISSOURI BOTTOM ROAD, FROM "R-1" SINGLE FAMILY DWELLING DISTRICT AND "A" RURAL DISTRICT TO "M-1" MANUFACTURING DISTRICT, LIMITED.

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(MOBOT FARM HOLDINGS, LLC)

WHEREAS Ordinance #70-25, the Zoning Ordinance, divides the City of Bridgeton into several districts and restricts the character of building which may be erected in each of said districts and the use to which the land and premises may be put; and

WHEREAS MoBot Farm Holdings, LLC has petitioned the City of Bridgeton to rezone a parcel of land located at 13810 and a southern portion of 13812 Missouri Bottom Road from "R-1" Single Family Dwelling District and "A" Rural District to "M-1" Manufacturing District, Limited, as represented on a site plan dated received August 31, 2023; and

WHEREAS by report dated October 25, 2023, the Planning and Zoning Commission, following a Public Hearing, recommends that the rezoning be approved for the property; and

WHEREAS the City Council held a Public Hearing on said rezoning of land on November 1, 2023, following due notice of advertising in a newspaper of general circulation in the City of Bridgeton.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIDGETON, MISSOURI, AS FOLLOWS:

**Section 1.** The rezoning is hereby approved for the property located at 13810 and a southern portion of 13812 Missouri Bottom Road from "R-1" Single Family Dwelling District and "A" Rural District to "M-1" Manufacturing District, Limited, as represented on a site plan dated received August 31, 2023.

**Section 2.** The legal description of this tract of land is as follows:

A tract of land being part of that property conveyed to Mobot Farm Holdings, LLC, by deed recorded in Deed Book 23188, Page 1216 of the St. Louis County Records, situated in U. S. Survey 2038, Township 47 North, Range 5 East, in the City of Bridgeton, St. Louis County, Missouri, being more particularly described as follows:

Commencing at the Southwestern corner of Tract 2 of Adjusted Parcel "A" of "Keeven's Boundary Adjustment Plat" according to the plat thereof recorded in Plat Book 354, Page 660 of the St. Louis County Records, being a point on the Northern right of way line of Missouri Bottom Road, 40 feet wide; thence Southwesterly, along the Northern right of way line thereof and also being the Southern line of that part of Ferguson Lane, formerly 40' wide, conditionally vacated by City of Bridgeton Ordinance No. 06-22, recorded in Deed Book 20847, Page 464 of the St. Louis County Records, South 76 degrees 44 minutes 07 seconds West, 21.78 feet to its intersection with a point on the former Centerline of said vacated Ferguson Lane; thence Northwesterly, along the former Centerline thereof, North 36 degrees 35 minutes 00 seconds West, 4.24 feet to the Point of Beginning of the tract of land hereon described; thence Southwesterly, continuing along the Southern line of said vacated Ferguson Lane and also being along the Northern right of way line of Missouri Bottom Road, 20 feet perpendicular distant North of the as traveled Centerline thereof, South 69 degrees 18 minutes 37 seconds West, 88.83 feet to a point; thence Southwesterly, continuing along the Northern right of way line thereof, South 67 degrees 47 minutes 58 seconds West, 286.71 feet to its intersection with a point on the Northern right of way line of property conveyed to the State of Missouri for the establishment of Missouri State Highway 115 (also known as Relocated South Missouri Bottom Road) in accordance with Report of Commissioners in Cause No. 594074, Division No. 2, of the Circuit Court of St. Louis County, Missouri, a certified copy of which is recorded in Deed Book 8584, Page 1556 of the St. Louis County Records, being 19.87 feet perpendicular distant Northwest of Tangent to Spiral (TS) Centerline Station 30+73.60 thereof; thence Northwesterly, along the Northern line thereof, North 22 degrees 08 minutes 04 seconds West, 30.13 feet to a point, being 50.00 feet perpendicular distant Northwest of Tangent to Spiral (TS) Centerline Station 30+73.60 thereof; thence Southwesterly, continuing along said Northern line of property conveyed to the State of Missouri, South 66 degrees 51 minutes 26 seconds West, 152.64 feet to a point, being 50.00 feet radial distant Northwest of Spiral to Curve (SC) Centerline Station 32+23.60 thereof; thence Southwesterly, continuing along the Northern line of said property conveyed to the State of Missouri for the establishment of Missouri State Highway 115, South 64 degrees 16 minutes 32 seconds West, 6.62 feet to the Southwestern corner of property conveyed to Joseph H. Keeven, Trustee of the Joseph H. Keeven Revocable Trust Dated December 13, 2006, by deed recorded in Deed Book 18738, Page 3662 of the St. Louis County Records; thence Northwesterly, along the Southwestern line thereof, North 36 degrees 35 minutes 00 seconds West, 2436.55 feet to its intersection with a point on the Centerline of a levee; thence Northeasterly, along the Centerline thereof, North 54 degrees 18 minutes 00 seconds East, 510.66 feet to its intersection with a point on the Southwestern line of property conveyed to J & M Keeven Family, LP, by deed recorded in Deed Book 18732, Page 4342 of the St. Louis County Records; thence Southeasterly, along the Southwestern line thereof and the former Centerline of said vacated Ferguson Lane, South 36 degrees 35 minutes 00 seconds East, 2590.13 feet to the point of beginning and containing 29.51 acres, more or less (1,285,488 square feet).

**Section 4.** This ordinance will be in full force and effect from and after its passage and approval.

PASSED THIS 15th DAY OF NOVEMBER, 2023.


APPROVED THIS 15th DAY OF NOVEMBER, 2023.

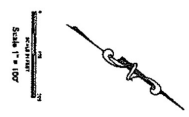
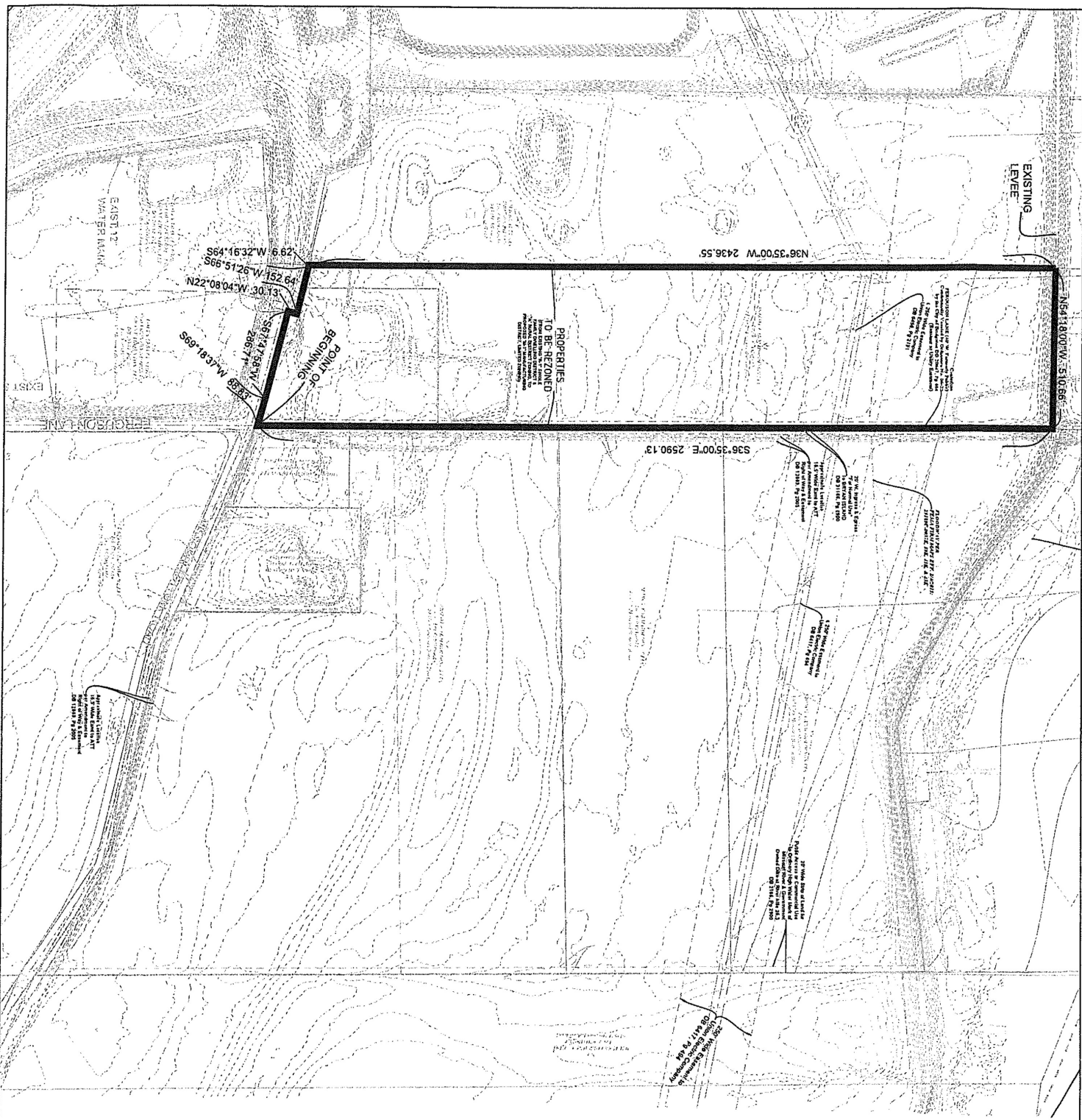
BILL NO. 6403

ORDINANCE NO. 23-49

  
Terry W. Briggs, Mayor

ATTEST:

  
Karen E. Robinson, MRCC-S/CMC  
City Clerk



**FIGURE 111: SITE MAP**

The site map shows the proposed rezoning area, the existing levee, and the surrounding terrain. The site is bounded by the existing levee to the east and the Missouri Bottom Road to the south. The terrain is generally flat, with some minor depressions. The proposed rezoning area is shown in a light gray color. The site map also shows the location of the Point of Beginning and the various bearings and distances of the property boundaries.

**BUDGETARY REZONING APPLICATION**

**1. ABOUT THE REZONING:**

The rezoning is proposed for the property located at the intersection of Missouri Bottom Road and the existing levee. The property is currently zoned as agricultural, but the applicant is requesting a rezoning to residential. The rezoning is necessary because the property is being developed for residential use, and the current zoning does not allow for this use.

**2. THE REZONING AREA:**

The rezoning area is located at the intersection of Missouri Bottom Road and the existing levee. The area is approximately 100 feet wide and 200 feet long. The terrain is generally flat, with some minor depressions.

**3. THE REZONING PROCESS:**

The rezoning process involves the following steps:

- 1. The applicant submits a rezoning application to the Planning Commission.
- 2. The Planning Commission reviews the application and makes a recommendation.
- 3. The rezoning is voted on by the Planning Commission.
- 4. If approved, the rezoning is adopted by the Planning Commission.

Scale: 1" = 100'

0 100 200

MoBot Farm Holdings, LLC  
 1015 Grupp Road  
 St. Louis, MO 63131

**SITE PLAN - REZONING EXHIBIT**  
**13812 MISSOURI BOTTOM ROAD**

NO.	DESCRIPTION	DATE

**The City of St. Louis**  
**Planning Commission**

**CHUCKER B. BARNETT, FUMERER**  
 CHAIRMAN

1000 N. 7th Street, Suite 100  
 St. Louis, MO 63101  
 (314) 425-3300



13810 and part of 13812 Missouri Bottom Road and surrounding area

