

Introduced by: City Manager Nathan Mai-Lombardo

AN ORDINANCE APPROVING THE CONSOLIDATION OF LOT 6 OF PLAT 3, ADJUSTED LOT 7 OF PLAT 8, AND ADJUSTED LOT 9 OF NORTH PARK COMMONLY KNOWN AS 4800 N. HANLEY AND 4901 & 5321 HERN AVENUE, IN THE CITY OF BERKELEY, ST. LOUIS COUNTY, MISSOURI, AND RESUBDIVISION OF SAID LOTS INTO LOTS 1 AND 2, PREPARED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. *(The City Council hereby find and declare that an emergency exists which requires the immediate passage of this ordinance for the preservation of the welfare of the citizens of the City of Berkeley.)*

WHEREAS, North Park Partners, LLC (“Owner”) as fee owner of Adjusted Lot 9 of the Boundary Adjustment Plat as recorded in Plat Book 366, Page 191, Adjusted Lot 7 of North Park Plat 8, as recorded in Plat Book 357 Page 438, all of the St. Louis County, Missouri Records, located in U.S. Surveys 2476 and 3082, Township 46 North, Range 6 East of the Fifth Principal Meridian, in the Cities of Berkeley and Ferguson, Missouri.

WHEREAS, Owner has requested the City Council of the City of Berkeley, Missouri to approve the consolidation to accommodate the construction of an approximately 340,000 square feet warehouse distribution building with an additional 11,400 square foot maintenance building, and to allow the parking necessary to support this new facility to be located on the same lot as the proposed building.

WHEREAS, In order to develop the land per North Park Partners Development Plan and City of Berkeley’s Comprehensive Plan, this adjustment is necessary.

WHEREAS, The City Council accepted the recommendation of the June 14, 2023 meeting of the City Plan Commission and approved the Lot Consolidation and Resubdivision of Lot 6 of Plat 3, Adjusted Lot 7 of Plat 8, and adjusted Lot 9 of North Park into Lots 1 and 2.

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

Section 1. The Lot Consolidation of Lot 6 of Plat 3, Adjusted Lot 7 of Plat 8, and Adjusted Lot 9, and subsequent Resubdivision into Lots 1 and 2 by George Stock, Professional Engineer with Stock Associates, meet all requirements and regulations, of the City of Berkeley Municipal Code and is approved for filing.

Section 2. This Ordinance shall be in full force and effect from and after its date of passage.

Section 3. The City Council hereby find and declare that an emergency exists which requires the immediate passage of this ordinance for the preservation of the welfare of the citizens of the City of Berkeley.

1st Reading this _____ day of _____ 2023

2nd Reading this _____ day of _____ 2023

3rd Reading, PASSED and APPROVED, this **day of** **2023**

Babatunde Deinbo, Mayor

ATTEST:

Deanna L. Jones, City Clerk

Approved as to Form:

Donnell Smith, City Attorney

Final Roll Call:

Councilwoman Verges Aye ___ Nay ___ Absent ___ Abstain ___

Councilwoman Williams Aye ___ Nay ___ Absent ___ Abstain ___

Councilman Hoskins Aye ___ Nay ___ Absent ___ Abstain ___

Councilwoman Anthony Aye ___ Nay ___ Absent ___ Abstain ___

Councilman Hindeleh Aye ___ Nay ___ Absent ___ Abstain ___

Councilwoman-at-Large Crawford-Graham

Aye ___ Nay ___ Absent ___ Abstain ___

Mayor Deinbo Aye ___ Nay ___ Absent ___ Abstain ___