

**Introduced by: City Manager Debra M. Irvin**

**AN ORDINANCE APPROVING A SITE PLAN WITH IMPROVEMENTS, AND A LOT CONSOLIDATION FOR NORTH PARK PLAT FOURTEEN CONSISTING OF LOT 3, PLAT 3 AND LOT 4B, PLAT 4 OF NORTH PARK, COMMONLY KNOWN AS 4600 N. HANLEY AND 8641 EVANS LANE, IN THE CITY OF BERKELEY, MISSOURI**

**WHEREAS,** Stock and Associates Consulting Engineer’s Inc. behalf of Arc Esbkymo001, LLC (hereinafter “Petitioner”) comes now requesting a Site Plan with Improvements and Lot Consolidation for NorthPark Plat Fourteen consisting of Lot 3, Plat 3 and Lot 4b, Plat 4 of NorthPark, commonly known as 4600 N. Hanley and 8641 Evans Lane, in the City of Berkeley, Missouri for the purpose of constructing an addition (hereinafter referred to as the “Subject Property”), which is currently zoned AD – Airport District; and

**WHEREAS,** Petitioner has filed its petition and has submitted an application in support of its petition; the said application and site plan is attached hereto as “Exhibit A,” and appeared before the City Plan Commission on December 9, 2020; and

**WHEREAS,** the City Plan Commission voted to recommend that the City Council hold a public hearing, pursuant to public notice as required by law, with respect to Petitioner’s application; and that the City Council grant the requested petition approval of a site plan with improvements and a lot consolidation, for the purpose of constructing an addition to the existing building, subject to the following conditions:

1. This site improvements shall comply with all the applicable regulations pertaining to health, safety for vehicular and pedestrian traffic, zoning, building, sign codes, fire and safety protection standards as required by the City Fire Department, City of Berkeley, and St. Louis County.
2. The area shall be maintained and kept free and clear of any debris or trash or weeds. All plants/trees/bushes and landscaped material will be properly maintained.
3. During the construction phase, the developer/builder will utilize all BMP’s and all applicable regulations.
4. No building or apportion thereof shall encroach in established easements or setbacks.
5. Site shall comply with Section 400.195 AD, subsection (H) and (I).
6. The owner shall file the new site plan with Saint Louis County.
7. Minimum Site Requirements, Section 400.195 (H)(1) Performance Standards.

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

**Section 1.** The Site Plan and Lot Consolidation Plan as approved by the City Plan Commission, is hereby received and hereby approved by the Council of the City of Berkeley.

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

1st Reading this 04<sup>th</sup> day of January 2021

2nd Reading this \_\_\_\_\_ day of \_\_\_\_\_ 2021

3rd Reading, PASSED and APPROVED, this \_\_\_\_\_ **day of** \_\_\_\_\_ **2021**

\_\_\_\_\_  
Babatunde Deinbo, Mayor

ATTEST:

\_\_\_\_\_  
Deanna L. Jones, City Clerk

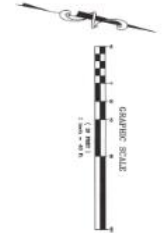
\_\_\_\_\_  
Approved as To Form:  
Donnell Smith, City Attorney

Final Roll Call:

Councilwoman Mitchell	Aye	___	Nay	___	Absent	___	Abstain	___
Councilwoman Williams	Aye	___	Nay	___	Absent	___	Abstain	___
Councilwoman Hoskins	Aye	___	Nay	___	Absent	___	Abstain	___
Councilwoman Anthony	Aye	___	Nay	___	Absent	___	Abstain	___
Councilman Hindeleh	Aye	___	Nay	___	Absent	___	Abstain	___
Councilwoman-at-Large Greene	Aye	___	Nay	___	Absent	___	Abstain	___
Mayor Deinbo	Aye	___	Nay	___	Absent	___	Abstain	___

**LEGEND**

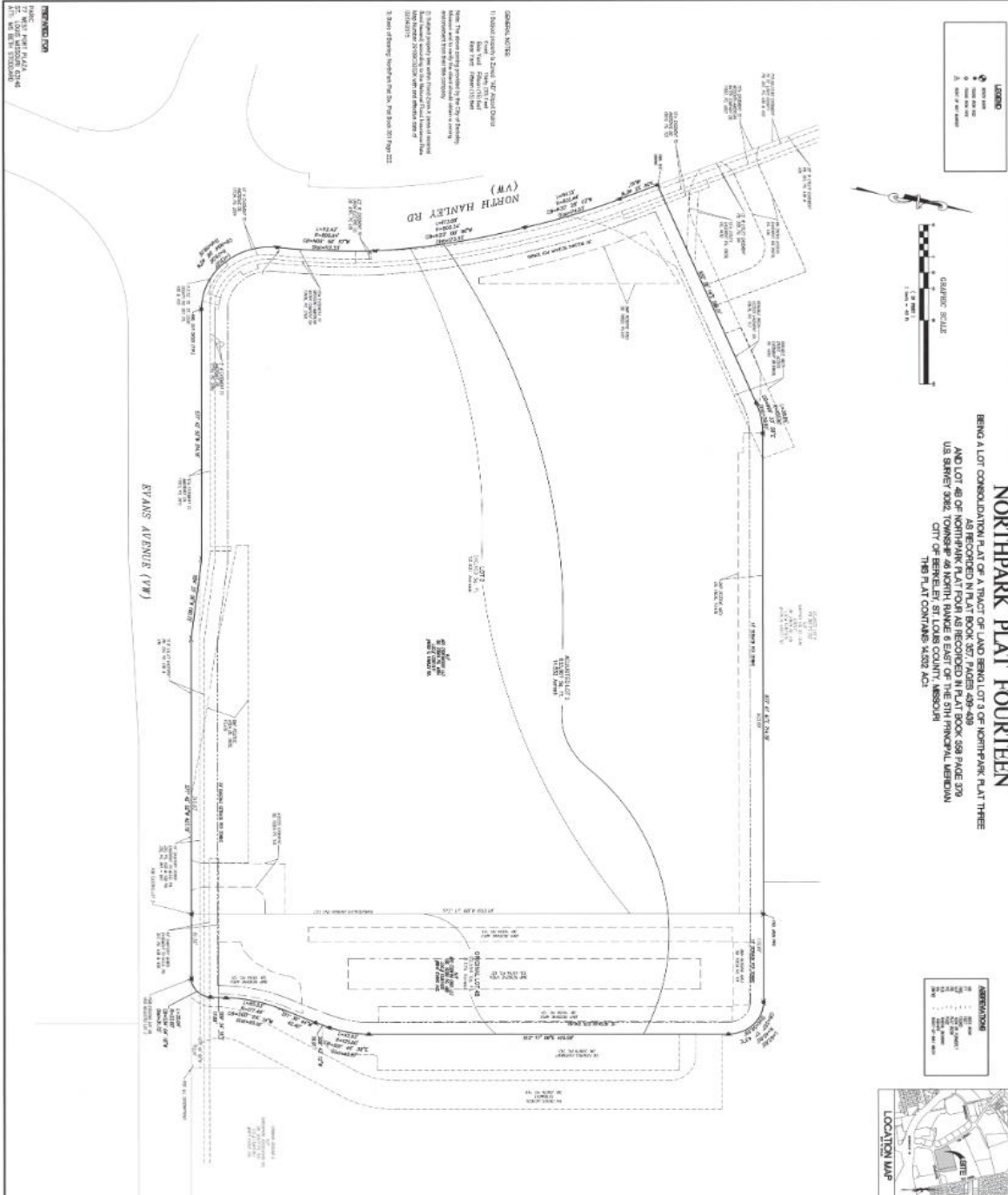
- 1. Proposed New Lot
- 2. Existing Lot
- 3. Lot to be Deleted



**NORTH PARK PLAT FOURTEEN**  
 BEING A LOT CONSOLIDATION PLAT OF A TRACT OF LAND BEING LOT 2 OF NORTH PARK PLAT THREE  
 AND LOT 48 OF NORTH PARK PLAT FOUR BEING RECORD BOOK 1003 PAGE 159 PAGE 129  
 U.S. SHAWY 3082, TOWNSHIP 48 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN,  
 CITY OF BERKELEY, ST. LOUIS COUNTY, MISSOURI  
 THIS PLAT CONTAINS 4,522 AC.

**ABBREVIATIONS**

- 1. Proposed New Lot
- 2. Existing Lot
- 3. Lot to be Deleted



**GENERAL NOTES**

1. All lots shown on this plat are to be created by the consolidation of the lots shown on the plat.
2. The area shown on this plat is the same as the area shown on the plat of North Park Plat Three and North Park Plat Four.
3. All bearings and distances are as shown on the plat.
4. All lots shown on this plat are to be created by the consolidation of the lots shown on the plat.

**PREPARED BY**  
 STOCK & ASSOCIATES  
 CONSULTING ENGINEERS, INC.  
 1012 S. MAIN ST.  
 ST. LOUIS, MO 63102

CONSOLIDATION PLAT  
**NORTH PARK PLAT FOURTEEN**  
 4500 N. HANLEY RD.

PREPARED BY:  
**Stock & Associates**  
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DATE: 10/22/11  
 SHEET NO. 1 OF 2