

Introduced by: City Manager Nathan Mai-Lombardo

AN ORDINANCE VACATING AND DISCONTINUING PUBLIC USE OF A PORTION OF SPRINGDALE ROAD IN THE NORTH PARK REDEVELOPMENT AREA

WHEREAS, the City Council accepts the recommendation of City Plan Commission to vacate the identified property; and

WHEREAS, in order to develop the land per North Park Partners Development Plan and City of Berkeley's Comprehensive Plan, this vacation is necessary; and

WHEREAS, as a part of said approval process it was determined that it would not inconvenience the public or the citizens of the City to discontinue the right-of-way.

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

Section 1. The Council of the City of Berkeley, Missouri hereby declares that it is necessary, reasonable, and proper to discontinue and to forever vacate the public roadway described as follows:

Right of Way Vacation Plat

A Tract of Land Being Part of Springdale Ave, 60 Feet Wide, per NorthPark Plat Eight as Recorded in Plat Book 362, Page 546, Located in Township 46 North, Range 6 East of the 5th P.M., City of Berkeley, St. Louis County, Missouri

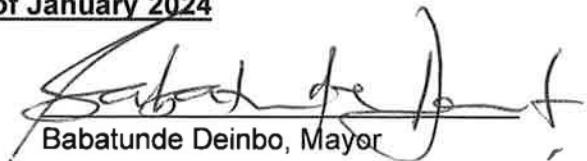
Section 2. The statutory right of reversion in the owners of the abutting property is hereby confirmed.

Section 3. This Ordinance shall be in full force and effect from and after the date of its passage.


1st Reading this 08th day of January 2024

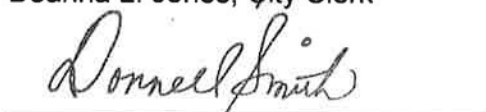
2nd Reading this 08th day of January 2024

3rd Reading, PASSED and APPROVED, this 22nd day of January 2024


Babatunde Deinbo, Mayor

ATTEST:


Deanna L. Jones, City Clerk


Donnell Smith, City Attorney

Approved as to Form:
Donnell Smith, City Attorney

Final Roll Call:

Councilwoman Verges	Aye <u>X</u> Nay ___ Absent ___ Abstain ___
Councilwoman Williams	Aye <u>X</u> Nay ___ Absent ___ Abstain ___
Councilman Hoskins	Aye ___ Nay <u>X</u> Absent ___ Abstain ___
Councilwoman Anthony	Aye <u>X</u> Nay ___ Absent ___ Abstain ___
Councilman Hindeleh	Aye <u>X</u> Nay ___ Absent ___ Abstain ___
Councilwoman-at-Large Crawford-Graham	Aye <u>X</u> Nay ___ Absent ___ Abstain ___
Mayor Deinbo	Aye <u>X</u> Nay ___ Absent ___ Abstain ___

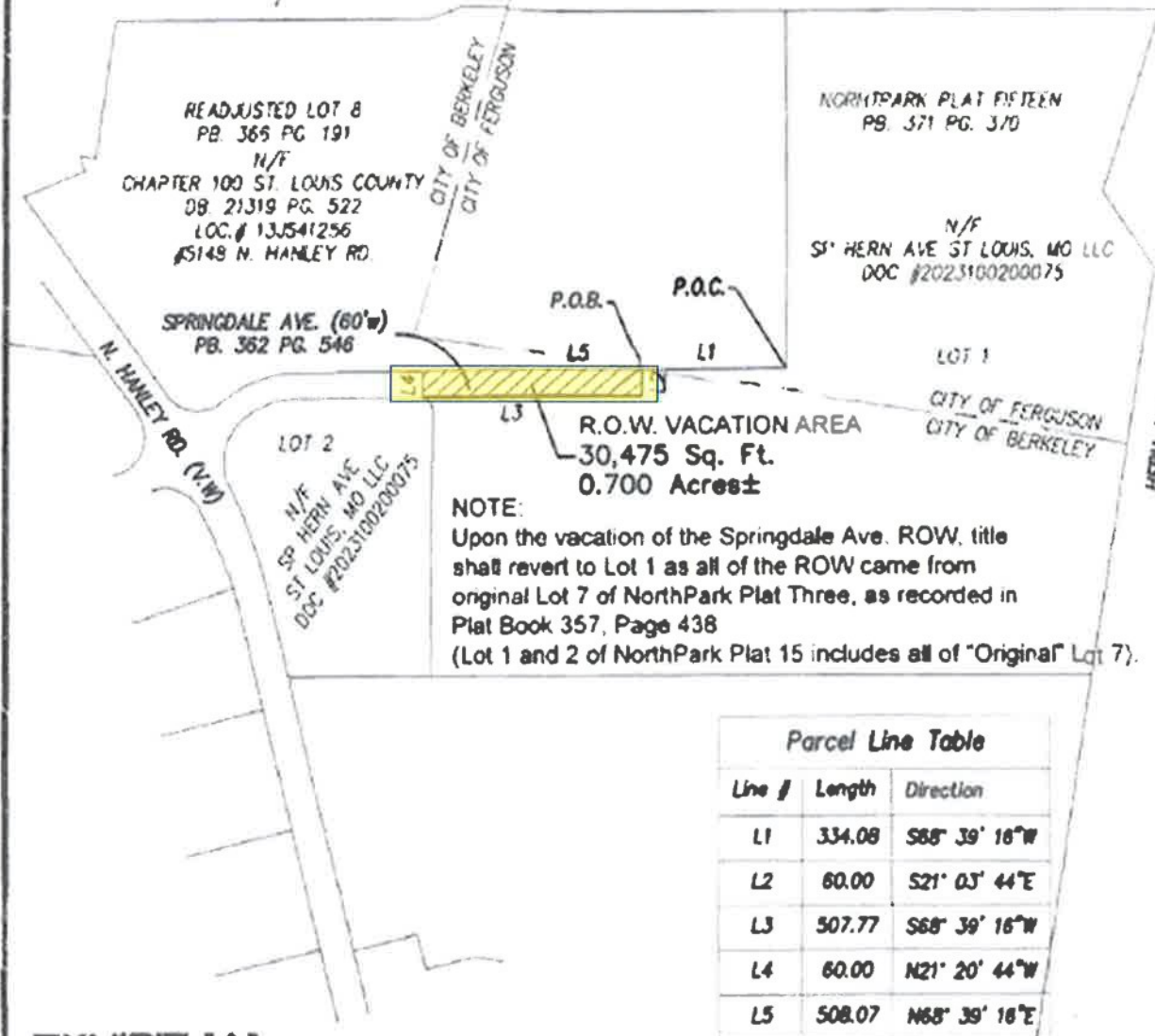
STREET VACATION EXHIBIT:

GRAPHIC SCALE



(IN FEET)

1 inch = 400 ft.



NOTE:
 Upon the vacation of the Springdale Ave. ROW, title shall revert to Lot 1 as all of the ROW came from original Lot 7 of NorthPark Plat Three, as recorded in Plat Book 357, Page 438 (Lot 1 and 2 of NorthPark Plat 15 includes all of "Original" Lot 7).

Parcel Line Table		
Line #	Length	Direction
L1	334.08	S68° 39' 18"W
L2	60.00	S21° 03' 44"E
L3	507.77	S68° 39' 18"W
L4	60.00	N21° 20' 44"W
L5	508.07	N68° 39' 18"E

EXHIBIT "A"

RIGHT OF WAY VACATION PLAT

A TRACT OF LAND BEING PART OF SPRINGDALE AVE. 60 FEET WIDE, PER NORTH PARK PLAT EIGHT AS RECORDED IN PLAT BOOK 362, PAGE 546, LOCATED IN TOWNSHIP 46 NORTH, RANGE 6 EAST OF THE 5TH P.M., CITY OF BERKELEY, ST. LOUIS COUNTY, MISSOURI

Stock & Associates
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 Chesterfield, MO. 63005
 (636) 530-9100

DATE 8/10/23

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8425 Airport Road Berkeley Missouri 63134-2098 (314) 524-3313

MEMORANDUM

TO: Mayor Deinbo and City Planning Commission

FROM: Planning and Development

SUBJECT: **Case 23-25; A request from Stock & Associates on behalf of SP Hern Ave MO LLC to vacate a portion of Springdale Avenue in North Park.**

MEETING DATE: December 12, 2023

Applicant seeks to vacate a portion of Springdale Avenue in North Park.

STAFF RECOMMENDATION: Approval



APPLICATION INFORMATION

Applicant Information:	Stock & Associates Consulting Engineers 257 Chesterfield Business Parkway St. Louis, Missouri
Status of Applicant:	Consulting engineer
City Council Ward(s):	Ward 4
Parcel ID Number:	None; adjacent to former parcel 13J541201.
Area of Property:	.70 Acres
Current/Past Use of the Property:	Vacant
Prior Zoning Cases/History:	none
Surrounding Zoning:	<u>North:</u> AD North Park <u>South:</u> AD North Park <u>East:</u> AD North Park <u>West:</u> AD North Park

Parking Required: N/A

MAPS

City of Berkeley Zoning and Aerial/Parcel Map:

(see attached)



STREET VACATION ANALYSIS:

In 2022 and 2023 the Owner of this property (SP Hern Ave St. Louis MO LLC, c/o Scannell Properties) acquired 4800 N. Hanley and 4901 & 5321 Hern Avenue within the Cities of Berkeley and Ferguson, and subsequently filed applications with both cities to consolidate the properties and then build a 340,000+ square foot cold storage warehouse. This project was approved by both municipalities, and the site is currently being graded for the building foundation.

The Applicant is now requesting vacation of a portion of Springdale Avenue adjacent to the new facility, to control access to the property and to provide additional space for parking. The City recommends approval of this street vacation for the following reasons:

1. The requested portion of Springdale Avenue is an unpaved 'paper street'.
2. The new facility being built will block any future extension of Springdale.
3. Even if Springdale Avenue could be extended, that would only serve to bring more truck traffic into a residential neighborhood immediately east of the property.
4. The Ferguson/Berkeley boundary cuts in front of the proposed street vacation.

For all these reasons Staff feels it is reasonable to vacate this portion of Springdale Avenue and deed it to the property owner.

PLANNING COMMISSION RECOMMENDATION OPTIONS

1. –Recommend approval of the applicant's request.
2. –Recommend denial of the applicant's request.

PREPARED BY: Elliot Liebson, Director of Planning and Development

REVIEWED BY: Nathan Mai-Lombardo, City Manager



Springdale Avenue; Aerial photo showing proposed street vacation



Zoning Map of Site.