

BILL NO. 7135

ORDINANCE NO. 6994

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A MAJOR SUBDIVISION PLAT FOR CERTAIN PROPERTY KNOWN AS 111 and 121 SOUTH MERAMEC AVENUE AND VACATING AND ACCEPTING DEDICATION OF RIGHT-OF-WAY TO RELOCATE AN ALLEY IN THE CITY OF CLAYTON, MISSOURI

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WHEREAS, there presently exist in the City of Clayton two lots addressed 111 and 121 South Meramec Avenue and a portion of an east-west alley (hereinafter "Alley to be Vacated"), more particularly described as follows:

- 111 South Meramec Avenue: A tract of land situated in the City of Clayton, County of St. Louis and State of Missouri, lying in part of US Survey 1918, Township 45 North, Range 6 East, being Lot 8, and part of Lot 7, in said Block 2 of Town of Clayton, a subdivision filed of record in Plat Book 1, Page 6 of the land records of said St. Louis County, Missouri.
- 121 South Meramec Avenue: A tract of land situated in the City of Clayton, County of St. Louis and State of Missouri, lying in part of US Survey 1918, Township 45 North, Range 6 East, being Lot A of The School Lot of Block 2, a subdivision filed for record in Plat Book 346, Page 301 of the land records of said St. Louis County, Missouri.
- Alley to be Vacated: Part of an East-West Alley, 20 feet wide, in Block 2 of Town of Clayton, a subdivision filed for record in Plat Book 1, Page 6 of the land records of said St. Louis County, Missouri.

WHEREAS, the proposed redevelopment of the property addressed 121 South Meramec Avenue will encompass the Alley to be Vacated; the Alley to be Vacated is shown as shaded on the plat attached hereto as "Exhibit A", and made part of this Ordinance; and

WHEREAS, the owner of said property desires to consolidate the Alley to be Vacated into one lot and dedicate alternative right-of-way, in accordance with the City of Clayton Subdivision Ordinance, and has submitted the plat of said property to the City Council of the City of Clayton for approval, which plat is attached hereto, marked "Exhibit B", and made part of this Ordinance; and

WHEREAS, on February 2, 2026, the City Plan Commission considered and approved the site plan for the associated development of the property addressed 121 South Meramec Avenue; and

WHEREAS, the City Plan Commission has considered the plat and related alley right of way vacation and conveyance and recommended approval as hereinafter provided; and

WHEREAS, the City Council finds and believes that vacation of the Alley to be Vacated and accepting dedication of right-of-way to relocate the alley will be in the best interest of the City and its residents.

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

Section 1. The City Council hereby vacates the following strip of land: The portion shown as shaded on the plat attached hereto as Exhibit A being part of the east-west alley located between

South Meramec Avenue to the east and the north-south alley to the west within the block bounded by Carondelet Avenue, Bonhomme Avenue, South Brentwood Boulevard and South Meramec Avenue as shown on the plat recorded in Plat Book 1, Page 6 of the St. Louis County Records.

Section 2. The City's Certification block of Exhibit A shall be revised to reflect approval by the City Council, not "Department of Public Services" and replace the signature of the Director of Public Works with the City Manager. The owner (applicant) must provide a mylar for the appropriate City of Clayton signatures.

Section 2. The City Council hereby authorizes this Ordinance to be recorded with the St. Louis County Recorder of Deeds as evidence of such vacation. In the event that the Recorder of Deeds will not accept such Ordinance, alone, the City Manager is hereby authorized to execute an appropriate Deed of Vacation in order to effectuate the purposes of this Ordinance.

Section 4. The consolidation and boundary adjustment of the above-described property in accordance with the plat attached hereto and marked "Exhibit B" and made part of this ordinance is hereby approved and the plat is authorized to be filed in the office of the Recorder of Deeds.

Section 5. The City Clerk of the City of Clayton is authorized and directed on behalf of the City to sign the original plat of consolidation of the subject property. The owner (applicant) must provide a mylar for the appropriate City of Clayton signatures per the Subdivision Ordinance requirements.

Section 6. Approval of this Plat and vacation and acceptance of right-of-way to relocate the east-west alley are intended solely to facilitate redevelopment of the subject property in accord with the Site Plan approved by the City Plan Commission on February 2, 2026, which site plan approval is subject to lapse and will become void if no building permit has been issued within one (1) year from the date of the Site Plan approval pursuant to Section 405.1060 of the Clayton Zoning Code. Accordingly, if approval of the Site Plan lapses or Site Plan approval becomes void the plat approval and right-of-way changes approved hereby shall also lapse and become void and this Ordinance shall be of no further force and effect.

Section 7. The owner (applicant) must submit to the City Clerk proof of filing showing the book and page from the St. Louis County Recorder of Deeds Office prior to application for construction permits for the property as approved under the Site Plan.

Section 8. The owner (applicant) shall be responsible for construction and installation of the relocated alley within the relocated right-of-way per specifications of the City of Clayton and Department of Public Works prior to issuance of any occupancy permit for the property at 121 South Meramec Avenue.

Section 9. This Ordinance shall be in full force and effect from and after its passage by the City Council.

Passed this 10<sup>th</sup> day of March, 2026

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Mayor

ATTEST:

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City Clerk