

AN ORDINANCE APPROVING THE FINAL PLAT FOR LOT CONSOLIDATION, THEREBY COMBINING SEVERAL LOTS OF CONTIGUOUS PROPERTY AS DESCRIBED HEREIN, ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND PART OF LOTS 10, 11, 12, & 13 AND THAT PART OF THE ALLEY NOW VACATED IN BLOCK 2 OF STRODTMAN'S ADDITION IN THE CITY OF RICHMOND HEIGHTS, MISSOURI, TO ALLOW THESE TRACTS OF LAND TO BECOME NEW "CONSOLIDATED LOT 1" TO FULFILL APPROVED SITE PLAN, PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR THE CONSTRUCTION OF A MIXED-USE, 187 UNIT, MULTI-FAMILY COMMUNITY KNOWN AS BOLAND PLACE APARTMENTS.

WHEREAS, I.L.I. LLC is seeking a boundary adjustment to allow for construction of a Mixed-Use 187 Unit Multi-Family Community and requires lot consolidation of certain tracts of contiguous properties, all a part of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and Parts of Lots 10, 11, 12, & 13 and that part of the alley now vacated in Block 2 of Strodtman's Addition, in the City of Richmond Heights, Missouri, to become new "Consolidated Lot 1" at 1301, 1313, 1319, and 1325 Boland Place and being more particularly described as follows:

LEGAL DESCRIPTION
"CONSOLIDATED LOT 1"

A TRACT OF LAND BEING LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND PART OF LOTS 10, 11, 12, & 13, AND THAT PART OF THE ALLEY NOW VACATED IN BLOCK 2 OF STRODTMAN'S ADDITION PLAT BOOK 8 PAGE 3, ST. LOUIS COUNTY MISSOURI.

WHEREAS, the City Council deems the application, the material furnished and the Final Plat, as presented in "Exhibit A", to be sufficient to applicable sections of the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RICHMOND HEIGHTS, MISSOURI, as follows:

SECTION 1. The Boundary Adjustment Plat submitted by the City of Richmond Heights, Missouri, being a boundary adjustment of parcels of adjacent, contiguous properties in Richmond Heights, Missouri, as described and shown on the plat attached hereto as Exhibit "A", is hereby approved subject to the following condition:

- A) Approval of the Final Boundary Adjustment Plat by the City Council shall be certified on the document to be filed for record over the signature of the Mayor, the City Clerk, and the seal of the City of Richmond Heights. The Final Boundary Adjustment Plat, endorsed with the approval of the City Council, together with a certified copy of the ordinance granting such approval shall be filed for record in the office of the St. Louis County Recorder of Deeds at the expense of the petitioner. Within ten (10) days after the

recording of the Final Plat, the subdivider shall file with the Zoning Administrator a copy of such recorded Final Plat and ordinance, or the book and page number thereof, for the City's file.

SECTION 2. The Mayor and the City Clerk are authorized to endorse on the Final Plat described above in Section 1 the approval of the City Council and to affix thereto the seal of the City of Richmond Heights, Missouri.

SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect and be in full force on the thirty-first day following its passage and being signed as provided by law.

PASSED and APPROVED this 1st day of February, 2016.

JAMES J. BECK
MAYOR

ATTEST:

PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED AS TO FORM:

KENNETH J. HEINZ
CITY ATTORNEY

First reading: January 19, 2016

Second reading: February 1, 2016

