

**A ZONING ORDINANCE, AS AUTHORIZED UNDER SECTION 405.390 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI, APPROVING A SITE PLAN FOR STEP UP TLP, LLC, LOCATED AT 101, 103 AND 105 MORGAN TRAILS COURT**

WHEREAS, an application for site plan approval was filed on April 3, 2014 by Cathy Pritchett; and

WHEREAS, property owners within three hundred (300) feet of 101, 103 and 105 Morgan Trails Court were notified by mail on April 17, 2014 and signage was posted at the property site; and

WHEREAS, the public was notified of the public hearing by publication in the Warren County Record on April 10, 2014; and

WHEREAS, a public hearing was held on May 1, 2014, by the Planning and Zoning Commission, to solicit input from the public; and

WHEREAS, the Planning and Zoning Commission of the City of Warrenton at their meeting of May 1, 2014, following said public hearing, recommended approval of said site plan; and

WHEREAS, the public was notified of the public hearing by publication in the Warren County Record on May 1, 2014; and

WHEREAS, a public hearing was held on May 20, 2014, by the Board of Aldermen, to solicit input from the public; and

WHEREAS, the Board of Aldermen of the City of Warrenton at their meeting on May 20, 2014, following said public hearing, after due and careful consideration, has concluded that the approval of the site plan for a transitional living facility, located at 101, 103 and 105 Morgan Trails Court is in the best interest of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WARRENTON, MISSOURI, AS FOLLOWS:**

**SECTION I.** As authorized in the Zoning Ordinance of the City of Warrenton, Section 405.390 of Article VI of Title IV of the Municipal Code of the City of Warrenton, and approving a site plan:

- 1) The Application for Site Plan Approval accompanied with a Site Plan on the tract of land described as:

Lot 1 of Market Street Villas according to the Plat Map thereof recorded in Slide D,

pages 69 and 70, in the Office of the Recorder of Deeds, Warren County, Missouri.

- 2) Said Application for Site Plan Approval accompanied with a Site Plan heretofore filed is hereby APPROVED for the proposed use and development contained therein for a transitional living facility.
- 3) All uses and development approved in Section (2) is subject to all the regulations and requirements contained in Section 405.100, "R-3" High Density Residential District of the Zoning Ordinances of the City.
- 4) All uses and development not otherwise authorized by the Ordinances of this City and not herein specifically approved in Section (2) above are hereby disapproved and prohibited and it is the intention of this Board that this Ordinance be strictly construed and the approval of no use shall be presumed or implied.
- 5) The Site Development Plan attached to this Ordinance is incorporated herein by reference and made a part hereof and marked Exhibit "A".
- 6) The approval of the Application for Site Plan shall terminate and expire on May 20, 2015 and shall not be valid thereafter.

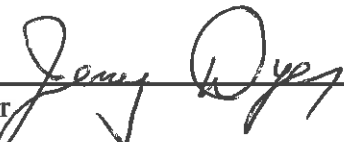
SECTION II. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION III. This Ordinance shall take effect and be in full force from and after the passage and approval thereof.

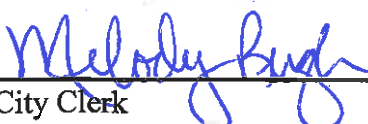
READ TWO TIMES AND PASSED by the Board of Aldermen of the City of Warrenton, Missouri, this 20<sup>th</sup> day of May, 2014.

  
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President of the Board of Aldermen

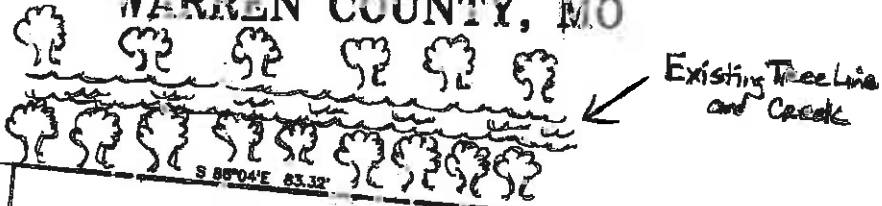
APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 20<sup>th</sup> day of May, 2014.

  
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Mayor

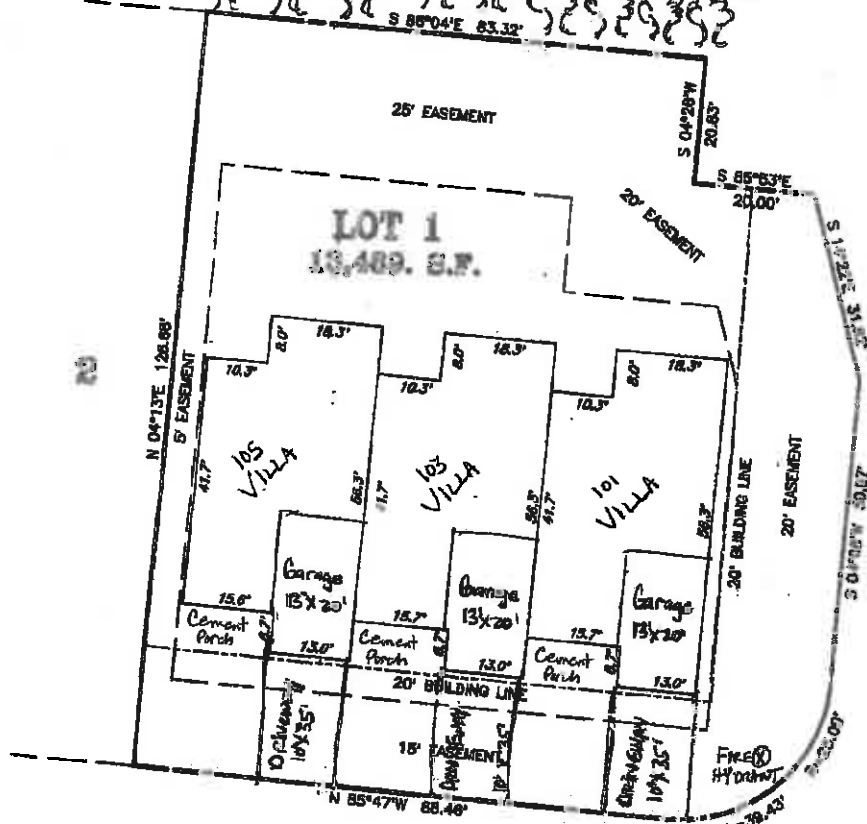
ATTEST:

  
\_\_\_\_\_  
City Clerk

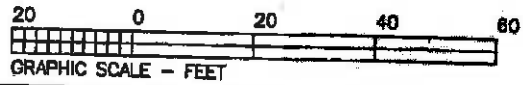
MARKET STREET VILLAS  
 SECTION 20 & 21  
 TOWNSHIP 47 NORTH  
 RANGE 2 WEST  
 CITY OF WARRENTON  
 WARREN COUNTY, MO



Existing Tree Line and Creek



MORGAN TRAILS COURT 50' WIDE



THIS IS TO CERTIFY THAT AT THE REQUEST OF " LRD LLC " WE HAVE MADE A SURVEY AS SHOWN ABOVE AND THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED UPON THIS PLAT.

*Robert L. Lewis*  
 ROBERT L. LEWIS P.L.S. NO. 1004  
 WARREN COUNTY SURVEYOR

PLOT PLAN		
<b>Lewis-Bede Inc.</b> Professional Land Surveyors and Professional Engineers		
PHONE (636) 456-2815 101 EAST WALTON WARRENTON, MO, 63383		
SURVEYED BY	DATE	REVISIONS
KEVIN CHRIS	DEC. 2005	
DRAWN BY:	CHECKED BY:	SCALE
	LARRY	