

A ZONING ORDINANCE, AS AUTHORIZED UNDER SECTION 405.390 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI, APPROVING A SITE PLAN FOR XTREME TERROR HAUNTS, LOCATED AT 1029 ARMORY ROAD

WHEREAS, an application for site plan approval was filed on February 26, 2014 by Jay Davidson of Davidson Production; and

WHEREAS, property owners within three hundred (300) feet of 1029 Armory Road were notified by mail on March 22, 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 March 13, 2014; and

WHEREAS, a public hearing was held on April 3, 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 April 3, 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 March 27, 2014; and

WHEREAS, a public hearing was held on April 15, 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 April 15, 2014, following said public hearing, tabled said Site Plan and at their meeting on May 6, 2014 after due and careful consideration, has concluded that the approval of the site plan for a seasonal haunted house, located at 1029 Armory Road 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:

A tract of land being part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter of Section 21, Township 47 North,

Range 2 West, City of Warrenton, Warren County, Missouri, and being described as follows:

Commencing at an iron bar at the Southwest Corner of the said Southeast Quarter of the Northeast Quarter; thence along the South line of the Southeast Quarter of the Northeast Quarter, South 89 degrees 21 minutes East 140.00 feet to the place of the beginning of the said tract of land; thence North 00 degrees 45 minutes East 423.05 feet to an iron rod; thence South 89 degrees 21 minutes East 350.00 feet to an iron rod; thence South 00 degrees 45 minutes West 506.97 feet to an iron rod on the North line of a 50 foot wide public road; thence along said North line, South 63 degrees 59 minutes West 22.22 feet to an iron rod; thence South 56 degrees 32 minutes West 399.27 feet to an iron rod; thence leaving the said North line, North 00 degrees 45 minutes East 317.83 feet to the place of beginning and containing 5.00 acres, more or less.

- 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 seasonal haunted house.
- 3) All uses and development approved in Section (2) is subject to all the regulations and requirements contained in Section 405.150, "C-3" Highway Commercial 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 ~~April 15, 2015~~ May 6, 2014^S 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 15th 6th day of ~~April~~ May, 2014.



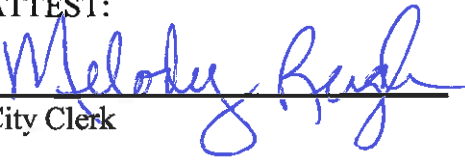
President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 15th 6th day of April
May, 2014.



Mayor

ATTEST:



City Clerk

Exhibit A pg 1 of 2

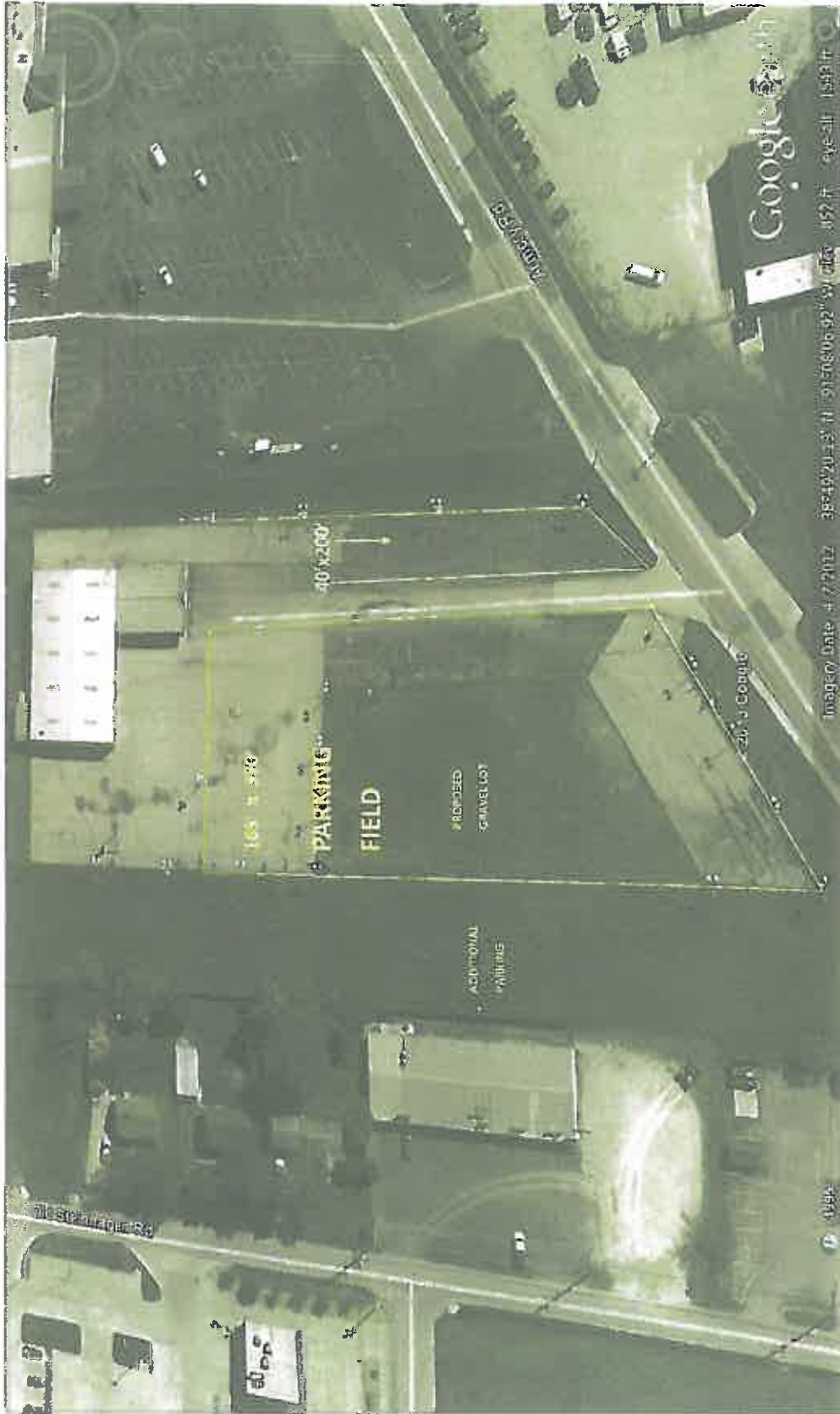


Exhibit "A" PS202

SECTION 21
TOWNSHIP 47 NORTH
RABGE 2 WEST
CITY OF WARRENTON
WARREN COUNTY, MO.

