

A ZONING ORDINANCE, AS AUTHORIZED UNDER SECTION 405.390 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI, APPROVING A SITE PLAN FOR TITLE MAX, LOCATED AT 711 NORTH HIGHWAY 47

WHEREAS, an application for site plan approval was filed on January 3, 2014 by Bruce Edwards of Kaplan Real Estate Company; and

WHEREAS, property owners within three hundred (300) feet of 711 North Highway 47 were notified by mail on January 23, 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 January 16, 2014; and

WHEREAS, a public hearing was held on February 6, 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 February 6, 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 January 30, 2014; and

WHEREAS, a public hearing was held on February 18, 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 February 18, 2014, following said public hearing, and after due and careful consideration, has concluded that the approval of the site plan for a lending institution, located at 711 North Highway 47 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 Northwest 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 the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence along the West line of the Northwest Quarter of the Southeast Quarter, North 0 degrees 04 minutes East, 207.50 feet to an iron rod on the West right-of-way line of Missouri State Highway "47"; thence along the said West right-of-way line, North 42 degrees 22 minutes East, 251.20 feet to an old iron pipe at the place of beginning of the said tract; thence leaving the said West right-of-way line, North 89 degrees 30 minutes West, 171.75 feet to an old pipe; thence along the West line of the Northwest Quarter of the Southeast Quarter, North 01 degree 00 minutes 35 seconds East, 250.00 feet to an iron rod; thence leaving the said West line, South 89 degrees 30 minutes East, 38.07 feet to a railroad spike; thence South 37 degrees 34 minutes East, 140.90 feet to an iron rod in the edge of concrete; thence South 37 degrees 34 minutes East, 127.98 feet to an "X" on a curb on the West right-of-way line of Missouri State Highway "47"; thence along the said West right-a-way line, South 42 degrees 22 minutes West, 51.42 feet to the place of beginning.

- 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 lending institution.
- 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 February 18, 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 18th day of February, 2014.

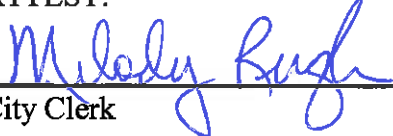


President of the Board of Aldermen

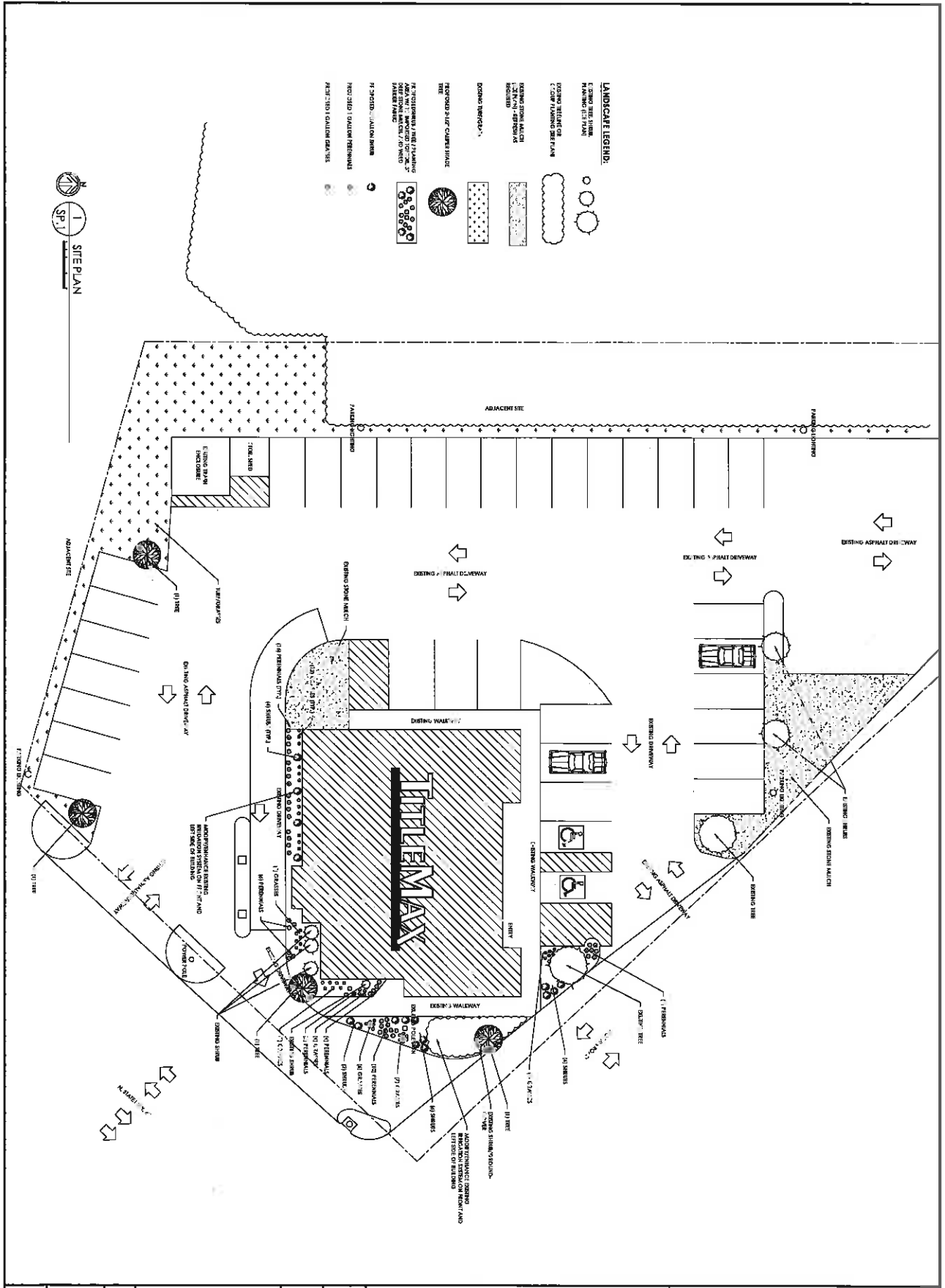
APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 18th day of February, 2014.



Mayor

ATTEST:


City Clerk



LANDSCAPE LEGEND:

- EXISTING TREE (HUBB)
- PROPOSED TREE (HUBB)
- EXISTING PLANTING (C)
- PROPOSED PLANTING (C)
- EXISTING STONE MULCH (S)
- PROPOSED STONE MULCH (S)
- EXISTING TURF (T)
- PROPOSED TURF (T)
- EXISTING GRASS (G)
- PROPOSED GRASS (G)
- EXISTING PAVEMENT (P)
- PROPOSED PAVEMENT (P)
- EXISTING DRIVEWAY (D)
- PROPOSED DRIVEWAY (D)
- EXISTING SIDEWALK (S)
- PROPOSED SIDEWALK (S)
- EXISTING BIKEWAY (B)
- PROPOSED BIKEWAY (B)
- EXISTING FENCE (F)
- PROPOSED FENCE (F)
- EXISTING SIGN (S)
- PROPOSED SIGN (S)
- EXISTING LIGHT (L)
- PROPOSED LIGHT (L)
- EXISTING UTILITY (U)
- PROPOSED UTILITY (U)
- EXISTING EROSION CONTROL (E)
- PROPOSED EROSION CONTROL (E)
- EXISTING DRAINAGE (D)
- PROPOSED DRAINAGE (D)
- EXISTING CURB (C)
- PROPOSED CURB (C)
- EXISTING GROUND COVER (G)
- PROPOSED GROUND COVER (G)
- EXISTING TRELLIS (T)
- PROPOSED TRELLIS (T)
- EXISTING WALL (W)
- PROPOSED WALL (W)
- EXISTING FOUNTAIN (F)
- PROPOSED FOUNTAIN (F)
- EXISTING WATER FEATURE (W)
- PROPOSED WATER FEATURE (W)
- EXISTING BENCH (B)
- PROPOSED BENCH (B)
- EXISTING SEAT (S)
- PROPOSED SEAT (S)
- EXISTING TABLE (T)
- PROPOSED TABLE (T)
- EXISTING CHAIR (C)
- PROPOSED CHAIR (C)
- EXISTING LAMP (L)
- PROPOSED LAMP (L)
- EXISTING ART (A)
- PROPOSED ART (A)
- EXISTING SCULPTURE (S)
- PROPOSED SCULPTURE (S)
- EXISTING FURNITURE (F)
- PROPOSED FURNITURE (F)
- EXISTING OTHER (O)
- PROPOSED OTHER (O)

1 SITE PLAN
SP.1

SHEET SP.1	SITE & L/S PLAN	SCALE 3/32"=1'-0"	TMX Finance 15 BULL STREET SAVANNAH, GA (912) 721-5803	DATE 10/15/22 DRAWN BY [Signature] CHECKED BY [Signature]	TITLE TITLEMAX - CAR TITLE LOANS TM WARRENTON MO 1 711 N. STATE HWY 47 WARRENTON, MO 63383		SP.1 SITE PLAN
		PROJECT NO. 10152					