

A ZONING ORDINANCE, AS AUTHORIZED UNDER SECTION 405.390 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI, APPROVING A SITE PLAN FOR HOMETOWN BAKERY, LOCATED AT 412 NORTH HIGHWAY 47

WHEREAS, an application for site plan approval was filed on October 3, 2014 by Kirk Wiltshire; and

WHEREAS, property owners within three hundred (300) feet of 412 North Highway 47 were notified by mail on October 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 October 16, 2014; and

WHEREAS, a public hearing was held on November 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 November 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 October 30, 2014; and

WHEREAS, a public hearing was held on November 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 November 18, 2014, following said public hearing, after due and careful consideration, has concluded that the approval of the site plan for a bakery/restaurant, located at 412 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:

Beginning at an old post at the Southeast corner of Lot 1; thence along the South line of Lot 1, North 88°-47' West 120.64 feet to an iron rod; thence along the East line of

Missouri State Highway "47", North 01°-10' East 124.61 feet to an old iron rod; thence North 43°-39' East 22.39 feet to an old iron rod; thence along the South line of Banner Avenue, South 88°-15' East 105.20 feet to an old iron pipe; thence along the East line of Block 8, South 01°-02' West 140.15 feet to the place of beginning, and containing 0.39 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 bakery/restaurant.
- 3) All uses and development approved in Section (2) is subject to all the regulations and requirements contained in Section 405.110, "RC-1" Planned Business 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 November 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 November, 2014.



President of the Board of Aldermen

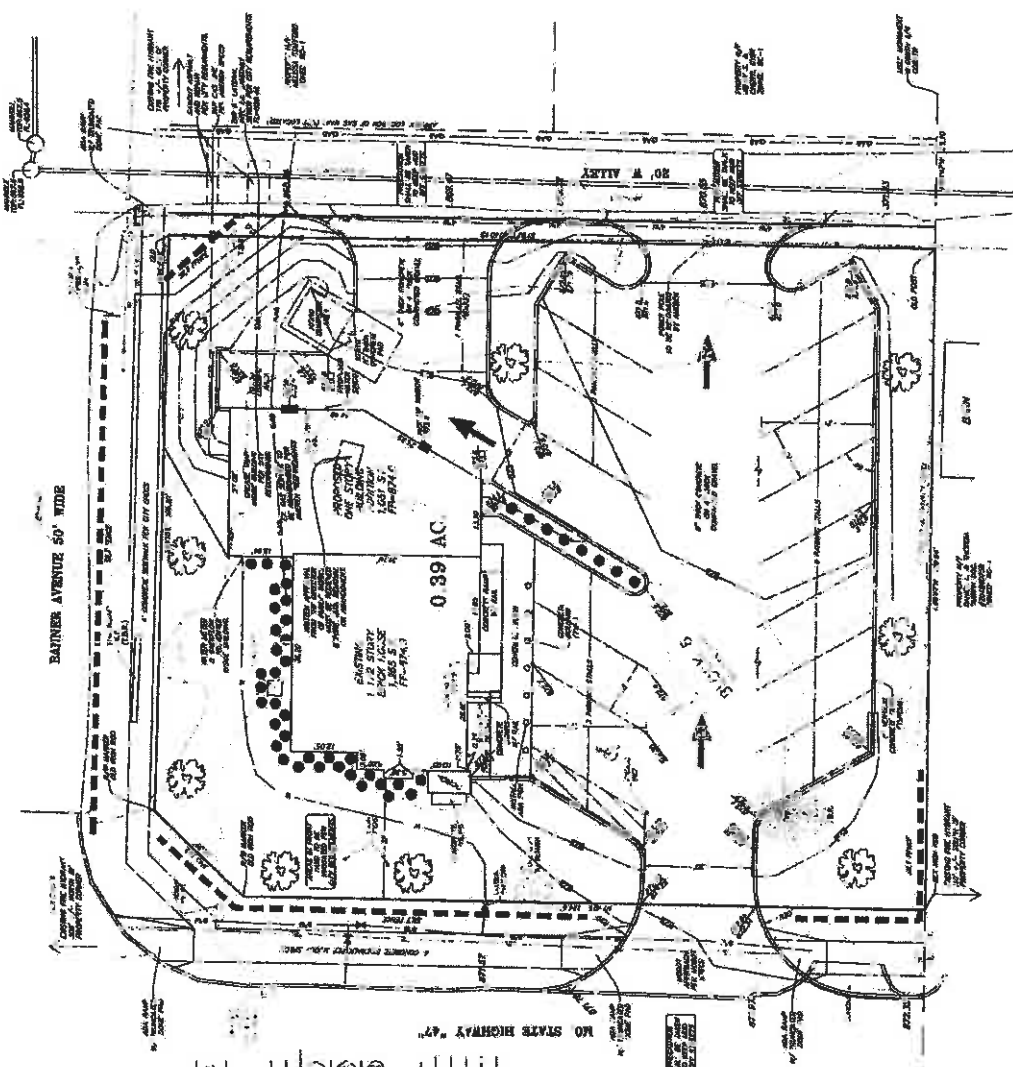
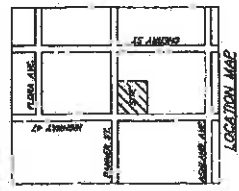
ATTEST:



City Clerk

HOMETOWN BAKERY

A CONDITIONAL USE SITE PLAN FOR
 A TRACT OF LAND BEING PART OF
 BEBE MEYER AND NEHRMAN ADDITION TO
 THE COLLEGE HEIGHTS ADDITION TO
 SECTION 21, TOWNSHIP 47 NORTH, RANGE 2 WEST
 CITY OF WARRENTON, WARREN COUNTY, MISSOURI



DEVELOPMENT NOTES:

1. Street
2. Site Address
3. City of Warrenton
4. Parcel Address
5. Project Name
6. Project No.
7. Submittal No.
8. Other as noted on

1. All structures, parking, and other improvements shall be constructed in accordance with the City of Warrenton, Missouri, and all applicable codes and ordinances. The applicant shall be responsible for obtaining all necessary permits and approvals from the City of Warrenton, Missouri, and all applicable agencies. The applicant shall also be responsible for obtaining all necessary easements and rights-of-way from the City of Warrenton, Missouri, and all applicable agencies.

2. The applicant shall provide a detailed site plan showing the location and layout of all structures, parking, and other improvements. The site plan shall also show the location and layout of all easements and rights-of-way. The applicant shall also provide a detailed landscape plan showing the location and layout of all trees, shrubs, and other landscaping. The landscape plan shall also show the location and layout of all irrigation systems and other water features.

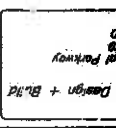
3. The applicant shall provide a detailed traffic study showing the location and layout of all parking, drive aisles, and other traffic-related features. The traffic study shall also show the location and layout of all traffic signs and other traffic-related features. The applicant shall also provide a detailed fire safety plan showing the location and layout of all fire hydrants, fire extinguishers, and other fire-related features. The fire safety plan shall also show the location and layout of all fire escape routes and other fire-related features.

4. The applicant shall provide a detailed environmental study showing the location and layout of all trees, shrubs, and other landscaping. The environmental study shall also show the location and layout of all irrigation systems and other water features. The applicant shall also provide a detailed noise study showing the location and layout of all noise-reducing features. The noise study shall also show the location and layout of all noise-measuring equipment and other noise-related features.

5. The applicant shall provide a detailed security plan showing the location and layout of all security-related features. The security plan shall also show the location and layout of all security-related equipment and other security-related features. The applicant shall also provide a detailed emergency plan showing the location and layout of all emergency-related features. The emergency plan shall also show the location and layout of all emergency-related equipment and other emergency-related features.

6. The applicant shall provide a detailed maintenance plan showing the location and layout of all maintenance-related features. The maintenance plan shall also show the location and layout of all maintenance-related equipment and other maintenance-related features. The applicant shall also provide a detailed safety plan showing the location and layout of all safety-related features. The safety plan shall also show the location and layout of all safety-related equipment and other safety-related features.

7. The applicant shall provide a detailed accessibility plan showing the location and layout of all accessibility-related features. The accessibility plan shall also show the location and layout of all accessibility-related equipment and other accessibility-related features. The applicant shall also provide a detailed energy plan showing the location and layout of all energy-related features. The energy plan shall also show the location and layout of all energy-related equipment and other energy-related features.



Lewis - Baugh, Inc.
 101 E. Wilson St.
 Warrenton, Oregon 97146
 (503) 862-2015 (Fax) 862-2028
 Fax: 862-2028

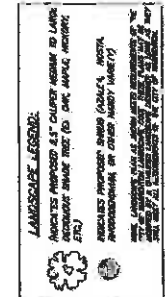


Bart Brinking Design + Bldg.
 100 Professional Parkway
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PROJECT NO.	14087
DATE	04/20/2011
DESIGNED BY	BR
CHECKED BY	BR
CITY	WARRENTON
COUNTY	WARREN
SCALE	AS SHOWN
DATE	04/20/2011
BY	BR



Warrenton Public Works
 (503) 458-4711