

**A ZONING ORDINANCE, AS AUTHORIZED UNDER SECTION 405.390 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI, APPROVING A SITE PLAN FOR DOWNTOWN APARTMENTS, LOCATED AT 211-219 EAST BOONESLICK**

WHEREAS, an application for site plan approval was filed on October 7, 2014 by Teresa Scott; and

WHEREAS, property owners within three hundred (300) feet of 211-219 East Booneslick 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 downtown apartments, located at 211-219 East Booneslick 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:

All of Lot Number Seven (7) and Ten (10) feet of the West side of Lot Number Eight

(8) in the City of Warrenton, Missouri, as the same are numbered and designated on the recorded Plat in the Office of the Recorder of Deeds for 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 bakery/restaurant.
- 3) All uses and development approved in Section (2) is subject to all the regulations and requirements contained in Section 405.140, "C-2" General 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 November 18, 2015 and shall not be valid thereafter.

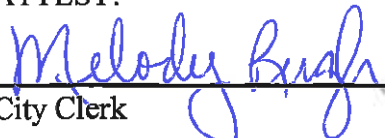
SECTION II. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

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 18<sup>th</sup> day of November, 2014.

  
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President of the Board of Aldermen

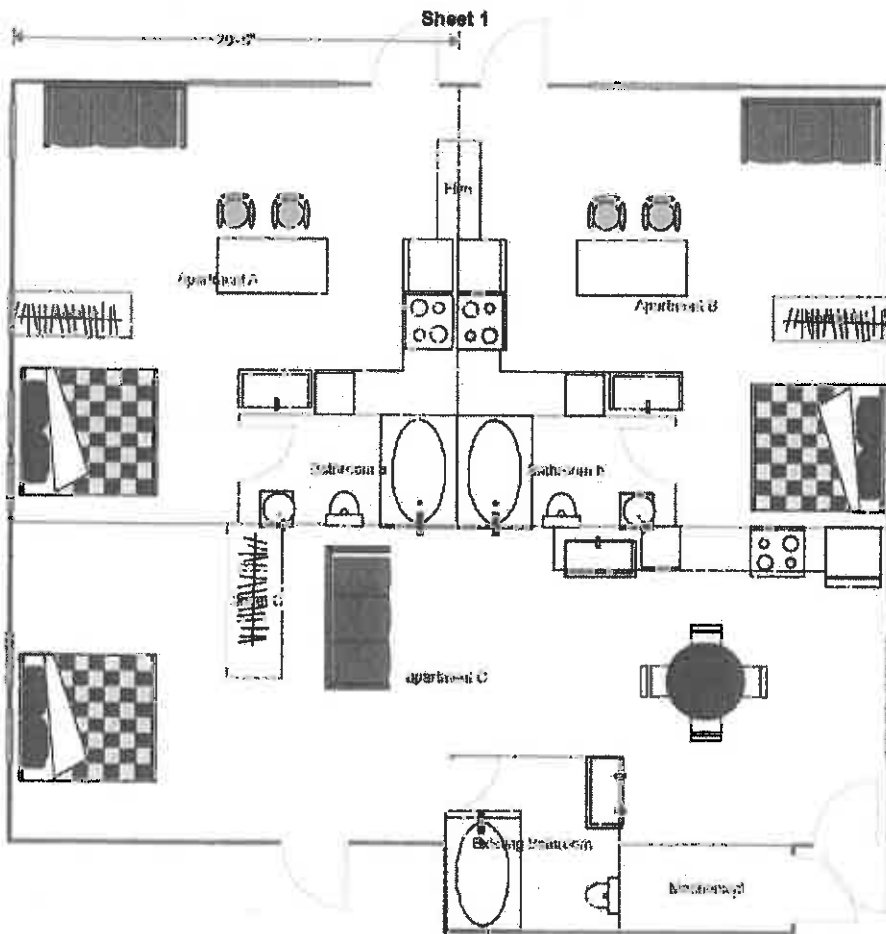
ATTEST:

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



RECEIVED  
OCT 16 2014

BY: *[Signature]*



Job #:  
Performed for:

Schraer Heating and Air Conditioni...

504 W. Booneslick Rd  
Warrenton, MO 63383  
Phone: 636 456-5041 Fax: 636 456 3426  
www.schraerheating.com schraer@usmo.com

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