

A ZONING ORDINANCE, AS AUTHORIZED UNDER SECTION 405.390 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI, APPROVING A SITE PLAN FOR HARBOR PLACE, LOCATED ALONG THE EAST SIDE OF HIGHWAY 47, OPPOSITE VILLA DUSCHENE DRIVE

WHEREAS, an application for site plan approval was filed on September 5, 2014 by Harbor Place Partners, LLC; and

WHEREAS, property owners within three hundred (300) feet along the East side of Highway 47, opposite Villa Duschene Drive were notified by mail on November 19, 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 November 13, 2014; and

WHEREAS, a public hearing was held on December 4, 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 December 4, 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 November 27, 2014; and

WHEREAS, a public hearing was held on December 16, 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 December 16, 2014, following said public hearing, after due and careful consideration, has concluded that the approval of the site plan for Harbor Place, located along the East side of Highway 47, opposite Villa Duschene Drive 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:

- 2) Beginning at the Southwest Corner of the aforementioned Lot 2 of Warrior Acres; thence, along the West line of Lot 2, North 14 degrees 53 minutes 00 seconds East, a distance of 183.74 feet to a point; thence, departing said West line of said Lot 2, North 90 degrees 00 minutes 00 seconds East, a distance of 413.73 feet to a point on the East line of the aforementioned Lot 2; thence, along said East line of Lot 2, South 18 degrees 52 minutes 00 seconds West, a distance of 188.39 feet to the Southeast Corner of the aforementioned Lot 2; thence, departing said East line, along the South line of the aforementioned Lot 2, North 89 degrees 54 minutes 00 seconds West, a distance of 400.00 feet back to the point of beginning and this tract of land containing approximately 72,409 square feet or 1.662 acres, more or less.
- 3) 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 residential care &/or assisted living facility with the condition that the development maintain a minimum of 13 parking spaces.
- 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 December 16, 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 16th day of December, 2014.



President of the Board of Aldermen

ATTEST:



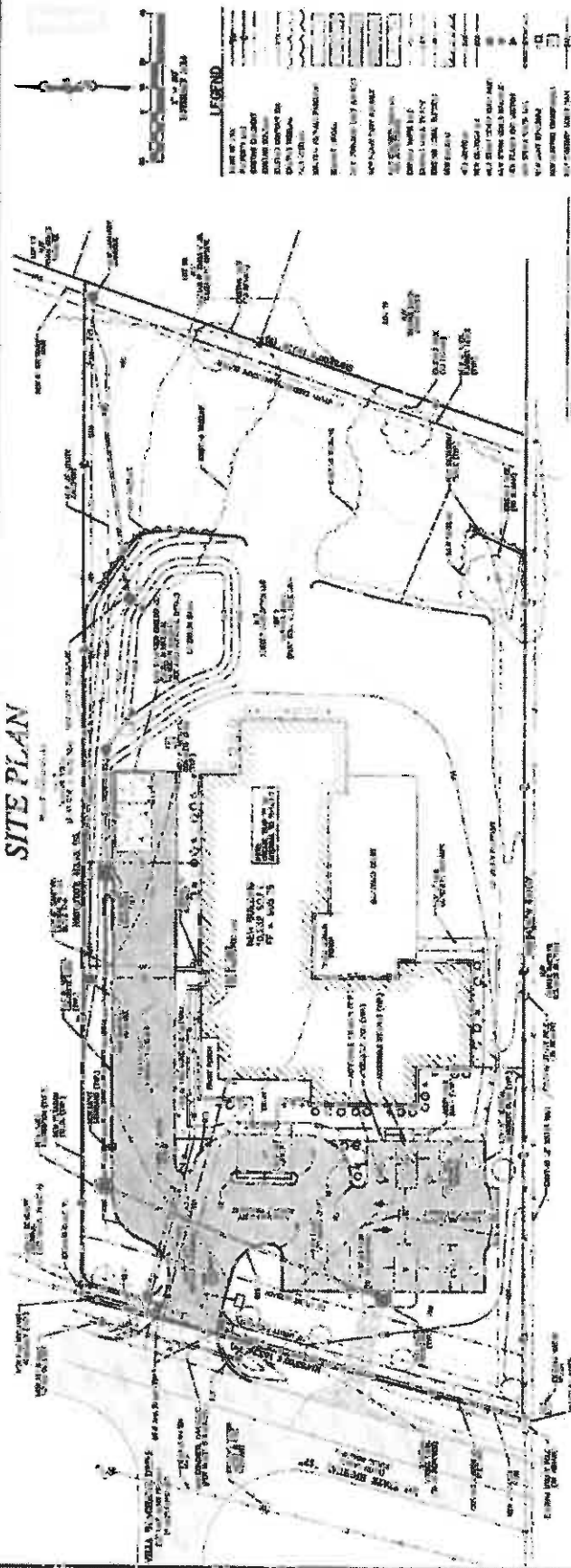
City Clerk

SITE PLAN



HARBOR PLACE PARTNERS, LLC
 SITE PLAN
 WARRENTON, MISSOURI

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|-------------|-------------|
| DATE | 1/10/14 |
| SCALE | AS SHOWN |
| DRAWN BY | J. S. BROWN |
| CHECKED BY | J. S. BROWN |
| PROJECT NO. | 14-001 |



LEGEND

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THIS SITE PLAN IS A PRELIMINARY DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED AND HAS FOUND NO MAJOR DISCREPANCIES. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED AND HAS FOUND NO MAJOR DISCREPANCIES. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED AND HAS FOUND NO MAJOR DISCREPANCIES.

PRELIMINARY DRAWING

NO. 2-100-0-001
 1000 WEST WASHINGTON ST.
 WARRENTON, OR 97146

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|-------------|-------------|
| DATE | 1/10/14 |
| SCALE | AS SHOWN |
| DRAWN BY | J. S. BROWN |
| CHECKED BY | J. S. BROWN |
| PROJECT NO. | 14-001 |

