

**AN ORDINANCE APPROVING THE CONDITIONAL USE TO ALLOW A RESIDENTIAL CARE &/OR ASSISTED LIVING FACILITY FOR HARBOR PLACE LOCATED ALONG THE EAST SIDE OF HIGHWAY 47, OPPOSITE VILLA DUSCHENE DRIVE**

WHEREAS, an application was filed on September 5, 2014 by Harbor Place Partners, LLC, for Harbor Place for approval of a conditional use permit to allow a residential care &/or assisted living facility on the following described property:

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.

WHEREAS, a public hearing was held on December 4, 2014 to solicit input from the public; and

WHEREAS, the Planning and Zoning Commission, at their meeting of December 4, 2014 recommended approval of the conditional use permit to allow a residential care &/or assisted living facility located along the East side of Highway 47, opposite Villa Duschene Drive which is zoned C-2; and

WHEREAS, a public hearing was held on December 16, 2014 to solicit input from the public; and

WHEREAS, on December 16, 2014 the Board of Aldermen of the City of Warrenton, after due and careful consideration, has concluded to approve the conditional use permit to allow a residential care &/or assisted living facility with Harbor Place Partners, LLC for Harbor Place, along the East side of Highway 47, opposite Villa Duschene Drive; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WARRENTON, MISSOURI, AS FOLLOWS:

SECTION I. The Board of Aldermen of the City of Warrenton hereby approves the conditional use permit to allow a residential care &/or assisted living facility along the East side of Highway 47, opposite Villa Duschene Drive with the following condition:

1. The site plan contains a minimum of 13 parking spaces at all times.

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

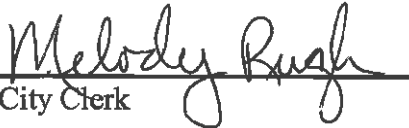
hereby repealed.

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 16<sup>th</sup> day of December, 2014.

  
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President of the Board of Aldermen

ATTEST:

  
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City Clerk