

A ZONING ORDINANCE, AS AUTHORIZED UNDER SECTION 405.390 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI, APPROVING A SITE PLAN FOR PLAZA TIRE SERVICE, LOCATED AT 907 NORTH STEINHAGEN

WHEREAS, an application for site plan approval was filed on May 29, 2015 by Rhodes Development company, LLC; and

WHEREAS, property owners within three hundred (300) feet of 907 North Steinhagen were notified by mail on June 18, 2015 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 June 11, 2015; and

WHEREAS, a public hearing was held on July 2, 2015, 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 July 2, 2015, 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 July 2, 2015; and

WHEREAS, a public hearing was held on July 21, 2015, 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 July 21, 2015, following said public hearing, after due and careful consideration, has concluded that the approval of the site plan for a light auto service and a tire shop, located at 907 North Steinhagen 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 an old iron bar at the Northeast Corner of the Northwest Quarter of the Southeast Quarter; thence along the North line of the Northwest Quarter of the Southeast Quarter, North 89°-04' West 40.00 feet (record) 39.63 feet (actual) to an iron rod at the place of beginning of the said tract of land; thence along the West line of Steinhagen Road, South 00°-28' West 304.82 feet to an iron rod; thence along the North line of a tract of land described in Document Number 201003054 of the Warren County Records with a curve to the left, said curve having a chord of North 74°-23' West 157.47 feet and a radius of 9,292.03 feet to an old iron rod; thence along the East line of a tract of land described in Document Number 201103339 of the Warren County Records, North 00°-29' East 264.91 feet to an old iron rod; thence along the South line of Buche Avenue, South 89°-04' East 152.00 feet to the place of beginning and containing 0.99 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 light auto service and a tire shop.
- 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 July 21, 2016 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 21st day of July, 2015.


President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 21st day of July,
2015.

CW Schleuter
Mayor

ATTEST:

Melody Rugh
City Clerk

