

**A ZONING ORDINANCE, AS AUTHORIZED UNDER SECTION 405.390 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI, APPROVING A SITE PLAN FOR JORDAN'S PLACE, LOCATED AT 202 EAST MAIN STREET**

WHEREAS, an application for site plan approval was filed on June 5, 2015 by Cathy Pritchett; and

WHEREAS, property owners within three hundred (300) feet of 202 East Main Street 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 youth recreation center, located at 202 East Main Street 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 the West part of Lot 4 of Block 9 of the Original Town of Warrenton and located in Section 28, Township 47 North, Range 2 West, City of

Warrenton, Warren County, Missouri and being described as follows:  
Beginning at the Northwest Corner of Lot 4; thence along the North line of Lot 4, East 39.10 feet, more or less, to a common wall; thence along a common wall, South 109.75 feet; thence West 15.07 feet; thence South 20.21 feet; thence leaving the common wall, South 2.91 feet; thence along the North line of an alley, West 25.36 feet; thence along the West line of Lot 4, North 133.00 feet to the place of beginning.

- 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 youth recreation center.
- 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 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 21<sup>st</sup> day of July, 2015.

  
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President of the Board of Aldermen

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

  
\_\_\_\_\_  
Mayor

ATTEST:

  
City Clerk

# Warren County, MO



1 : 935

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



### Legend

- Road
- <all other values>
- Interference
- Numbered State Highway
- Lettered State Highway
- Railroad
- Parcel
- Parcel Number/Acres
- Corporate Limit Line
- Land Hook
- DASHED LAND HOOK
- SOLID LAND HOOK
- County Boundary

### Notes

*Handwritten signature and date:*  
 J. J. ...  
 06/06/2015