

**AN ORDINANCE APPROVING A SITE PLAN FOR A PLANNED UNIT DEVELOPMENT WITH SENIOR CITIZEN APARTMENTS, TO BE LOCATED AT WARRENTON SENIOR HOUSING SUBDIVISION, LOCATED AT 1010 HAWTHORN VILLAGE DRIVE**

WHEREAS, an application for site plan approval for a planned unit development with senior citizen apartments was filed on September 3, 2015 by Gardner Capital Inc; and

WHEREAS, property owners within three hundred (300) feet of 1010 Hawthorn Village Drive were notified by mail on September 16, 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 September 10, 2015; and

WHEREAS, a public hearing was held on October 1, 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 October 1, 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 October 1, 2015; and

WHEREAS, a public hearing was held on October 20, 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 October 20, 2015, following said public hearing, after due and careful consideration, has concluded that the approval of the site plan for planned unit development with senior citizen apartments, located at 1010 Hawthorn Village 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:

**A 5.518 ACRE, MORE OR LESS, TRACT OF LAND BEING PART OF A PARENT TRACT DESCRIBED IN DEED BOOK 750, PAGE 158 OF THE WARREN**

COUNTY RECORDS; SAID 5.518 ACRE TRACT ALSO BEING SITUATED IN PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 47 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WARRENTON, WARREN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 OF "WEST 70 BUSINESS CENTER PLAT ONE", A SUBDIVISION RECORDED IN PLAT CABINET C, SLIDE 48 OF THE WARREN COUNTY RECORDS; THENCE, ALONG THE WEST LINE OF SAID LOT 2, SOUTH 00 DEGREES 14 MINUTES 43 SECONDS WEST, A DISTANCE OF 368.64 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 5.518 ACRE TRACT OF LAND; THENCE, CONTINUING ALONG SAID WEST LINE OF LOT 2, SOUTH 00 DEGREES 14 MINUTES 43 SECONDS WEST, A DISTANCE OF 308.18 FEET TO A POINT; THENCE, DEPARTING SAID WEST LINE OF LOT 2, NORTH 66 DEGREES 27 MINUTES 02 SECONDS WEST, A DISTANCE OF 163.07 FEET TO A POINT; THENCE, SOUTH 81 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 255.19 FEET TO A POINT; THENCE, SOUTH 45 DEGREES 25 MINUTES 26 SECONDS WEST, A DISTANCE OF 81.18 FEET TO A POINT; THENCE, SOUTH 86 DEGREES 36 MINUTES 10 SECONDS WEST, A DISTANCE OF 187.79 FEET TO A POINT; THENCE, NORTH 55 DEGREES 34 MINUTES 16 SECONDS WEST, A DISTANCE OF 252.50 FEET TO A POINT; THENCE, NORTH 11 DEGREES 30 MINUTES 06 SECONDS WEST, A DISTANCE OF 133.42 FEET TO A POINT; THENCE, NORTH 81 DEGREES 28 MINUTES 06 SECONDS EAST, A DISTANCE OF 773.19 FEET TO A POINT; THENCE, SOUTH 70 DEGREES 47 MINUTES 21 SECONDS EAST, A DISTANCE OF 126.04 FEET BACK TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 5.518 ACRE, MORE OR LESS, TRACT OF LAND.

- 2) Said Application for Site Plan Approval for a Planned Unit Development accompanied with a Site Plan heretofore filed is hereby APPROVED for the proposed use of a planned unit development for senior citizen apartments with the following conditions:
  - a. That the final landscape plans be submitted and approved by the City prior to the start of construction of the project.
  - b. That the final storm water plan be submitted and approved by the City prior to start of construction of the project and that Final Plat approval must be completed within one year of preliminary plat approval and prior to start of construction.
- 3) All uses and development approved in Section (2) is subject to all the regulations and requirements contained in Section 405.100, "R-3" High Density Residential" 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 for a Planned Unit Development shall terminate and expire on November 3, 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 3<sup>rd</sup> day of November, 2015.

  
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President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 3<sup>rd</sup> day of November, 2015.

  
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Mayor

ATTEST:

  
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City Clerk

