

AN ORDINANCE APPROVING THE CONDITIONAL USE PERMIT 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 was filed on September 3, 2015 by Gardner Capital Inc., for approval of a conditional use permit for a planned unit development to allow senior citizen apartments on the following described property:

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.

WHEREAS, a public hearing was held on October 1, 2015 to solicit input from the public; and

WHEREAS, the Planning and Zoning Commission, at their meeting of October 1, 2015 recommended approval of the conditional use permit for a planned unit development to allow senior citizen apartments at Warrenton Senior Housing Subdivision, located at 1010 Hawthorn Village

Drive which is zoned R-3; and

WHEREAS, a public hearing was held on October 20, 2015 to solicit input from the public; and

WHEREAS, on October 20, 2015 the Board of Aldermen of the City of Warrenton, after due and careful consideration, has concluded to approve the conditional use permit for a planned unit development to allow senior citizen apartments for Gardner Capital Inc. at Warrenton Senior Housing Subdivision, located at 1010 Hawthorn Village 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 for a planned unit development to allow senior citizen apartments at Warrenton Senior Housing Subdivision, located at 1010 Hawthorn Village Drive with the following conditions:

- a. The property cannot be subdivided at any future date.
- b. Covenants & restrictions must be completed in substantially the same format as example submitted and recorded prior to building permit application.

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 3rd day of November, 2015.



President of the Board of Aldermen

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



Mayor

ATTEST:



City Clerk