

**A ZONING ORDINANCE, AS AUTHORIZED UNDER SECTION 405.390 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI, APPROVING A SITE PLAN FOR K4 PERFORMANCE, LOCATED AT 1000 WARRENTON OUTLET CENTER, SUITE #1**

WHEREAS, an application for site plan approval was filed on November 3, 2015 by K4 Fitness, LLC, c/o Jeremiah & Wendy Koch; and

WHEREAS, property owners within three hundred (300) feet of 1000 Warrenton Outlet Center, Suite #1 were notified by mail on November 19, 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 November 12, 2015; and

WHEREAS, a public hearing was held on December 3, 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 December 3, 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 November 26, 2015; and

WHEREAS, a public hearing was held on December 15, 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 December 15, 2015, following said public hearing, after due and careful consideration, has concluded that the approval of the site plan for an indoor/outdoor, sports training, athletic and family complex, located at 1000 Warrenton Outlet Center, Suite #1 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:

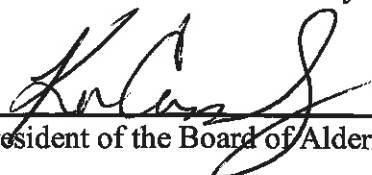
A tract of land being part of Lot B, of Warrenton Outlet Center, a subdivision recorded in Plat Cabinet B, Slide B-205/206 of the Warren County Records and being situated in Section 20, Township 47 North, Range 2 West of the Fifth Principal Meridian, City of Warrenton, Warren County, Missouri.

- 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 an indoor/outdoor, sports training, athletic and family complex.
- 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 December 15, 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 15<sup>th</sup> day of December, 2015.

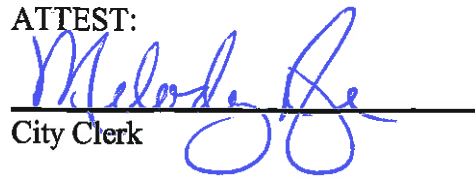
  
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President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 15<sup>th</sup> day of December, 2015.

  
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Mayor

ATTEST:

City Clerk

A handwritten signature in blue ink is written over a solid black horizontal line. The signature is cursive and appears to read "Melody Se". The ink is a vibrant blue color.

