

**A ZONING ORDINANCE, AS AUTHORIZED UNDER SECTION 405.390 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI, APPROVING A PRELIMINARY SITE PLAN FOR FAIRGROUNDS VILLAS, A PROPOSED PLANNED UNIT DEVELOPMENT, LOCATED AT 608 FAIRGROUNDS ROAD**

WHEREAS, an application for a Preliminary Site Plan approval for a Planned Unit Development with Senior Citizen Apartments was filed on June 18, 2015 by Allied Construction; and

WHEREAS, property owners within three hundred (300) feet of 608 Fairgrounds Road were notified by mail on July 2, 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 February 11, 2016; and

WHEREAS, a public hearing was held on March 3, 2016, 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 March 3, 2016, following said public hearing, recommended approval of said preliminary site plan for a planned unit development with senior citizen apartments; and

WHEREAS, the public was notified of the public hearing by publication in the Warren County Record on February 25, 2016; and

WHEREAS, a public hearing was held on March 15, 2016, 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 March 15, 2016, following said public hearing, after due and careful consideration, chose not to take action at that time and have the applicant address their concern; and

WHEREAS, the Board of Aldermen of the City of Warrenton at their meeting on April 5, 2016, after due and careful consideration, chose not to take action at this time and requested the applicant add additional trees to the site plan and engineers review the off-site sewer plan; and

WHEREAS, the Board of Aldermen of the City of Warrenton at their meeting on April 19, 2016, after due and careful consideration and no additional concerns concluded that the approval of the preliminary site plan for a planned unit development with senior citizen apartments, located at 608 Fairgrounds Road 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 Northeast Quarter of the Southwest Quarter of Section 16, Township 47 North, Range 2 West, City of Warrenton, Warren County, Missouri and being described as follows:

Beginning at an old iron rod at the Southwest Corner of Lot 22 of Maple Hills as shown on Slide A-136 of the Warren County Records; thence along the South line of the Northeast Quarter of the Southwest Quarter, North 88° 50' West 277.05 feet to an old iron rod; thence along the East line of a tract of land described in Book 258 Page 763 of the Warren County Records, North 01° 36' East 150.00 feet to an old iron rod; thence along the North line of the said tract of land described in Book 258 Page 763 of the Warren County Records, North 88° 27' West 150.00 feet to an old iron rod; thence along the East line of Fairlane Circle, North 07° 10' East 425.08 feet to an iron rod; thence along a curve to the right 44.00 feet, said curve having a radius of 30.00 feet to an iron rod; thence along the South line of Fairground Road, South 88° 48' East 352.57 feet to an iron rod; thence along the West line of a tract of land described in Book 506 Page 182 of the Warren County Records, South 01° 15' West 600.45 feet to the place of beginning.

- 2) Said Application for Preliminary Site Plan Approval accompanied with a Site Plan heretofore filed is hereby APPROVED for the proposed use and development contained therein for a planned unit development with senior citizen apartments.
- 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 Preliminary Site Development Plan for a Planned Unit Development with Senior Citizen Apartments 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 Preliminary Site Plan shall terminate and expire on

April 19, 2017 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 19<sup>st</sup> day of April, 2016.

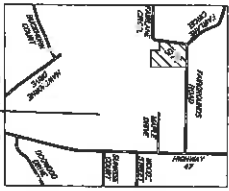
  
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President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 19<sup>st</sup> day of April, 2016.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
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City Clerk



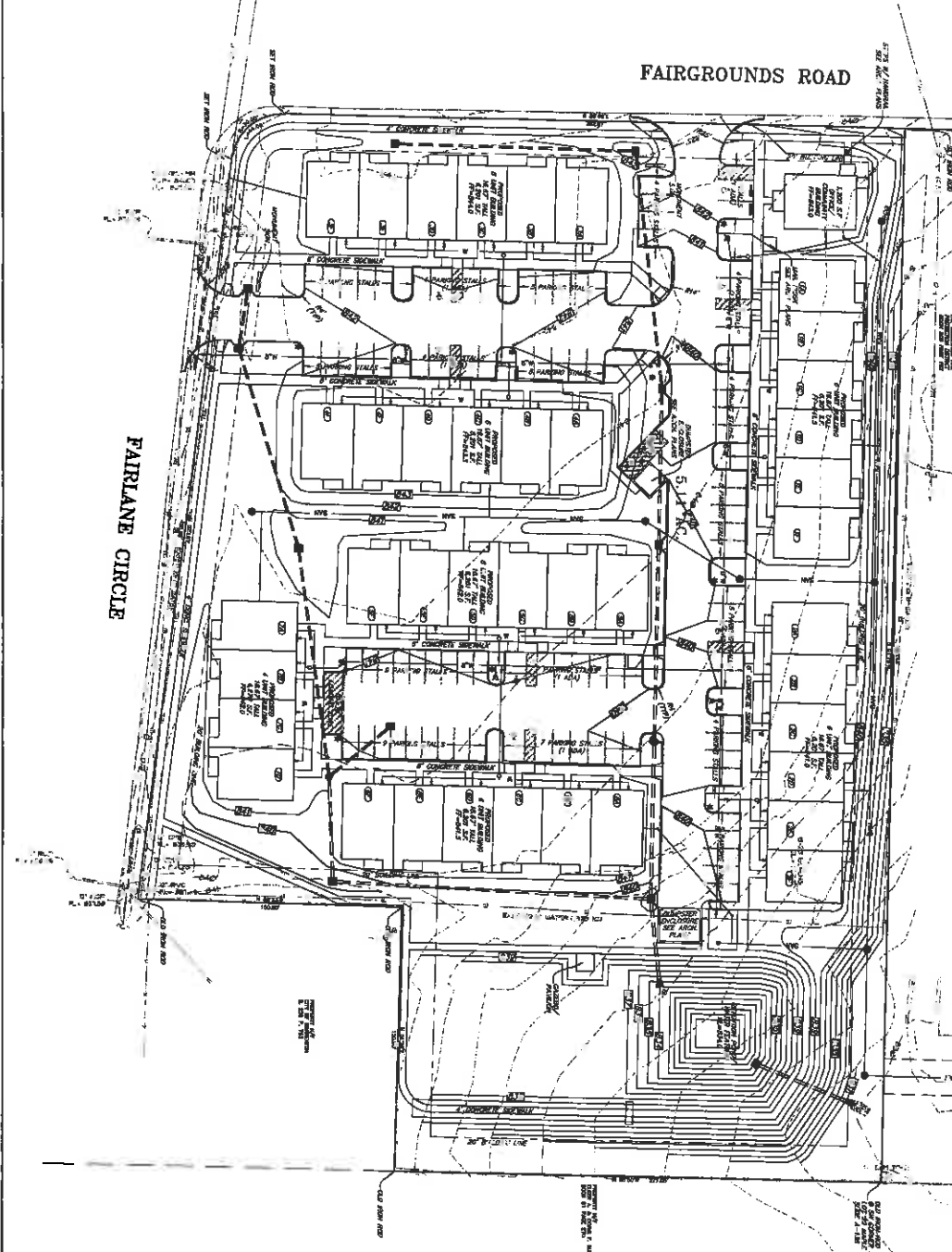
FAIRGROUNDS ROAD

FAIRLANE CIRCLE

# FAIRGROUNDS VILLAS AT WARRENTON

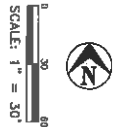
A CONDITIONAL USE, PLANNED UNIT DEVELOPMENT, PRELIMINARY SITE PLAN FOR:

A TRACT OF LAND BEING PART OF  
SECTION 16, TOWNSHIP 47 NORTH, RANGE 2 WEST  
CITY OF WARRENTON, WARREN COUNTY, MISSOURI



**DEVELOPMENT NOTES**

1. Owner: North East Community Action Corporation, 16 North Court Street, Bowling Green, MO 63334
2. Site Address: 16 North Court Street, Bowling Green, MO 63334
3. Name of Site: FAIRGROUNDS VILLAS AT WARRENTON
4. Planning Agency: Warren County, Missouri
5. Planning File: 2016-001
6. Project No.: 2016-001
7. Project Name: FAIRGROUNDS VILLAS AT WARRENTON
8. Planning Zone: C-2 (Community Center)
9. Sub-A Zoned: C-2
10. City of Warren County: Warren County, Missouri
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**LEGEND**

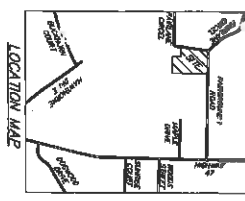
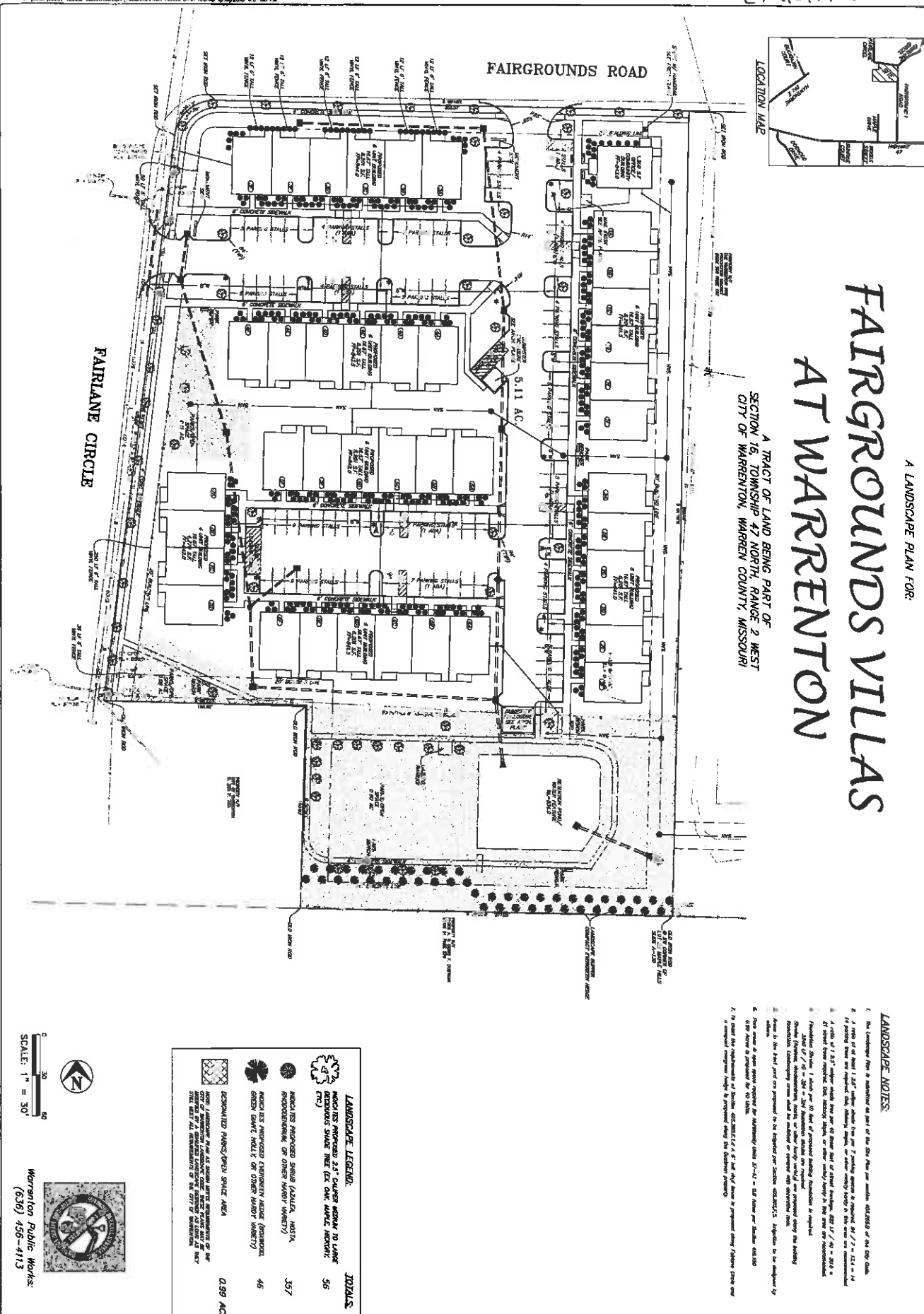
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| Circle with 'B' | Proposed    |
| Circle with 'C' | Existing    |
| Circle with 'D' | Future      |
| Circle with 'E' | Other       |
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| Circle with 'Y' | Other       |
| Circle with 'Z' | Other       |

**FAIRGROUNDS VILLAS AT WARRENTON**  
CONDITIONAL USE SITE PLAN

**Lewis-Boade, Inc.**  
101 E. Walton St.  
Warrenton, Missouri 63334  
(636) 456-2615 (FAX) 456-7252  
Professional Land Surveyors and Planners with E.C. License

**North East Community Action Corporation**  
16 North Court Street  
Bowling Green, MO 63334  
(573) 324-2231

| ISSUE | DATE      | REMARKS |
|-------|-----------|---------|
| 1     | 8-1-2015  |         |
| 2     | 8-3-2015  |         |
| 3     | 8-10-2015 |         |
| 4     | 8-10-2015 |         |
| 5     | 8-24-2016 |         |
| 6     | 8-24-2016 |         |
| 7     | 8-24-2016 |         |
| 8     | 8-24-2016 |         |
| 9     | 8-24-2016 |         |
| 10    | 8-24-2016 |         |



# FAIRGROUNDS VILLAS AT WARRENTON

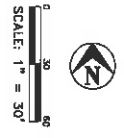
A LANDSCAPE PLAN FOR:

A TRACT OF LAND BEING PART OF  
SECTION 16, TOWNSHIP 47 NORTH, RANGE 2 WEST  
CITY OF WARRENTON, WARREN COUNTY, MISSOURI

FAIRLANE CIRCLE

FAIRGROUNDS ROAD

- LANDSCAPE NOTES:**
- The Landscape Plan is submitted as part of the 20% plan under 020.020 of the G.O.C. Code.
  - A 1" scale of about 1/2" = 1' will be used for all drawings. A 1/4" = 1' scale will be used for all utility drawings.
  - All utility drawings shall be prepared by a Licensed Professional Engineer (L.P.E.) or a Licensed Professional Surveyor (L.P.S.).
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**LANDSCAPE LEGEND:**

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|--|------------------------------|----------|
|  | INDICATES PROPOSED 2 1/2\"/> | 56       |
|  | INDICATES PROPOSED 2 1/2\"/> | 357      |
|  | INDICATES PROPOSED 2 1/2\"/> | 46       |
|  | INDICATES PROPOSED 2 1/2\"/> | 0.99 AC. |

| <p><b>FAIRGROUNDS VILLAS AT WARRENTON</b></p> <p>LANDSCAPE PLAN</p> |           | <p>PREPARED BY:</p> <p><b>Lewis &amp; Bode, Inc.</b></p> <p>101 E. Main St.<br/>Warrenton, Missouri 63383<br/>(636) 456-2615 (FAX) 456-7252</p> <p>Professional Land Surveyors<br/>and Professional Engineers</p> | <p>PREPARED FOR:</p> <p>North East Community<br/>Action Corporation</p> <p>16 North Court Street<br/>Bowling Green, MO 63334<br/>(573) 324-2231</p> | <table border="1"> <thead> <tr> <th>ISSUE</th> <th>DATE</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11-1-2012</td> <td></td> </tr> <tr> <td>2</td> <td>11-2-2012</td> <td></td> </tr> <tr> <td>3</td> <td>11-2-2012</td> <td></td> </tr> <tr> <td>4</td> <td>11-2-2012</td> <td></td> </tr> <tr> <td>5</td> <td>11-2-2012</td> <td></td> </tr> <tr> <td>6</td> <td>11-2-2012</td> <td></td> </tr> <tr> <td>7</td> <td>11-2-2012</td> <td></td> </tr> <tr> <td>8</td> <td>11-2-2012</td> <td></td> </tr> <tr> <td>9</td> <td>11-2-2012</td> <td></td> </tr> <tr> <td>10</td> <td>11-2-2012</td> <td></td> </tr> </tbody> </table> | ISSUE | DATE | REMARKS | 1 | 11-1-2012 |  | 2 | 11-2-2012 |  | 3 | 11-2-2012 |  | 4 | 11-2-2012 |  | 5 | 11-2-2012 |  | 6 | 11-2-2012 |  | 7 | 11-2-2012 |  | 8 | 11-2-2012 |  | 9 | 11-2-2012 |  | 10 | 11-2-2012 |  |
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| ISSUE   | DATE      | REMARKS   |   |   |       |      |         |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |    |           |  |
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| 3   | 11-2-2012 |   |   |   |       |      |         |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |    |           |  |
| 4   | 11-2-2012 |   |   |   |       |      |         |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |    |           |  |
| 5   | 11-2-2012 |   |   |   |       |      |         |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |    |           |  |
| 6   | 11-2-2012 |   |   |   |       |      |         |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |    |           |  |
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| 8   | 11-2-2012 |   |   |   |       |      |         |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |    |           |  |
| 9   | 11-2-2012 |   |   |   |       |      |         |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |    |           |  |
| 10  | 11-2-2012 |   |   |   |       |      |         |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |   |           |  |    |           |  |