

AN ORDINANCE APPROVING THE CONDITIONAL USE FOR FAIRGROUND VILLAS, A PROPOSED PLANNED UNIT DEVELOPMENT WITH SENIOR CITIZEN APARTMENTS LOCATED AT 608 FAIRGOUNDS ROAD

WHEREAS, an application was filed on June 18, 2015 by Allied Construction, for approval of a conditional use permit for a Planned Unit Development with Senior Citizen Apartments on the following described property:

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.

WHEREAS, a public hearing was held on March 3, 2016 to solicit input from the public; and

WHEREAS, the Planning and Zoning Commission, at their meeting of March 3, 2016 recommended approval of the conditional use permit of said preliminary site plan for a planned unit development with senior citizen apartments at 608 Fairgrounds Road which is zoned C-3; and

WHEREAS, a public hearing was held on March 15, 2016 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

WHEREAS, on April 19, 2016 the Board of Aldermen of the City of Warrenton, after due

and careful consideration, has concluded to approve the conditional use permit to allow a Planned Unit Development with Senior Citizen Apartments for Allied Construction at 608 Fairgrounds Road; 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 to allow a Planned Unit Development with Senior Citizen Apartments at 608 Fairgrounds Road with the following conditions:

- 1) Covenants & Restrictions are reviewed by the City Attorney & any revisions or recommendations by the City Attorney are part of the Board of Aldermen consideration; and
- 2) This development remains a senior housing development for 30 years.
- 3) That the sewer easement that was approved by the City is acquired by the owner.

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 19st day of April, 2016.



President of the Board of Aldermen

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



Mayor

ATTEST:



City Clerk