

AN ORDINANCE AUTHORIZING THE REZONING OF 37.08 ACRES LOCATED BETWEEN INTERSTATE HIGHWAY 70 AND THE NORTH WEST SERVICE ROAD APPROXIMATELY ONE (1) MILE WEST OF HIGHWAY W, FROM "AG" AGRICULTURAL TO "C-3" HIGHWAY COMMERCIAL AND AMENDING THE ZONING DISTRICT MAP THEREON.

WHEREAS, an application was filed on October 31, 2016 by Ashfield LLC, requesting the rezoning of 37.08 acres located between Interstate Highway 70 and the North West Service Road approximately one (1) mile west of Highway W from "AG" Agricultural to "C-4" Planned Commercial Shopping Center District; and

WHEREAS, the Planning and Zoning of the City of Warrenton met on December 1, 2016 and made a recommendation to deny the request for rezoning to "C-4" Planned Commercial Shopping Center District; However, the Planning and Zoning Commission on December 1, 2016 did make a recommendation to approve the rezoning of 37.08 acres located between Interstate Highway 70 and the North West Service Road approximately one (1) mile west of Highway W from "AG" Agricultural to "C-3" Highway Commercial by a vote of nine to zero with one absent to the Board of Aldermen; and

WHEREAS, due and lawful notice of a public hearing on said proposed zoning change was duly published, held and concluded on December 20, 2016 by the Board of Alderman of the City of Warrenton; and

WHEREAS, the Board of Aldermen following said public hearing, and after due and careful consideration, has concluded that amending the zoning district regulations and amending the Zoning District Map would be in the best interest of the public health, safety and welfare of the City of Warrenton.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WARRENTON, MISSOURI, AS FOLLOWS:

SECTION I. The Zoning Ordinance of the City of Warrenton is hereby amended by changing the classification of the following described property from "AG" Agricultural to "C-3" Highway Commercial District:

A tract of land being part of the NW Quarter of the SE Quarter and part of the NE Quarter of the SW Quarter; all in Section 19, Township 47 North, Range 2 West and described as follows:

Beginning at an old iron rod at the intersection of 30' wide road with the South right-of way line of Old Highway No. 40 and said old iron rod being located South 17° 18' West 507.06 feet from the Northeast corner of said Northwest Quarter of the Southeast Quarter of Section 19, Township 47 North, Range 2 West; thence South 4° 21' West 310.69 feet to an iron rod on the North right-of-way line of Interstate Highway 70; thence along the North right-of-way line as follows: With an arc of a curve to the left, having a radius of 8719.42 feet, a distance of 758.0 feet to the point of tangent; thence South 89° 38' West 1690.00 feet to the point of curve; thence with an arc of a

curve to the right, having a radius of 2865.3 feet, a distance of 181.30 feet to an iron rod on the West line of said Northeast Quarter of the Southwest Quarter of Section 19; thence leaving said North right-of-way line of Interstate Highway 70, North 0° 38' West 519.81 feet to an iron rod on the South right-of-way line of Old Highway No. 40; thence along said South right-of-way line, as follows: North 77° 44' East 956.18 feet to the P.C.; thence with an arc of a curve to the right having a radius of 1432.7 feet, a distance of 381.96 feet to the P.T.; thence South 86° 41' East 227.10 feet to the P.C.; thence with an arc of a curve to the right having a radius of 1432.7 feet, a distance of 539.37 feet to the P.T.; thence South 64° 28' East 405.20 feet to the P.C.; thence with an arc of a curve to the right, having a radius of 1432.7 feet, a distance of 273.65 feet to the place of beginning and containing 37.08 acres.

SECTION II. The City of Warrenton is hereby directed to cause said change to be shown on the Zoning District Map.

SECTION III. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

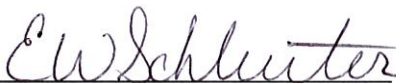
SECTION IV. This Ordinance shall take effect and be in full force from and after the passage and approval thereof.

READ TWO TIMES AND PASSED by the Board of Aldermen of the City of Warrenton, Missouri, this 20th day of December, 2016.




President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 20th day of December, 2016.



Mayor

ATTEST:



City Clerk