

AN ORDINANCE AUTHORIZING THE REZONING OF APPROXIMATELY 40.44 ACRES LOCATED BETWEEN INTERSTATE HIGHWAY 70 AND THE NORFOLK AND SOUTHERN RAILROAD NEAR STATE HIGHWAY MM FROM "AFM" AGRICULTURAL AND FOREST MANAGEMENT TO "C-3" HIGHWAY COMMERCIAL AND AMENDING THE ZONING DISTRICT MAP THEREON.

WHEREAS, an application was filed on November 1, 2016 by Samoht Properties/Keeven Family Partnership requesting the rezoning of approximately 40.44 acres located between Interstate Highway 70 and the Norfolk Southern Railroad near State Highway MM from AFM Agricultural and Forest Management C-3 Highway Commercial; and

WHEREAS, the Planning and Zoning of the City of Warrenton met on December 1, 2016 and made a recommendation to approve the rezoning application of approximately 40.44 acres located between Interstate Highway 70 and the Norfolk Southern Railroad near State Highway MM 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 "AFM" Agricultural and Forest Management to "C-3" Highway Commercial:

PARCEL 1

A tract of land being part of the East Half of the Southwest Quarter and part of the Southeast Quarter of Section 19, and part of the Southwest Quarter of the Southwest Quarter of Section 20, Township 47 North, Range 2 West, Warren County, Missouri and being described as follows:

Commencing at an old iron rod at the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 19; thence along the West line of the Southeast Quarter of the Southeast Quarter, South 03°-28' West 382.12 feet to an old iron rod at the place of beginning of

the said tract of land; thence along the North line of the Norfolk and Southern Railroad, North 86°-17' West 325.59 feet; thence along a curve to the right, 1220.95 feet, said curve having a radius of 5661.81 feet; thence along the East line of a tract of land described in Book 1002 Page 318 of the Warren County records, North 15°-17' East 518.15 feet to an old iron rod; thence along the South line of Interstate "70", South 86°-18' East 518.44 feet to a right-of-way marker; thence along a curve to the right, 1015.06 feet, said curve having a radius of 8414.37 feet and a chord of South 85°-26' East 1014.44 feet to a right-of-way marker; thence South 81°-58' East 493.32 feet to a right-of-way marker; thence South 83°-00' East 392.04 feet to an old iron rod; thence along the Southwest line of Missouri State Highway "MM", South 59°-55' East 247.73 feet to an old iron rod; thence along the East line of a tract of land described in Book 924 Page 230 of the Warren County records, South 43°-08' West 62.58 feet to an old iron rod; thence along the North line of the Southeast Quarter of the Southeast Quarter, South 87°-27' East 135.94 feet to an old iron rod; thence along the Southwest line of Missouri State Highway "MM", South 61°-42' East 57.46 feet to an old iron rod; thence along the West line of Section 20, North 01°-03' East 10.54 feet; thence along the Southwest line of Missouri State Highway "MM", South 61°-42' East 138.23 feet; thence along a curve to the right, 317.78 feet, said curve having a radius of 279.01 feet; thence South 03°-33' West 84.86 feet; thence along the North line of the Norfolk and Southern Railroad, North 86°-17' West 1641.74 feet to the place of beginning, and containing 40.26 acres, more or less.

PARCEL 2

A tract of land being part of the Northeast Quarter of the Southeast Quarter of Section 19, Township 47 North, Range 2 West, Warren County, Missouri and being described as follows:

Beginning at an old iron rod at the intersection of the South line of Interstate "70" and the East line of Section 19; thence along the East line of Section 19, South 01°-03' West 85.14 feet; thence along the North line of Missouri State Highway "MM", North 61°-42' West 207.45 feet to an old iron rod; thence along the South line of Interstate "70" with a curve to the left, said curve having a chord of South 85°-54' East 184.72 feet to the place of beginning, and containing 0.18 acres, more or less.

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.

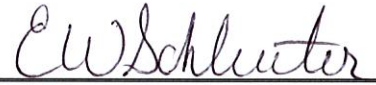
SECTION IV. This Ordinance shall take effect and be in full force from and after the passage and approval thereof.

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



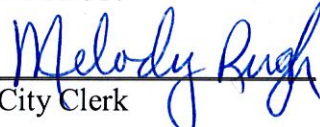
President of the Board of Aldermen

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



Mayor

ATTEST:



City Clerk