

A ZONING ORDINANCE, AS AUTHORIZED UNDER SECTION 405.390 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI, APPROVING A SITE PLAN FOR AN INDIVIDUAL LOT MULTI-FAMILY DEVELOPMENT TO BE LOCATED AT 823 & 825 PUEBLO COURT, ON EXISTING LOT 3 A & B VILLAGES OF WARRIOR RIDGE

WHEREAS, an application for site plan approval was filed on March 3, 2017 by Deborah and Emery Wondel; and

WHEREAS, property owners within three hundred (300) feet of 823 and 825 Pueblo Court were notified by mail on March 21, 2017 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 March 16, 2017; and

WHEREAS, a public hearing was held on April 6, 2017, 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 April 6, 2017, 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 March 30, 2016; and

WHEREAS, a public hearing was held on April 18, 2017, 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 April 18, 2017, following said public hearing, after due and careful consideration, has concluded that the approval of the site plan for a proposed individual lot multi-family development, located at 823 and 825 Pueblo Court 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:

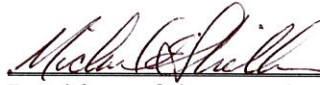
All of Lots 3 A&B of the Villages of Warrior Ridge, as shown on Slide D-119, 120, 121 & 122 of the Warren County records.

- 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 individual lot multi-family development.
- 3) All uses and development approved in Section (2) is subject to all the regulations and requirements contained in Section 405.100, "R-3" Highway Density Residential 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 April 18, 2018 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 18st day of April, 2017.



President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 18st day of April, 2017.



Mayor

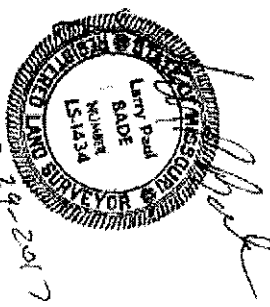
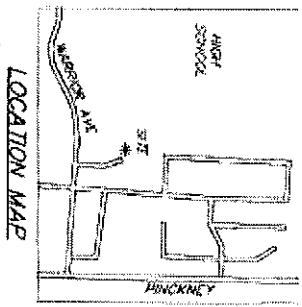
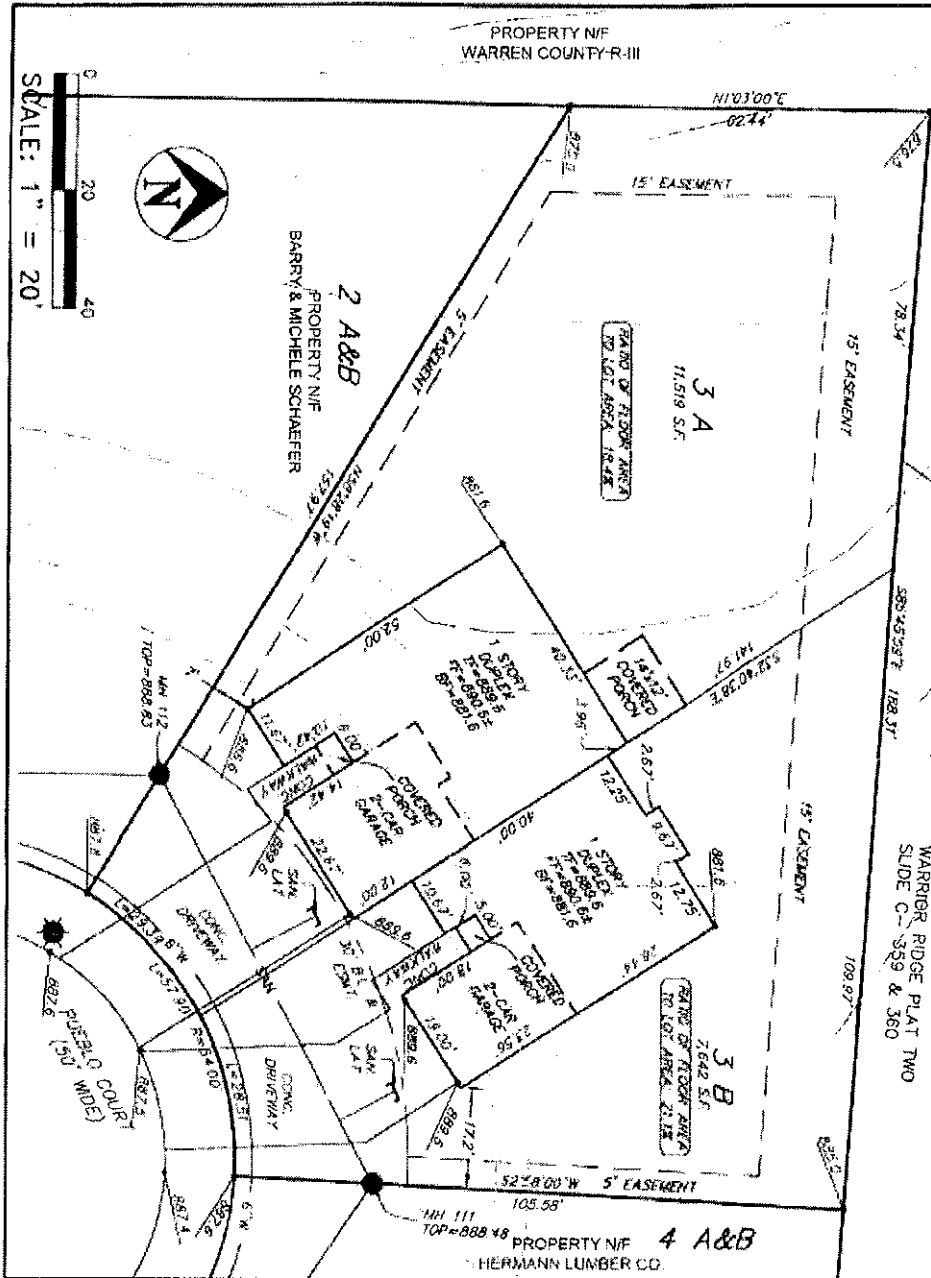
ATTEST:



City Clerk

REGISTERED
MAR 29 2017
PT. GA. 2:13:08pm

LOT 3 A&B- VILLAGES OF WARRIOR RIDGE
A TRACT OF LAND BEING PART OF
SECTION 33, TOWNSHIP 47 NORTH, RANGE 2 WEST,
CITY OF WARRENTON, WARREN COUNTY, MISSOURI



THIS IS TO CERTIFY THAT AT THE REQUEST OF
MARQUE HOMES, WE HAVE MADE A SURVEY AS SHOWN
ABOVE AND THAT THE RESULTS OF SAID SURVEY ARE
CORRECTLY REPRESENTED UPON THIS PLAN

Larry P. BADE, P.L.S. NO. 1434

PLOT PLAN
This Property is Zoned R-3 Residential

Lewis-Bade, Inc.
Professional Land Surveyors
and Professional Engineers

SURVEYED BY	DATE	REVISIONS	P.L.
MAX TOM	2-8-2017		AC232
DRAWN BY	3-29-2017		
JACOB	L.P.B.	SCALE	
		1"=20'	

