

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 ALONG FOREST RIDGE DRIVE AND FOREST RIDGE COURT, WITHIN THE EXISTING FOREST RIDGE VILLAS PLAT

WHEREAS, an application for site plan approval was filed on March 3, 2017 by Jeff Yaeger c/o Jaeger Builders, Inc.; and

WHEREAS, property owners within three hundred (300) feet of Forest Ridge Drive and Forest Ridge 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 along Forest Ridge Drive and Forest Ridge 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 Forest Ridge Villas, as shown on Slide D, Pages 139-140 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 405.150, "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 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:

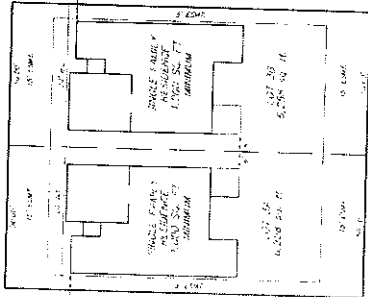
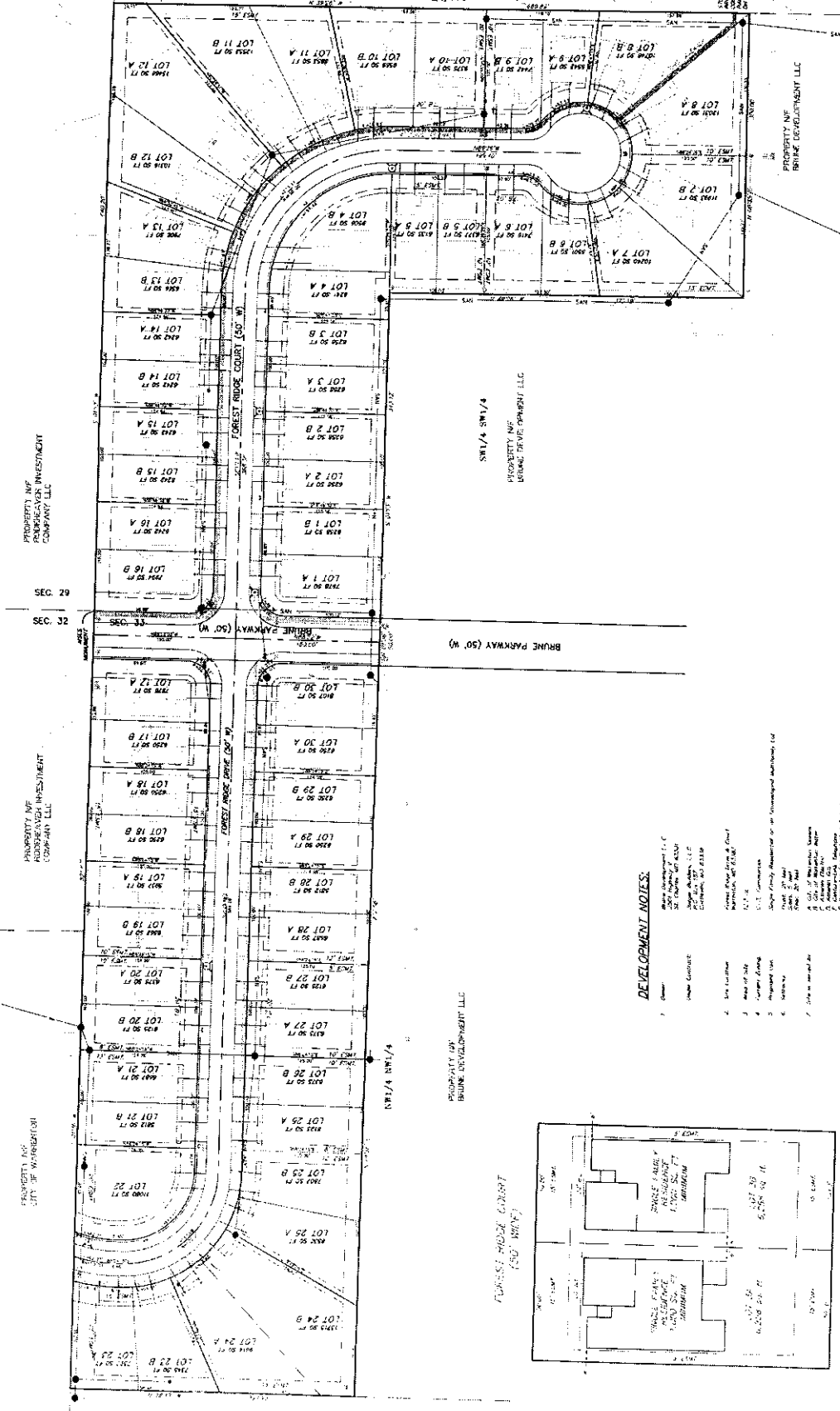


City Clerk

FOREST RIDGE VILLAS

A TRACT OF LAND BEING PART OF
 LOT 3 & 4 OF BRUNE BUSINESS PARK
 SECTION 28, TOWNSHIP 47 NORTH, RANGE 2 WEST
 CITY OF WARRENTON, WARREN COUNTY, MISSOURI

A CONDITIONAL USE SITE PLAN FOR:



NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.

DEVELOPMENT NOTES:

1. The site is located in the City of Warrenton, Warren County, Missouri.
2. The site is located in the City of Warrenton, Warren County, Missouri.
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8. The site is located in the City of Warrenton, Warren County, Missouri.
9. The site is located in the City of Warrenton, Warren County, Missouri.
10. The site is located in the City of Warrenton, Warren County, Missouri.



DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: 1" = 50'

Lewis & Bode, Inc.
 101 E. Main St.
 Warrenton, Oregon 97146
 (503) 862-2815 (Fax) 503-862-7252
 314-486-5000

CONDITIONAL USE SITE PLAN
FOREST RIDGE VILLAS

PROJECT NO. 99090
 DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SHEET NO. 01
 OF 01