

A ZONING ORDINANCE, AS AUTHORIZED UNDER SECTION 405.390 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI, APPROVING A SITE PLAN FOR XPRESS LIQUOR & SMOKES 15, LOCATED AT 623 EAST VETERANS MEMORIAL PARKWAY

WHEREAS, an application for site plan approval was filed on April 4, 2017 by Jigneshkumar Patel; and

WHEREAS, property owners within three hundred (300) feet of 623 East Veterans Memorial Parkway were notified by mail on April 19, 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 April 13, 2017; and

WHEREAS, a public hearing was held on May 4, 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 May 4, 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 April 27, 2017; and

WHEREAS, a public hearing was held on May 16, 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 May 16, 2017, following said public hearing, after due and careful consideration, has concluded that the approval of the site plan for a retail package liquor store, located at 623 East Veterans Memorial Parkway 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:

A tract of land being part of the Northwest Quarter of the Southeast Quarter of

Section 21, Township 47 North, Range 2 West, City of Warrenton, Warren County, Missouri, and being described as follows:

Commencing at a Missouri State Land Survey Monument at the Southwest Corner of the Southeast Quarter, thence North 11°-51' East 1400.02 feet to an iron rod on the North line of Old Hwy. "40" at the place beginning of the said tract of land; thence North 1°-9' East 180.20 feet to an iron rod; thence along the South line of a tract of land described in Book 307, Page 14 of the Warren County Records, South 89°-4' East 115.00 feet to an iron rod; thence South 1°-9' West 179.21 feet to an iron rod at the Southwest Corner of a tract of land described in Book 158, Page 659 of the Warren County Records, thence along the North line of Old Hwy. "40" North 89°-34' West 115.00 feet to the place beginning and containing 0.47 acres, more or less.

- 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 a retail package liquor store.
- 3) All uses and development approved in Section (2) is subject to all the regulations and requirements contained in Section 405.140, "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 May 16, 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 16th day of May, 2017.



President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 16th day of May, 2017.

E. W. Schleuter
Mayor

ATTEST:

Melody Bug
City Clerk

