

A ZONING ORDINANCE, AS AUTHORIZED UNDER SECTION 405.390 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI, APPROVING A SITE PLAN FOR MOMMA BEARS DAYCARE, LOCATED AT 705 POWELL STREET

WHEREAS, an application for site plan approval was filed on April 5, 2017 by Brad and Elizabeth Williams; and

WHEREAS, property owners within three hundred (300) feet of 705 Powell Street 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 child day care, located at 705 Powell Street 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 part of a 5.94 acre tract of land as described in Book 155 at Page 241 of the Warren County Records and being described as follows:

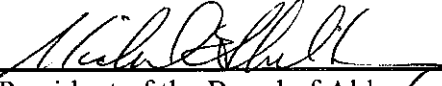
Commencing at an Old Iron Pipe at the Northwest Corner of the said 5.94 acre tract: thence along the South line of Steinhagen Road, North 89° 42' East 677.30 feet to a point and said point is South 0° 10' East 957.33 feet from an iron bar at the Northeast Corner of the Northwest Quarter of the Southeast Quarter; thence along the West line of a County Road now "Powell Street", South 0° 10' East 150.00 feet to an iron rod at the point of beginning of the said tract; thence South 0° 10' East 150.00 feet to an iron rod; thence leaving the said West line, South 89° 42' West 150.00 feet to an iron rod; thence North 0° 10' West 150.00 feet to an iron rod; thence North 89° 42' East 150.00 feet to the place of beginning and containing 0.51 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 daycare.
- 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 Rugh
City Clerk

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D.V. [Signature]

