

A ZONING ORDINANCE, AS AUTHORIZED UNDER SECTION 405.390 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI, APPROVING A SITE PLAN FOR A DUPLEX ON LOT 32 ARLINGTON WAY, LOCATED AT 1016 & 1018 ARLINGTON WAY

WHEREAS, an application for site plan approval was filed on April 6, 2017 by Delores & Barbara Owenby; and

WHEREAS, property owners within three hundred (300) feet of 1016 & 1018 Arlington Way 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 duplex, located at 1016 & 1018 Arlington Way 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 Lot 32 of Oak View Villas and Arlington Condos, as shown on Slide C, Page

55 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 a duplex.
- 3) All uses and development approved in Section (2) is subject to all the regulations and requirements contained in Section 405.140, "C-2" General 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.



Mayor

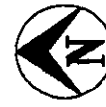
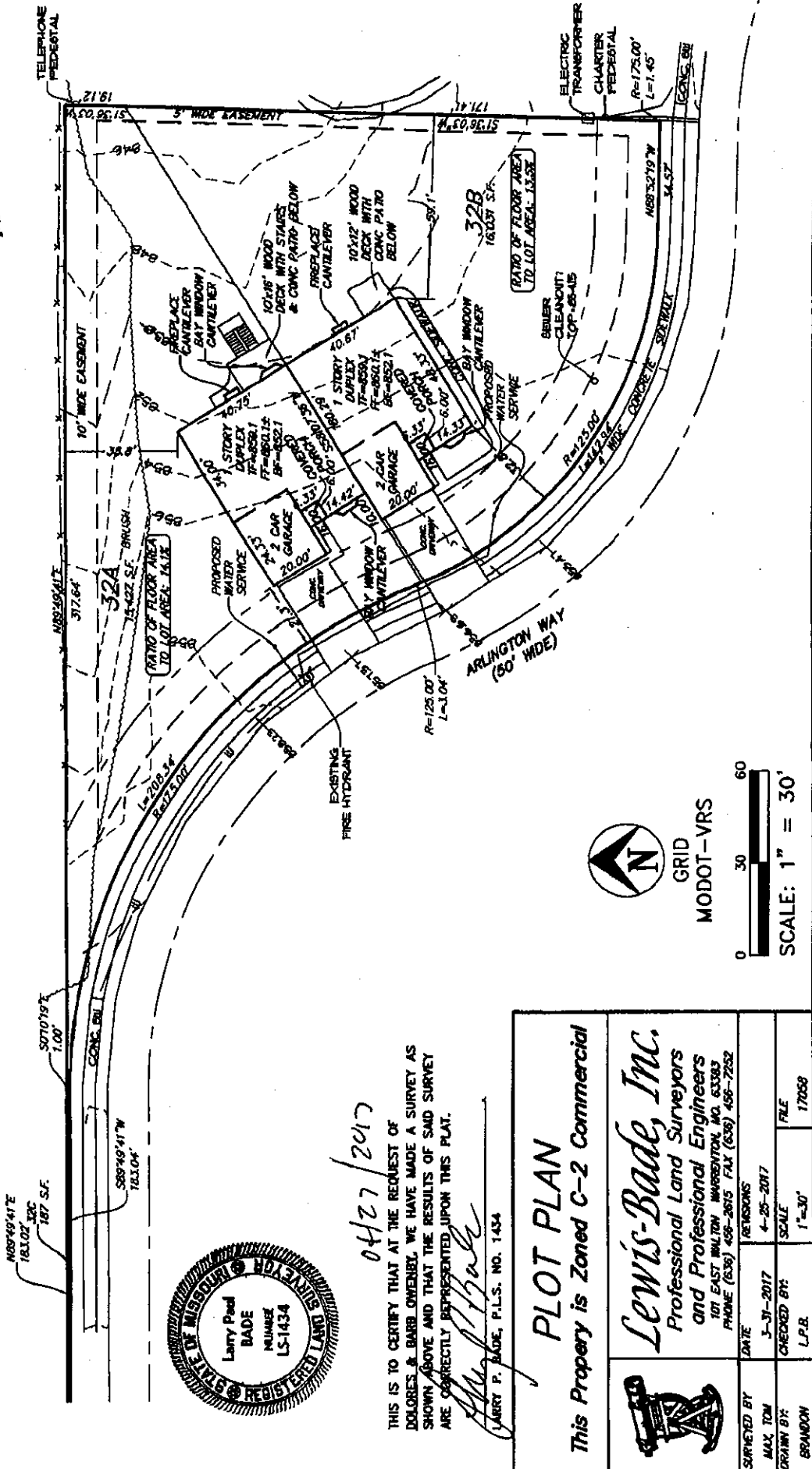
ATTEST:



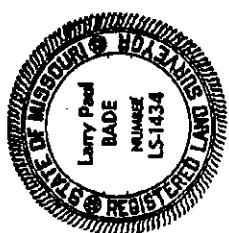
City Clerk

LOT 32- OAK VIEW VILLAS AND ARLINGTON CONDOS
A TRACT OF LAND BEING PART OF
SECTION 21, TOWNSHIP 47 NORTH, RANGE 2 WEST,
CITY OF WARRENTON, WARREN COUNTY, MISSOURI

RECEIVED
APR 27 2017
 FYE.....



GRID
 MODOT-VRS



0427/2017

THIS IS TO CERTIFY THAT AT THE REQUEST OF DOLORES & BARR OHNEHL, WE HAVE MADE A SURVEY AS SHOWN ABOVE AND THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED UPON THIS PLAN.

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

PLOT PLAN
 This Property is Zoned C-2 Commercial

Lewis-Bade, Inc.
 Professional Land Surveyors
 and Professional Engineers
 101 EAST WALTON WARRENTON, MO. 63383
 PHONE (636) 458-2615 FAX (636) 458-7252

SURVEYED BY MAX TOM	DATE	REASONS	FILE
	5-J1-2017	4-25-2017	
DRAWN BY: BRANDON	CHECKED BY:	SCALE	17058
	L.P.B.	1"=30'	