

**A ZONING ORDINANCE, AS AUTHORIZED UNDER SECTION 405.390 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI, APPROVING A SITE PLAN FOR WARREN COUNTY FITNESS CENTER, LOCATED AT 3920 NORTH HIGHWAY 47**

WHEREAS, an application for site plan approval was filed on June 8, 2017 by Hubert Kluesner, Warren County Southern District Commissioner; and

WHEREAS, property owners within three hundred (300) feet of 3920 North Highway 47 were notified by mail on June 22, 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 June 15, 2017; and

WHEREAS, a public hearing was held on July 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 July 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 June 29, 2017; and

WHEREAS, a public hearing was held on July 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 July 18, 2017, following said public hearing, after due and careful consideration, has concluded that the approval of the site plan for a fitness center, located at 3920 North Highway 47 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 139 & 140 of Andorra Estates, Plat Four, as shown on Slide B-90 of the

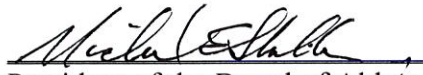
Warren County Records.

- 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 fitness center.
- 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 July 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 18<sup>th</sup> day of July, 2017.

  
\_\_\_\_\_  
President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 18<sup>th</sup> day of July, 2017.

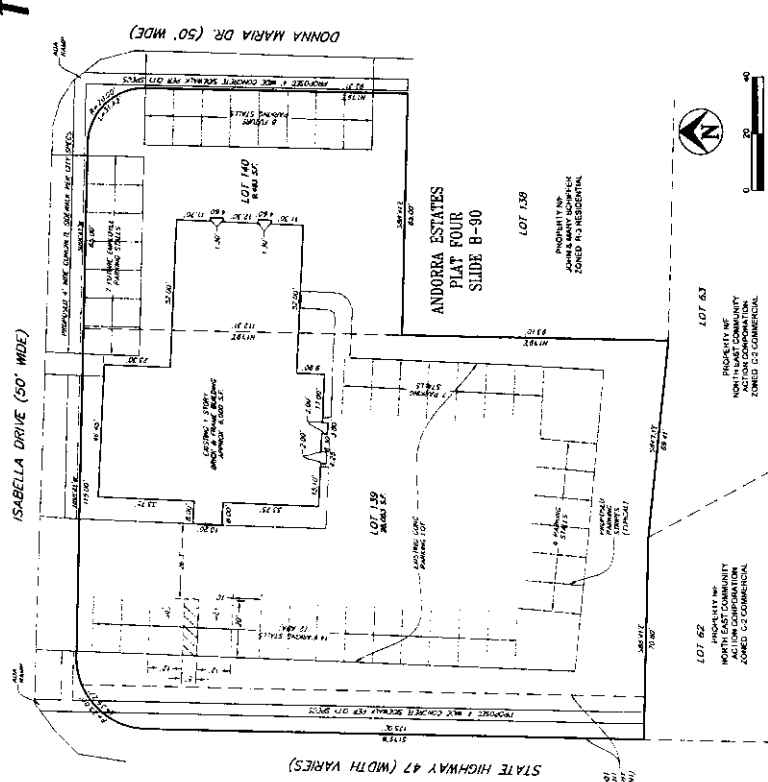
  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

# A SITE PLAN FOR: WARREN COUNTY FITNESS CENTER

A TRACT OF LAND BEING PART OF  
SECTION 9, TOWNSHIP 47 NORTH, RANGE 2 WEST  
CITY OF WARRENTON, WARREN COUNTY, MISSOURI



### SITE DEVELOPMENT NOTES:

1. Owner: [Name]
2. Site Address: [Address]
3. Date of Map: [Date]
4. Project Name: [Name]
5. City of Planning: [City]
6. Name of Applicant: [Name]
7. Name of Surveyor: [Name]
8. Date of Survey: [Date]
9. Site as shown on: [Reference]

10. [Note regarding easements and utility lines]
11. [Note regarding zoning and subdivision]
12. [Note regarding construction and site plan]

WARREN COUNTY  
FITNESS CENTER  
SITE PLAN



LEWIS & BODE, INC.  
101 E. WILSON ST.  
WARRENTON, MISSOURI 63383  
(636) 458-2615 (FAX) 458-7232  
WARRENTON, MISSOURI 63383  
636-458-3045

PROJECT NO.	17102
DESIGNED BY	
DRAWN BY	BRANDON
CHECKED BY	
L.P.R.	
SHEET NO.	1 OF 1

DATE	REVISIONS
5-8-2012	NO PLAN
5-11-2012	REVISION FOR CITY COMMENTS