

AN ORDINANCE AMENDING SECTION 405.390, SUBSECTION (B), OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI, REGARDING “ADMINISTRATIVE SITE PLAN APPROVAL”.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WARRENTON, MISSOURI, AS FOLLOWS:

Section I. Section 405.390, Subsection (B) “Administrative Site Plan Approval”, of the Municipal Code of the City of Warrenton is hereby deleted in its entirety and the following inserted in lieu thereof:

B. *Administrative Site Plan Approval.* The Planning and Zoning Officer, with the concurrence of the Board of Aldermen’s Designee, shall have the authority to administratively review and approve site plans and site plan modifications for the following:

1. Remodeling of a building or structure that does not involve land disturbance activity as defined in Section 430.020 of the code herein.
2. Remodeling of a building or structure that does not involve any additions or modifications to the exterior of the building or structure, except the one-time installation of a sign as allowed under Chapter 425 of the code herein.
3. Remodeling of building or structure if no enlargement or expansion is involved.
4. A change or conversion in use if the Planning and Zoning Officer and the Board’s of Aldermen’s designee determine that the new use is not more intense.
5. A request for minor modification to a site plan approved pursuant to 405.390 (D). For purpose of this section, a minor modification shall only include a reduction in 10% or less of the parking, landscaping or buffer requirements.
6. In the event that the Planning and Zoning Officer or the Board of Aldermen’s Designee finds that the proposed development, change of use, change of business or minor modification has a potential detrimental effect on the parking, ingress or egress of pedestrian traffic, automobile traffic or use(s) of surrounding properties or the proposed administratively authorized approval may have a detrimental effect on the safety and general welfare of the residents of the City , the Planning and Zoning Officer or the Board of Aldermen’s Designee shall cause said site plan or site plan modification to be submitted to the Planning and Zoning Commission and Board of Aldermen for approval. Said finding of detrimental impact shall be made in writing within thirty (30) days of receipt of application for administrative site plan review.

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 All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.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 17th day of April, 2018.



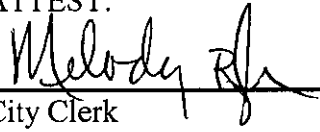
President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 17th day of April, 2018.



Mayor

ATTEST:



City Clerk