

**CITY OF FARMINGTON  
110 West Columbia  
Farmington, MO 63640**

**OCTOBER 10, 2013  
6:30 P.M.**

**TENTATIVE AGENDA**

**NOTICE** is hereby given to all citizens and parties of interest that the Farmington City Council will meet on Thursday, October 10, 2013 at 6:30 p.m. at Long Memorial Hall, 110 West Columbia, Farmington, Missouri, 63640.

The tentative agenda of this meeting includes:

**I. CALL TO ORDER**

1. Invocation
2. Pledge of Allegiance
3. Roll Call
4. Approve Agenda

**II. PUBLIC HEARINGS**

1. An application for Planned Unit Development (PUD) / Plat approval (Case PZPUD-13-005). The owner of the property requests the City of Farmington grant a Planned Unit Development (PUD) / Plat approval for Showplace Subdivision (St. Paul Lutheran High School). The property (A tract of land located in the City of Farmington, County of St. Francois and the State of Missouri, lying in part of the North Half of Fractional section 26, Township 36 North, Range 5 East of the Fifth Principal Meridian, described as follows, to-wit: Commencing at a found old mill rod in concrete marking the common corners of Sections 22, 23, 26 and 27 per DNR Document 600-38359; thence along the North section line of Section 26 South 89°50'29" East 1906.82 to a found No. 5 rebar marking the Northwest corner of Lot 3 of Holly Tree Place #3 a subdivision filed for record in Plat Book 16 at Page 597 of the Land Records of St. Francois County, Missouri; thence continuing along said North section line of Section 26 North 89°47'33" East 77.33' to a found No. 4 rebar being the Northeast corner of said Lot 3 of Holly Tree Place #3, the POINT OF BEGINNING of the tract herein described; thence continuing along said North section line of Section 26 North 89°52'27" East 648.13' to a found No. 4 rebar at the Northwest corner of a 60' wide roadway easement dedicated to the City of Farmington per Deed Book 1414 at Page 671 of the Land Records of St. Francois County, Missouri; thence leaving said North section line of Section 26 and along the west boundary of said Deed Book 1414 at Page 671 as follows South 20°58'52" East 284.23' to a set CPS; thence South 32°17'28" East 50.99" to a set CPS; thence South 20°58'52" East

147.28' to a set No. 4 rebar; thence leaving said West boundary of Deed Book 1414 at Page 671 and along the North boundary of Lots 1 and 2 of Holly Tree Place #4 a subdivision filed for record in Plat Book 16 at Page 616 of the Land Records of St. Francois County, Missouri South 89°45'30" West 655.04' to a found No. 4 rebar being the Southeast corner of said Lot 3 of Holly Tree Place #3; thence along the East Boundary of said Lot 3 of Holly Tree Place #3 North 21°20'51" West 480.30' to the point of beginning. Containing 6.67 acres, more or less. Being all of Deed Book 1535 at Page 2137.) is located at 4335 - 4343 Showplace Drive in a "C-2" General Commercial Zoning District. In addition, the City of Farmington requests Roadway Dedication (Case PZROW-13-002) of the Land Tract known as Showplace Drive. Submitted by Taylor Engineering and D. Paul Brockmiller on behalf of P & P Properties, LLC.

2. An application for Final Subdivision Plat approval for Pine Chase Subdivision (Case PZFRP-13-002) and a Rezoning request for the property (Case PZREZ-13-002). The property (A tract of land situated in the City of Farmington, County of St. Francois and the State of Missouri, lying in part of the West Half of Fractional Section 32, Township 36 North, Range 04 East of the Fifth Principal Meridian, described as follows, to-wit: Commencing at the Northwest corner of Lot 34 of Lindenwood, a subdivision filed for record in Plat Book 16 at Page 549, being on the South right-of-way line of Eastland Drive, the POINT OF BEGINNING of the tract herein described; thence South 02°57'19" West 549.99' on the West line of said Lindenwood Subdivision to the Northeast corner of a tract of land described in Book 1400 at Page 313; thence leaving said West line, North 87°01'04" West 360.03' on the North line of said Book 1400 at Page 313 to the Northwest thereof; thence leaving said North line, North 02°57'57" East 549.82' on the West line of said Book 1400 at Page 313, and on the West line of a tract of land filed for record as document 2008R-02850 to the intersection of said West lines with said South right-of-way line of Eastland Drive; thence South 87°02'41" East 359.93' on said South right-of-way line to the point of beginning. Containing 4.54 acres, more or less.) is located along the 200 Block of Industrial Drive in an "I-1" General Industrial Zoning District. The proposed Zoning for the property is "I-4" Light Industrial and Heavy Commercial Zoning District. Submitted by Midwest Land Survey on behalf of Canyon Development, Inc. and Harlan Heights Development Corporation.

3. An application for a Final Subdivision Record Plat approval for Morning Acres Subdivision (PZFRP-13-003). The property (A tract of land located in the City of Farmington, County of St. Francois and the State of Missouri, lying in all of Lot 11B of the Resubdivision of Lot 11 of Farmington Industrial Park Plat 1, a subdivision filed for record in Plat Book 15 at Page 105 of the Land Records of St. Francois County, Missouri and part of Lot 95 of F W Rohlands subdivision of US Survey 2969 a subdivision filed for record in Book F at Page 441 of the Land Records of St. Francois County, Missouri described as follows, to-wit: Commencing at a found concrete post marking the common corner of Lots 95, 96, 99 and of said F W Rohland Subdivision of US Survey 2969; thence along the lot line of said Lots 95 and 100 North 07°22'50" East 755.38' to a found No. 4 rebar marking the Southeast corner of said Lot 11B and on the North right-of-way of Doubet Road, the POINT OF BEGINNING of the tract herein described; thence along said North right-of-way of Doubet Road South 66°17'45" West 90.07' to a found No. 4 rebar; thence leaving said North right-of-way of Doubet Road along the West Boundary



of said Lot 11B North 15°38'43" West 367.22' to a found No. 4 rebar; thence along the North boundary of said Lot 11B North 89°53'25" East 222.19' to a found No. 4 rebar; thence South 89°40'55" East 205.21' to a found State right-of-way marker on the West right-of-way of US Highway 67; thence along said West right-of-way of US Highway 67 South 23°21'04" West 318.05' to a found State right-of-way marker on the North right-of-way of Doubet Road; thence leaving said west right-of-way of US Highway 67 along the North right-of-way of Doubet Road South 78°21'21" West 122.34' to the point of beginning. Containing 2.30 acres, more or less. Being all of Document 2012R-03113.) is located at 1705 Doubet Road in an "I-3" Planned Industrial Zoning District. Submitted by Taylor Engineering and Brooks Moore on behalf of Morning Acres Properties, LLC.

4. An application for Preliminary Subdivision Plat approval for Johns Buckhaven Place Subdivision (Case PZPSP-13-001) and a Rezoning request for the property (Case PZREZ-13-003). The property (A tract of land located in the City of Farmington, County of St. Francois and the State of Missouri, lying in part of the West Half of the Southwest Quarter of Section 29, Township 36 North, Range 6 East of the Fifth Principal Meridian described as follows; Commencing at a found No. 4 rebar being on the centerline of a 50' roadway known as Keisha Lane, the POINT OF BEGINNING of the herein described; thence North 89°40'18" West 220.16' to set No. 5 rebar; thence North 00°34'07" East 298.90' to a set No. 4 rebar; thence North 89°40'53" West 375.50' to a set No. 5 rebar; thence South 00°03'00" West 94.14' to a set No. 4 rebar; thence North 89°58'17" West 179.19' to a set No. 4 rebar on the East boundary of Briargate Plat 2 a subdivision filed for record in Plat Book 15 at Page 165 of the Land Records of St. Francois County, Missouri; thence along said East boundary of said Briargate Plat 2 North 00°03'16" East 720.00' to a set No. 4 rebar; thence leaving said East boundary of said Briargate Plat 2 South 89°56'53" East 129.16' to a set No. 4 rebar; thence South 00°03'07" West 28.55' to a point; thence South 89°41'21" East 651.09' to a point on the centerline of Keisha Lane; thence along said centerline of Keisha Lane South 00°34'17" West 896.04' to the point of beginning. Containing 12.64 acres, more or less. Being all of Deed Book 1638 at Page 1070.) is located along Coyote Street and extends east toward Keisha Lane in the Buckhaven Place Subdivision in an "R-2" Single Family Residential Zoning District. The proposed Zoning for the property is "R-3" Single Family Residential Zoning District. In addition, the City of Farmington requests Annexation (Case PZANN-13-006) of the remaining balance of Keisha Lane (A tract of land located in the County of St. Francois and the State of Missouri, lying in part of the West Half of the Southwest Quarter of Section 29, Township 36 North, Range 6 East of the Fifth Principal Meridian described as follows; Commencing at a found No. 4 rebar being on the centerline of the 50' Keisha Lane right-of-way as shown on Buckhaven Place Subdivision in Plat Book 16 at Page 292, the POINT OF BEGINNING of the roadway dedication herein described; thence along the centerline of said Keisha Lane North 00°18'06" 1,332.02' to a point on the South right-of-way of Colony Church Road; thence along said South right-of-way of Colony Church Road North 89°57'00" East 25.00' to a point on the East right-of-way of said 50' Keisha Lane; thence leaving said South right-of-way of Colony Church Road and along said East right-of-way of said 50' Keisha Lane South 00°18'06" West 1,332.11' to a point; thence leaving said East right-of-way of said 50' Keisha Lane North 89°56'25" West 25.00' to the point of beginning. Containing 0.76 acres, more or less. Being part of Deed Book 1290 at Page 595, Deed Book 13264 at Page 658 and Deed Book 1403 at

Page 360 and as shown on Buckhaven Place Subdivision Plat Book 16 at Page 292.) which was dedicated to the City of Farmington as Public Right-of-Way by and included within the original Buckhaven Place Subdivision Plat. Submitted by Taylor Engineering on behalf of Johns Properties LLC, First State Community Bank, and the City of Farmington.

5. An ordinance amending the Municipal Code of the City of Farmington, Missouri, by amending Title IV: Land Use, Chapter 420: Stormwater Management Regulations, regarding implementing text corrections discovered in the previous Ordinance Amendment pursuant to said Chapter. Submitted by the City of Farmington.

### **III. VISITORS TO ADDRESS THE CITY COUNCIL**

1. Public Participation for Non-Agenda Items (3 minutes per person)

### **IV. REPORTS**

1. Committee Reports, Presentation of Legislation and Discussion
  - A. Public Safety (Smith)
  - B. Public Works (Forsythe)
  - C. Public Services (Crites)
  - D. Administrative Services (Kellogg)
2. City Administrator Report

### **V. NEW BUSINESS**

1. Consent Agenda
  - A. Department Reports
  - B. Minutes of Previous Meeting (September 23, 2013)

### **VI. PRESENTATION OF LEGISLATION**

(Second Reading)

**Bill 67092013:** Title IV: Land Use, Chapter 425: Historic Preservation Commission, Section 425.070: Interim Control-Structures of Historic Significance, Section 425.090: Design Standards, and Section 425.100: Historic Property Construction Permit Related to Implementing a Downtown Farmington Historic Preservation District, a Zoning Regulation Known as “Historic Preservation Commission—Buildings, Structures, or Properties of Historic Significance, Historic Property Construction Permit, and Downtown Farmington Historic Preservation District” and Enacting Certain Regulations and Maps Pertaining Thereto.

(First and Second Reading)

**Bill 68102013:** An Ordinance Granting Approval to P&P Properties, LLC, for the Planned Unit Development/Plat Approval for Showplace Subdivision. (St. Paul Lutheran High School)



(First and Second Reading)

**Bill 69102013:** An Ordinance Accepting a Dedication of part of a Street Right-of-Way. (Showplace Drive)

(First Reading)

**Bill 70102013:** An Ordinance of the City of Farmington Approving and Accepting the Final Subdivision Record Plat of Pine Chase Subdivision.

(First reading)

**Bill 71102013:** An Ordinance Amending the General Zoning Ordinance and Accompanying Map Thereto and Known as General Ordinance 11-2I by Changing the Classification of the Zone District for Certain Parcels of Land Described Herein. (Pine Chase Subdivision)

(First Reading)

**Bill 72102013:** An Ordinance of the City of Farmington Approving and Accepting the Final Subdivision Record Plat of Morning Acres Subdivision, a Subdivision of the City of Farmington.

(First Reading)

**Bill 73102013:** An Ordinance of the City of Farmington Approving and Accepting the Preliminary Subdivision Record Plat of Johns Buckhaven Place Subdivision, a Subdivision of the City of Farmington.

(First Reading)

**Bill 74102013:** An Ordinance Amending the General Zoning Ordinance and Accompanying Map Thereto and Known as General Ordinance 11-2I by Changing the Classification of the Zone District for Certain Parcels of Land Described Herein. (Johns Buckhaven Place Subdivision)

(First Reading)

**Bill 75102013:** An Ordinance Amending the Municipal Code of the City of Farmington, Missouri, by Amending Title IV: Land Use, Chapter 420: Stormwater Management Regulations, a Land Use Known as "Stormwater Management Plans and Stormwater Management Regulation" and Enacting Certain Regulations Pertaining Thereto.

(First Reading)

**Bill 76102013:** An Ordinance Authorizing the Mayor to Execute on Behalf of the City of Farmington, Missouri, a Letter Agreement Related the Highway 67 Redevelopment Area (Maple Valley Plaza Project); and Authorizing Certain Other Actions in Connection Thereto.

(First and Second Reading)

**Bill 77102013:** An Ordinance Authorizing and Directing the Mayor of the City of Farmington, Missouri, to Enter into and Execute a Contract with Midland GIS Solutions, LLC. (GIS Mapping Services)

(First Reading)

**Bill 78102013:** An Ordinance for the Purpose of Providing for the Annexation of Territory to the Existing Corporate Boundaries of the City of Farmington, Missouri. (Keisha Lane)

**Resolution R11-2013:** A Resolution for the Purpose of Appointing Members to Serve on the Board of Directors of the Maple Valley Plaza Community Improvement District of the City of Farmington, Missouri.

## VII. MAYOR

## VIII. CLOSED SESSION

Council may vote to adjourn to closed session to discuss matters pursuant to: Litigation as authorized by Section 610.021 (1) RSMo., Real Estate authorized by Section 610.021 (2) RSMo., and Personnel as authorized by Section 610.021 (3).

## IX. ADJOURN

Posted: October 09, 2013



Gregory S. Beavers, MPPA  
City Administrator

Copies of the agenda may be obtained by contacting:

Paula Cartee, City Clerk  
110 West Columbia Street  
Farmington, MO 63640  
573.756.1701  
[pcartee@farmington-mo.gov](mailto:pcartee@farmington-mo.gov)

The agenda may be viewed on the City's website at: [www.farmington-mo.gov](http://www.farmington-mo.gov) 24-hours prior to the meeting.



Disabled parking and entrance to Long Memorial Hall is located at the west entrance on Franklin Street. Persons needing additional special accommodation or access to attend or participate in the meeting should contact the City prior to the meeting at 573.756.1701 or [pcartee@farmington-mo.gov](mailto:pcartee@farmington-mo.gov).