



**CITY OF FARMINGTON
110 WEST COLUMBIA STREET
FARMINGTON, MISSOURI 63640
PLANNING AND ZONING COMMISSION
TENTATIVE AGENDA**

NOTICE is hereby given to all citizens and parties of interest that the Planning and Zoning Commission of the City of Farmington, Missouri will meet on Monday, May 14, 2018 at 5:30 p.m., at Long Memorial Hall, Basement Level, 110 West Columbia Street, Farmington, Missouri, 63640.

The tentative agenda of this Meeting includes:

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. ADDITIONS AND DELETIONS TO AGENDA**
- IV. MINUTES OF PREVIOUS MEETING**
- V. PUBLIC PARTICIPATION**
- VI. OLD BUSINESS**

- 1. Ashbrook Sewer Easement
- 2. Revision of the Planned Unit Development Ordinance

VII. NEW BUSINESS

- 1. An application to rezone the property located at 545 Wallace Road to “R-3: Single-Family Residential” (Case REZ-18-002). The property is currently zoned as “OA-1: Office and Apartment”. Submitted by Mullins Custom Homes LLC on behalf of Vicky Winick.
- 2. Discussion of a Preliminary Plat at 545 Wallace Road.
- 3. An application for vacation of the utility easement at 1007 N Washington Street (Case VAC-18-001). Submitted by the City of Farmington.
- 4. An application for a Preliminary Plat at Pine Trails Subdivision (Case PRE-18-001). The property as currently zoned at “R-1: Single-Family Residential”. Submitted by Farmington Pine Street Property LLC.
- 5. An application to rezone Pine Trails Subdivision (Case REZ-18-003). The property is currently zoned as “R-1: Single-Family Residential” with a proposed zoning of “R-3: Single-Family Residential” and “R-4: General Residential”. Submitted by Farmington Pine Street Property LLC.
- 6. An application for vacation of the 60’ Right-of-Way on Pine Street, 50’ Right-of-Way on Stonegate Street, and the 15’ utility easement conveyed on lots 3-11 of Pine Trails Subdivision (Case VAC-18-002). Submitted by Farmington Pine Street Property LLC.
- 7. Proposed Amendment to Title IV: Land Use, Chapter 405: Zoning Regulations, Table A: Uses in Zoning Districts.
- 8. Discussion of the zoning of Parkland Health Center. The property is currently zoned as “OA-1: Office and Apartment”. Under the current Table A, a hospital is not an allowable use under OA-1 zoning. Hospital is requesting the addition of a permanent residential trailer be placed on-site to house the Children’s Hospital Life Flight team.

- VIII. PLANNING AND ZONING COMMISSION**
- IX. OTHER NON-AGENDA TOPICS**

X. STAFF
XI. ADJOURN

Written comments or request for copies of this notice by representatives of the news media may be submitted to:



Tim Porter, MPPA
Development Services Director
12 S Franklin Street
Farmington, Missouri 63640
573.756.0608



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.

Posted: May 11, 2018

Breckin Shoemaker, Public Works Clerk



CITY OF FARMINGTON
110 WEST COLUMBIA STREET FARMINGTON, MO 63640

**PLANNING AND ZONING
MINUTES OF MEETING**

The Planning and Zoning Commission of the City of Farmington met in regular session on April 9, 2018 at the Long Memorial Hall, 110 West Columbia Street, Farmington, Missouri, 63640.

CALL TO ORDER

ROLL CALL

At 5:30 p.m., the roll was called with the following members present: Garrett Boatright – absent (arrived at 5:36 p.m.); Darrel Holdman – present; Ashley Krause – present; Marvin Lee – absent; Jeneen McEntire – present; Adrienne Spiker – present; Thad Wineinger – absent; Jessie Williams – present; Pattie Smith – absent.

Guests present were: Scott Williams, Tim Porter, and Breckin Shoemaker

ADDITIONS AND DELETIONS TO AGENDA

MINUTES OF PREVIOUS MEETING

A motion was made (D. Holdman) and seconded (J. Williams) to approve the March 12, 2018 meeting minutes, with a roll call vote as follows: Darrel Holdman – aye; Ashley Krause – aye; Jeneen McEntire – aye; Adrienne Spiker – aye; Jessie Williams – aye.

PUBLIC PARTICIPATION

OLD BUSINESS

1. Ashbrook Sewer Easement

T. Porter presented the case to the Commission and informed them that the official easement documents were not ready for approval. The Commission discussed this issue.

A motion was made (D. Holdman) and seconded (A. Krause) to postpone this issue until the May Planning and Zoning meeting, with a roll call vote as follows: Darrel Holdman – aye; Ashley Krause – aye; Jeneen McEntire – aye; Adrienne Spiker – aye; Jessie Williams – aye.

2. Revision of the Planned Unit Development Ordinance

T. Porter presented the case to the Commission. The Commission discussed this issue.

A motion was made (J. Williams) and seconded (D. Holdman) to postpone this issue until the May Planning and Zoning meeting, with a roll call vote as follows: Garrett Boatright – abstain

(not here for discussion of issue); Darrel Holdman – aye; Ashley Krause – aye; Jeneen McEntire – aye; Adrienne Spiker – aye; Jessie Williams – aye.

3. Potential Stormwater Detention on Old Fredericktown Road

T. Porter presented the case to the Commission and informed them that the future of the project was put on hold due to the inability to obtain the land necessary. The Commission discussed this issue, but no action was taken.

NEW BUSINESS

1. An application to rezone the property located at 713 E Liberty Street to “R-6: Two-Family Dwelling” (Case REZ-18-001). The property is currently zoned as “R-3: Single-Family Residential”. Submitted by Scott Williams on behalf of Bertram Properties LLC.

T. Porter presented the case to the Commission. The Commission discussed this issue.

A motion was made (J. Williams) and seconded (D. Holdman) to forward to City Council with a favorable recommendation and set for Public Hearing, with a roll call vote as follows: Garrett Boatright – aye; Darrel Holdman – aye; Ashley Krause – aye; Jeneen McEntire – aye; Adrienne Spiker – aye; Jessie Williams – aye.

OTHER NON-AGENDA TOPICS

T. Porter discussed the link sent to the Commission via email regarding Planning and Zoning Case Law.

T. Porter updated the Commission on the newly elected City Council members.

T. Porter reminded the Commission of the upcoming Volunteer Banquet.

PLANNING AND ZONING COMMISSION

STAFF

ADJOURN

A motion was made (D. Holdman) and seconded (J. Williams) to adjourn the meeting. The Commission voted unanimously in favor of this motion.

Adrienne Spiker, Vice-Chairperson

Breckin Shoemaker, Public Works Clerk

Date Approved

Farmington, MO



Legend

Address Point

- In City Limits
- Out of City Limits

- ⊗ Manhole
- ⊙ Forcemain Valve
- Lift Station
- Lamp Holes
- ▲ SSO
- Force Main
- Gravity Main 8In
- Gravity Main >8In
- Parcel
- Corporate Limit
- Road Label

Notes

200.0 0 100.00 200.0 Feet



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



MEMORANDUM

Thursday, February 8, 2018

To: Planning and Zoning Commission

From: Tim Porter, Development Services Director

Subject: Discussion of Amending the City of Farmington Planned Unit Development Ordinance

In your packet, I included a very rough draft of a suggested amendment to the City of Farmington Planned Unit Development ordinance.

City of Farmington, MO
Thursday, February 8, 2018

Chapter 405. Zoning Regulations

Article VI. Supplementary Regulations

Section 405.190. Planned Unit Development (PUD).

[Ord. No. 11-21 Art. VI §1, 8-19-2002; Ord. No. 11-21 4 §1, 6-16-2003]

- A. *General.* The City Council of the City of Farmington may, after study and report by the Planning and Zoning Commission, authorize a Planned Unit Development (PUD) on a lot or parcel in one (1) or more zoning districts which may not necessarily meet all the requirements of this Chapter. The development shall, however, meet with the spirit and intent of this Chapter, comply with this Section, and any conditions or restrictions imposed by the City Council.
- B. *Minimum Requirements.* Planned unit developments shall comply with the following minimum requirements:
1. (Reserved)
 2. Shall be developed in accordance with an approved site plan.
 3. Shall be processed in accordance with the requirements for a rezoning.
 4. Shall comply with the requirements of the Subdivision Ordinance for improvements.
- C. *Conditions.* Planned unit developments shall not in any case:
1. Substantially increase traffic hazards or congestion.
 2. Adversely affect the character of the neighborhood.
 3. Substantially increase fire hazards.
 4. Adversely affect the general welfare of the community.
 5. Overtax public utilities.
 6. Be in conflict with the City's Comprehensive Plan.
- If the City Council's findings should be negative to the above, then the application may be granted; if affirmative as to any subject, then such permit shall be denied. In the granting of a special use permit, the City Council may impose and the Planning and Zoning Commission may recommend appropriate conditions and safeguards as may be deemed necessary to ensure compliance with the intent of this Chapter and to protect adjacent property and conserve property values.
- D. *Changes To Plan.* A new application shall be filed for any proposed changes to the approved plan for planned unit development.

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AN ORDINANCE OF THE CITY OF FARMINGTON, MISSOURI, AMENDING THE MUNICIPAL CODE OF THE CITY OF FARMINGTON, TITLE IV: LAND USE, CHAPTER 405. ZONING REGULATIONS, ARTICLE VI. SUPPLEMENTARY REGULATIONS; SECTION 405.190. PLANNED UNIT PUD.

WHEREAS, upon the recommendation of the Planning and Zoning Commission the City Council desires to amend said regulations to ensure that land developed through the Planned Unit PUD regulations meets certain minimum design guidelines for the benefit of the community; now therefore,

SECTION 1. That the Municipal Code of the City of Farmington, Title IV: Land Use, Chapter 405. Zoning Regulations, Article VI. Supplementary Regulations, Section 405.190. Planned Unit PUD (PUD) is hereby deleted in its entirety and replaced with the following new Section 405.190:

- Conditions. Planned unit PUDs shall not in any case:

- If the City Council's findings should be negative to the above, then the application may be granted; if affirmative as to any subject, then such permit shall be denied.

- ### C. PUD Zoning

47 A. PUD-R – Planned Unit Development - Residential

- 48
- 49 1. Intent. The intent of the PUD-R zoning district is to support and permit private
- 50 residential developments that utilize innovative design, promotes common areas
- 51 and shared recreational amenities, preserves sensitive natural resources, and
- 52 promotes a high quality residential development.
- 53 2. Minimum development. Any application for a PUD-R zoning designation
- 54 requires the following minimum residential dwelling units (DU):
- 55 1. Single Family Structures: 8 DU
- 56 2. Two Family Structures: 10 DU
- 57 3. Multi-Family Structures: 32 DU
- 58 3. Screening. Any application for a PUD-R for Multi-Family Structures adjacent to
- 59 single family or two family residential zoning districts must include a landscape
- 60 screen consisting of approved trees and/or shrubbery, planted and maintained at a
- 61 minimum of six (6) feet high and twenty (20) feet wide, except for approved
- 62 access points.
- 63 4. Any application for a PUD-R must shall include a maximum lot coverage of
- 64 buildings of not more than 40% of the total lot area.
- 65 5. Neighborhood commercial. Uses within Table A of this Title for C-3
- 66 (Neighborhood Commercial) are permitted within any PUD-R with a minimum of
- 67 48 DU.
- 68 6. Signs. All proposed signs within a PUD-R zoning district must comply with the
- 69 sign regulations of this Title.
- 70
- 71

72 B. PUD-C – Planned Unit Development - Commercial

- 73
- 74 1. Intent. The intent of the PUD-C zoning district is to support commercial
- 75 developments that utilizes innovative design, and common architectural design,
- 76 shared parking and open spaces and preserves sensitive natural resources.
- 77 2. Minimum development. Any application for a PUD-C zoning designation
- 78 requires a minimum land area of 4.0 acres.
- 79 3. Screening. Any application for a PUD-C adjacent to residential zoning districts
- 80 must include a landscape screen consisting of approved trees and/or shrubbery,
- 81 planted and maintained at a minimum of six (6) feet high and twenty (20) feet
- 82 wide, except for approved access points.
- 83 4. Maximum lot coverage. Any application for a PUD-C must shall include a
- 84 maximum lot coverage of buildings of not more than 50% of the total lot area.
- 85 5. Signs. All proposed signs within a PUD-C zoning district must comply with the
- 86 sign regulations of this Title.
- 87

88 C. PUD-MU – Planned Unit Development - Mixed Use

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- 90 1. Intent. The intent of the PUD-MU zoning district is to support mixed use
- 91 developments that utilize innovative design, promotes common areas, shared
- 92 recreational amenities and preserves sensitive natural resources. PUD-MU may

include a combination of single family and multi-family housing, commercial, and industrial uses.

2. Minimum development. Any application for a PUD-C zoning designation requires a minimum land area of 10.0 acres.

3. Screening. Any application for a PUD-MU with commercial or industrial uses adjacent to residential zoning districts must include a landscape screen consisting of approved trees and/or shrubbery, planted and maintained at a minimum of six (6) feet high and twenty (20) feet wide, except for approved access points.

4. Maximum lot coverage. Any application for a PUD-MU must shall include a maximum lot coverage of buildings of not more than 50% of the total lot area.

5. Signs. All proposed signs within a PUD-MU zoning district must comply with the sign regulations of this Title.

D. Pre-Development Considerations. The developer of a PUD shall consult with the Planning and Zoning Commission, the Planning Administrator, and other public officials prior to the preparation of the Preliminary Planned Unit PUD Plan. Site or plot plans, and other information essentially to determining the requirements which may apply to the planned unit PUD may be provided at this time. The Comprehensive Plan of the City shall be reviewed to determine whether the proposed PUD will conform to the Comprehensive Plan. Requirements for streets, community facilities, sanitary sewage, domestic water supply, and storm water drainage; and the relationship to other developments, existing and proposed, as well as other requirements that may affect the proposed PUD shall be determined in advance of the preparation of the preliminary PUD.

1. An application and the required copies of the Preliminary PUD shall be filed with the Planning Administrator at least fifteen (15) days prior to any regular meeting date of the Planning and Zoning Commission, unless otherwise approved by the Planning Administrator. The Planning Administrator shall review the application, and refer the matter to the Planning and Zoning Commission when the application is determined to be complete. Notice shall be given in accordance with the provisions of this Chapter and the request shall be set for the next regular meeting of the Planning and Zoning Commission unless it is impracticable due to errors, omissions, or other discrepancies with the application.

2. After review and recommendation by the Planning and Zoning Commission, notice shall be given in accordance with the provisions of this Chapter and the City Council shall conduct a public hearing and review the request.

3. Upon approval by the Planning and Zoning Commission and City Council, the applicant shall be authorized to submit the record preliminary PUD. The Planning Administrator shall attach a copy of the ordinance approving or disapproving the preliminary PUD certified by the City Clerk to a copy of the preliminary PUD.

4. The City Council or the City Planning and Zoning Commission may require applicants to provide PUD plats and other documents, or any other information it may determine to be of value in acting upon the application. The Council and Planning and Zoning Commission may

request the opinions and recommendations of other City boards and officers upon applications.

5. Preliminary approval shall confer upon the applicant the following rights for a two (2) year period from the date of approval by the City Council.

a. That the general terms and conditions under which the preliminary approval was granted shall not be changed.

b. That the said applicant shall submit on or before the expiration date the whole or part, or phases of said PUD for final approval. In the case of a subdivision being developed in stages, the applicant may elect to have final approval delayed for a period not to exceed five (5) years from the date of preliminary approval for the remaining portions of the PUD, after submission of the original part within the above specified period.

C. Recordation of Final PUD(s).

1. An application and the required copies of the record PUD shall be filed with the Planning Administrator at least fifteen (15) days prior to any regular meeting date of the Planning and Zoning Commission, unless otherwise approved by the Planning Administrator. An application for PUD permit and improvement plans shall also be submitted for any proposed improvements. All improvements shall be reviewed and approved or disapproved in writing by the appropriate City staff. The Planning Administrator shall review the application, and refer the matter to the Planning and Zoning Commission when the application is determined to be complete. Notice shall be given in accordance with the provisions of this Chapter and the request shall be set for the next regular meeting of the Planning and Zoning Commission unless it is impracticable due to errors, omissions, or other discrepancies with the application.

2. After review and recommendation by the Planning and Zoning Commission, notice shall be given in accordance with the provisions of this Chapter and the City Council shall review the request.

3. Upon approval by the Planning and Zoning Commission and City Council, applicant shall be authorized to proceed with development of the approved PUD.

4. All PUDs to be recorded shall bear the signatures of the owners and officials designated by this Chapter including the Mayor, City Clerk and Chairman of the Planning and Zoning Commission.

5. The Planning Administrator shall file the PUD with the St. Francois County Recorder of Deeds. Two (2) copies of the PUD as filed with the St. Francois County Recorder of Deeds shall be retained by the Planning Administrator. The owner shall be responsible for the payment of all recording fees to the City upon approval of the PUD.

6. The Planning Administrator shall attach a copy of the ordinance approving or disapproving the record PUD to a copy of the record PUD. At least two (2) copies of any

184 approved record PUD which has been filed with the St. Francois County Recorder of
185 Deeds shall be retained by the Planning Administrator.

- 186
- 187 7. The City Council or the City Planning and Zoning Commission may require applicants to
188 provide PUDs and other documents or other information it may determine to be of value
189 in acting upon the application. The Council and Planning and Zoning Commission may
190 request the opinions and recommendations of other City boards and officers upon
191 applications.
- 192
- 193 8. In the case of disapproval of the record PUD; the attached ordinance shall give the
194 reasons and specify the aspects of non-conformance with existing ordinances.
- 195

196 D. *Applications.* All applications shall be approved as to form by the Planning Administrator,
197 and shall contain information including but not limited to the following.

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- 199 1. Name, address, and telephone of the applicant.
- 200
- 201 2. Legal description of the affected parcel of land, approximate street location, or address,
202 the zoning district in which it is located, and a copy of the deed to the property as filed
203 with the St. Francois County Recorder of Deeds.
- 204
- 205 3. A description of the request.
- 206
- 207 4. A list of the names and addresses of all owners of contiguous property.
- 208
- 209 5. Signature of the applicant, and date.
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- 211 6. Copies of the PUD, or other documentation required.
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213 E. *Public Notice.*

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- 215 1. Upon referral of an application to the Planning and Zoning Commission the Planning
216 Administrator shall cause a written notice to be sent by ordinary mail to all owners of
217 contiguous property listed in the application. The notice shall include the legal
218 description of the affected parcel of land, the approximate street location or address, and
219 the zoning district in which it is located; the time place, and location of the hearing; the
220 name of the applicant or applicants; and the purpose of the request.
- 221
- 222 2. Upon recommendations and report from the Planning and Zoning Commission the matter
223 shall be set for public hearing before the City Council, within sixty (60) days. The
224 Planning Administrator shall cause public notice of such hearing to be published in a
225 newspaper of general circulation within the City, not less than fifteen (15) days prior to
226 said hearing. The notice shall include the legal description of the affected parcel of land,
227 the approximate street location or address, and the zoning district in which it is located;
228 the time place, and location of the hearing; the name of the applicant or applicants; and
229 the purpose of the request.

Requirements.

A. *Preliminary PUD.* A preliminary PUD shall be provided by the developer and consist of the following:

1. *Location map.* A location map which shall indicate the date, showing:
 - a. Boundary line of the proposed PUD, indicated by a solid heavy line and the total approximate acreage involved.
 - b. PUD name and location, specifying U.S. Survey and Township lines, county, and state.
 - c. Any and all public streets and utilities.
 - d. Title, scale, north arrow, and date.
2. *Development.* A PUD plan showing part or all of the following items is deemed necessary and with a waiver on all omitted items approved by the Planning and Zoning Commission and a list of said items signed by the chairman of the Planning and Zoning Commission and attached to the preliminary PUD.
 - a. Proposed name of the PUD and location.
 - b. Names and addresses of the owner, developer, land planning consultant, and the engineer or registered land surveyor who prepared the PUD.
 - c. Streets and rights-of-way on and adjoining the site of the proposed PUD; showing the names and including rights-of-way widths; approximate gradients; types and width of pavement, curbs, sidewalks, planting strips, and other pertinent data.
 - d. All lot lines adjacent to and abutting the PUD.
 - e. Layout of lots or buildings, showing approximate dimensions and numbers.
 - f. Parcels of land proposed to be reserved for common space or purposes.
 - g. Easements, existing and proposed, showing locations, widths, and purposes.
 - i. Location and size of nearest water main, sewer outlet, and other pertinent utilities.
 - j. Location, type, and approximate size of utilities to be installed.
 - k. Tract boundary lines showing dimensions, bearings, angles, and references to known land lines.
 - l. Contours at vertical intervals of two (2) feet, if the general slope of the site is less than sixteen percent (16%) and at vertical intervals of five (5) feet if the general slope is sixteen percent (16%) or greater.
 - m. Tree masses and all individual trees having a caliper of 12" or greater. Key plan, legend, and notes.
 - n. Location of existing structures.
 - o. A preliminary outline of restrictions and management plan for common areas and amenities.
 - p. Landscaping plans and proposed limits on the location and intensity of signs, advertising, and off-street parking shall be included in the case of a proposed subdivision for industrial or commercial.
 - q. Scale, north arrow, and date. Scale shall not be less than one (1) inch equals one hundred twenty-five (125) feet.

- 275 3. Six (6) black or blue line drawings of the preliminary PUD shall be submitted along
276 with at least two (2) eight and one-half (8½) inch by eleven (11) inch, or eleven (11)
277 inch by seventeen (17) inch reproductions.

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279 B. *Record PUD.*
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- 281 1. The record PUD shall be provided by the developer and shall meet all or part of the
282 following requirements as deemed necessary and approved by the Planning and
283 Zoning Commission. A listing of all omitted items shall be signed by the Chairman of
284 the Planning and Zoning Commission and attached to the record PUD. The record
285 PUD shall include all or only a part of area shown on a preliminary PUD which has
286 received approval.
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- 288 2. The original drawings of the record PUD shall be drawn on mylar or new linen tracing
289 cloth with waterproof black India ink to scale sufficient to show required detail. Seven
290 (7) black or blue line prints, three (3) reproducible mylar or film positives of the
291 record PUD and two (2) eight and one-half (8½) inch by eleven (11) inch or eleven
292 (11) inch by seventeen (17) inch reproductions of the proposed record PUD shall be
293 submitted. Prints filed with the City shall include one (1) reproducible copy and one
294 (1) black or blue line print as approved by the City and filed with the St. Francois
295 County Recorder of Deeds.
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- 297 3. All elevations shall be referenced to the established datum and the said reference shall
298 be clearly stated on all PUDs or drawings showing such datum, providing bench marks
299 are located within a reasonable distance.
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- 301 4. All dimensions shall be shown in feet and decimals of a foot.
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- 303 5. The title shall be placed in the lower right corner and a suitable border line be placed
304 on all tracings with a margin of not less than one-half (½) inch on all sides.
305
- 306 6. All surveys for a record PUD shall be made under the active and personal direction of
307 a registered professional engineer or a registered land surveyor in Missouri, and shall
308 include all of the following basic information:
309 a. Accurate boundary lines, with dimensions and bearings or angles, which provide
310 a survey of the tract, closing with an error of closure of not more than one (1) foot
311 in five thousand (5,000) feet. Coordinates shall be established for all property
312 corners.
313 b. Accurate distances and directions to the nearest established street corner or
314 official monuments. Reference corners shall be accurately described on the record
315 PUD.
316 c. Accurate locations of all existing and recorded streets intersecting the boundaries
317 of the tract, shown by heavy solid lines.
318 d. Accurate metes and bounds description of the boundary and the included area to
319 the nearest one-hundredth (1/100) of an acre.

- e. Right-of-way line of streets, easements, and other rights-of-way, and property lines of lots and other tracts, with accurate dimensions, bearings, and curve data, including radii, arcs and chords, points of tangency, and central angles.
- f. Name and right-of-way width for each street or other right-of-way.
- g. Location, dimensions, and purposes of any easement shown by light dashed lines.
- h. Number to identify each lot or site.
- i. Purpose for which sites, other than residential lots, are dedicated or reserved.
- j. Building setback of front yard lines and dimensions.
- k. Floor elevation and siting of each proposed building.
- l. Location, type, material, and size of all monuments and lot markers, including elevations related to mean sea level as established by the U.S. Geological Survey.
- m. Names of owners and mortgagees accepting said PUD, with owner or owners personally signing all plans or drawings.
- n. Names of record owners of adjoining undeveloped land, shown by medium dashed and two (2) dotted lines.
- o. Reference to recorded subdivision PUDs of adjoining developed land by record name, date and number, shown by medium dashed and two (2) dotted lines.
- p. Restrictions of all types which will run with the land and become covenants in the deeds for lots. Restriction lines shall be shown by medium dashed lines.
- q. Title, north arrow, scale, and date.
- r. Location of all existing and proposed buildings.
- s. Location and description of all existing and proposed common spaces or amenities.
- t. Certification by registered surveyor or registered professional engineer with registration number and seal affixed to all documents of the record PUD.
- u. Certification by the registered surveyor or registered professional engineer stating that all lots conform to the requirements of the zoning district in which it is located.
- v. Certificate of dedication of all public areas.
- w. Certificates by the Tax Collector that all taxes due have been paid.
- x. Certificate for approval by the Planning and Zoning Commission.
- y. Certificate for approval by the City Council.

C. Improvement Plans and Specifications.

1. Improvement plans and specifications shall be submitted which comply with the requirements of this Chapter. The plans and profiles of all streets, sanitary sewers, water lines, storm and drainage structures together with their drainage area as required by the Stormwater Management Ordinance shall be prepared on standard plan and profile sheets and shall bear the seal and signature of the registered professional engineer responsible for their preparation.

2. A cross section of the proposed streets shall be included showing the widths of rights-of-way, location and width of sidewalks, and the location of underground utilities. The plans shall show the lines of all proposed street lights. The plans, cross sections, and specifications for the proposed improvements shall be submitted to and approved by the appropriate City staff prior to referral of the record PUD to the Planning and Zoning Commission and City Council. Six (6)

black or blue line prints of the approved documents shall be included with the record PUD submission. After the completion of the construction of the improvements, a set of reproducible prints showing the as-built details and changes, if any, shall be filed with the City Engineer.

SECTION 5. The officers, agents and employees of the City are hereby authorized and directed to execute all documents and take such necessary steps as they deem necessary and advisable in order to carry out and perform the purpose of this Ordinance.

SECTION 6. The sections of this Ordinance shall be severable. If any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections shall remain valid, unless the court finds that: (a) the valid sections are so essential to and inseparably connected with and dependent upon the void section that it cannot be presumed that the City Council has or would have enacted the valid sections without the void ones; and (b) the valid sections, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

SECTION 7. This Ordinance shall be in full force and effect from and after the date of its passage.

DULY READ AND PASSED THIS _____ DAY _____, 2017.

Larry D. Forsythe, Mayor

ATTEST:

Paula Cartee, City Clerk

Approved this ____ day of _____, 2017.

Larry D. Forsythe, Mayor

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ATTEST:

Paula Cartee, City Clerk

APPROVED AS TO FORM:

R. Scott Reid, City Counselor

DRAFT LEGISLATION



MEMORANDUM

May 11, 2018

To: Planning and Zoning Commission

From: Tim Porter, Development Services Director

A handwritten signature in black ink, appearing to read "Tim Porter", with a long horizontal line extending to the right.

Subject: An application to rezone the property located at 545 Wallace Road to "R-3: Single-Family Residential" (Case REZ-18-002). The property is currently zoned as "OA-1: Office and Apartment". Submitted by Mullins Custom Homes LLC on behalf of Vicky Winick.

Owner: Vicky Winick
P.O. Box 510
Farmington, MO 63640

By Authorized Agent
Tim Mullins
10091 Woodland Rd
Festus, MO 63028

The applicant (Tim Mullins) has submitted an application to rezone the property located at 545 Wallace Road to "R-3: Single-Family Residential" (Case REZ-18-002). The property is currently zoned as "OA-1: Office and Apartment".

In addition, the applicant will be present to discuss his tentative plans to include a residential subdivision and to get feedback from the Planning and Zoning Commission.

Farmington, MO



Legend

- Parcel
- Corporate Limit
- Road Label

Notes

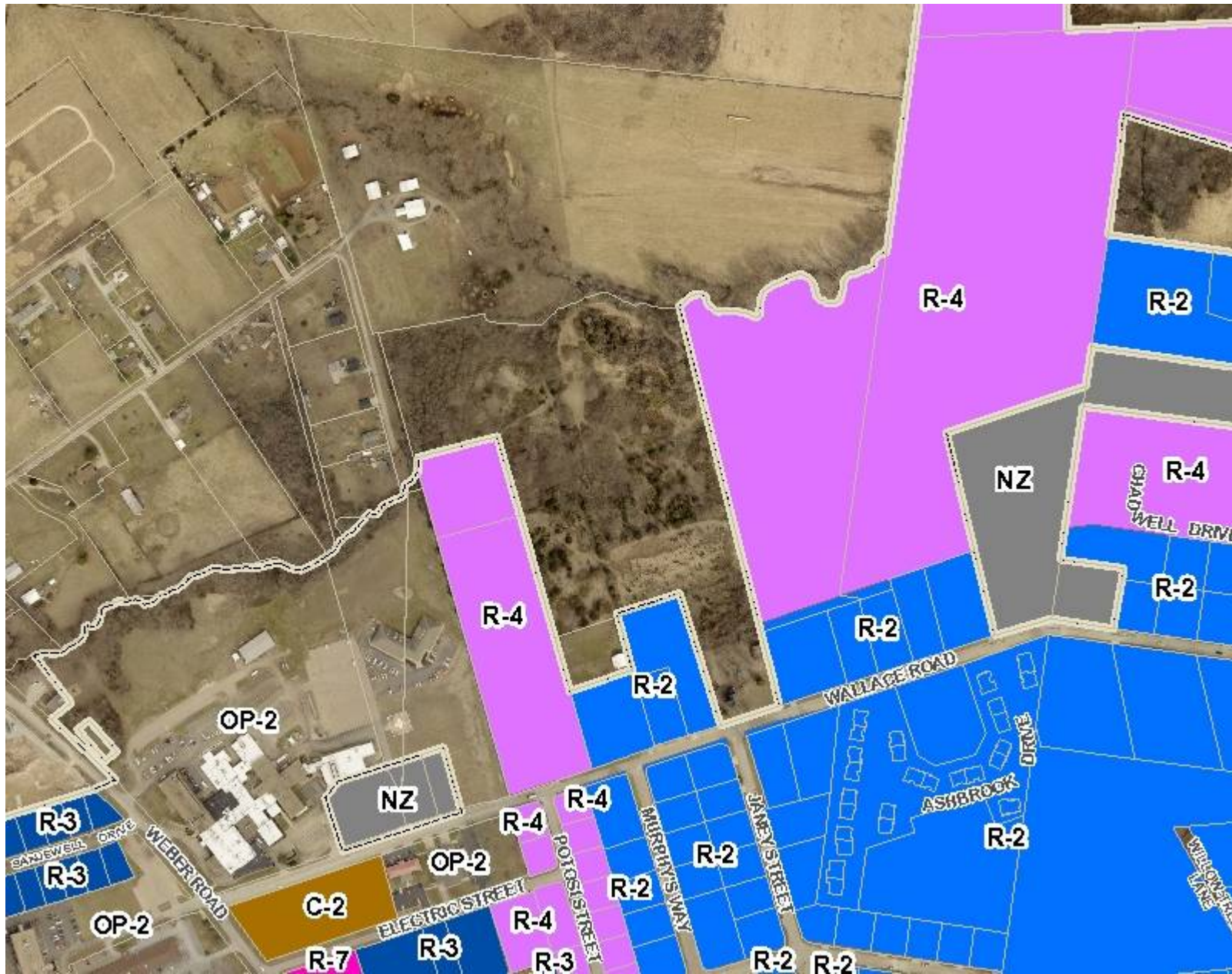
1,092.1 0 546.06 1,092.1 Feet



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Farmington, MO



Legend

- Parcel
- Corporate Limit
- Road Label
- Zoning
 - Proposed Designation
 - C-1: Central Business District
 - C-2: General Commercial District
 - C-3: Neighborhood Commercial District
 - I-1: General Industrial District
 - I-2: Heavy Industrial District
 - I-3: Planned Industrial Park District
 - I-4: Light Industrial/Heavy Commercial
 - R-1: Residential Single Family
 - R-2: Residential Single Family
 - R-3: Residential Single Family
 - R-4: General Residential
 - R-5: Manufactured and Recreation
 - R-6: Two-Family Dwellings
 - R-7: Multiple Single-Family Dwellings
 - OA-1: Office and Apartment District
 - OP-1: Office and Professional District
 - Not Zoned

Notes

878.4 0 439.20 878.4 Feet



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

MULLINS PLACE

545 Wallace Road,
Farmington, MO



GOVERO LAND SERVICES SURVEYING * ENGINEERING 5929 OLD STATE ROAD IMPERIAL, MO. 63062 PH: (630) 464-9380 FAX: (630) 464-9325 email: info@goveroandservices.net	FIELD WORK BY	
	DRAWN BY	J.G.M.
	CHECKED BY	D.L.G.
	SHEET NO.	1 OF 1
JOB NO.		18025

5/2/2018 11:02:25 AM

Farmington, MO

C-01E-01 I-01J-01
A-05 E-06 L-04
A-07 E-08 I-08J-06
A-11 E-11 I-11J-11
A-19D-17F-17I-17L-18
A-22C-20F-19I-19J-20
A-24 F-24I-22J-24
A-26D-28F-28I-28J-25



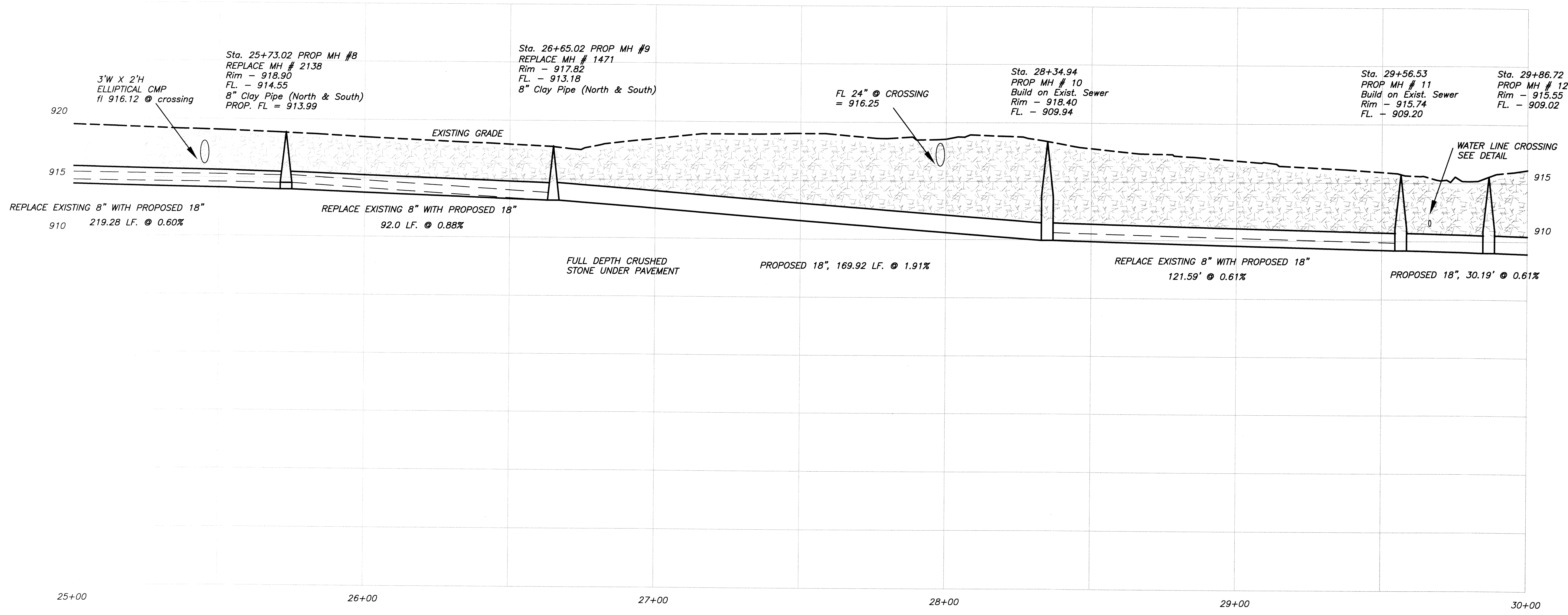
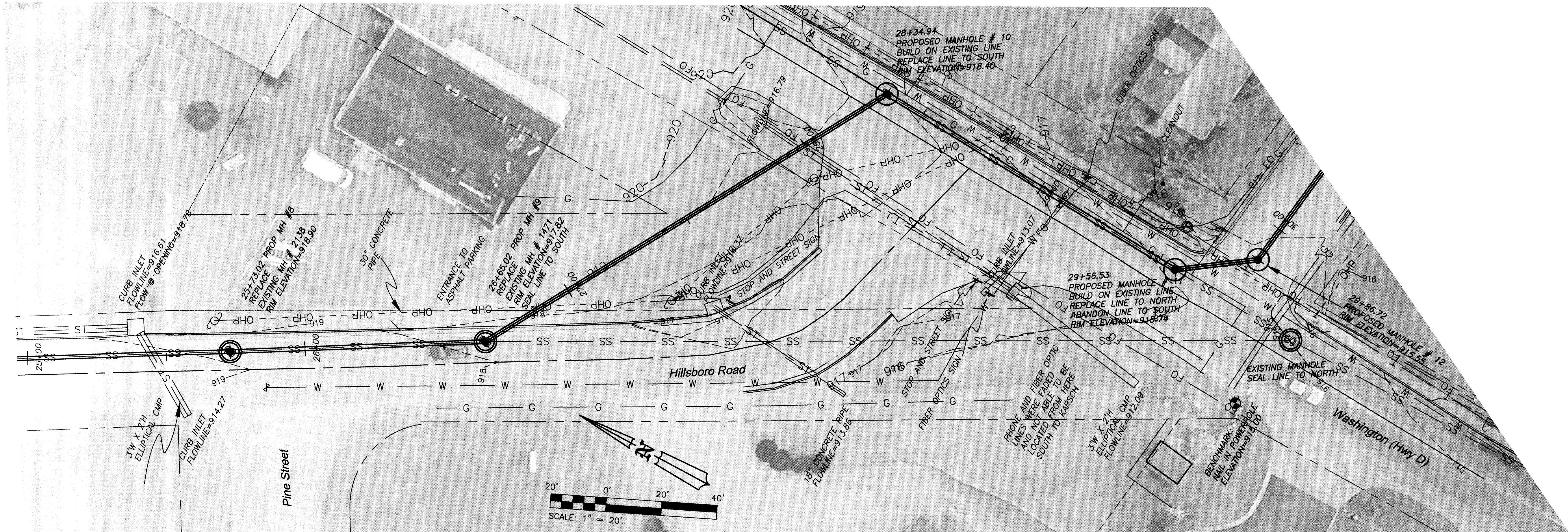
Legend

- Address Point
- In City Limits
 - Out of City Limits
- Parcel
- Corporate Limit
- Road Label

Notes

165.4 0 82.71 165.4 Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



TAYLOR ENGINEERING L.L.C.
ENGINEERING, SURVEYING, CONSTRUCTION TESTING
P.O. BOX 674, 109 E. COLUMBIA FARMINGTON, MO 63640
573.756.9226 FAX 573.756.7310
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 2000148639
EXPIRATION DATE: DECEMBER 31, 2016

© TAYLOR ENGINEERING, L.L.C. 2016

The Professional Engineer, whose signature and personal seal appear on this document, assumes responsibility only for what appears herein, and disclaims responsibility for all other plans, specifications, estimates, reports, documents or instruments not sealed by the Professional Engineer relating to, or intended to be used for, any part or parts of the engineering project to which this document refers. Prints sealed by the Engineer have the enclosed or wet seal of the Engineer across the signature and date. Copies of this document, as signed and sealed, have been retained by the Professional Engineer. The Professional Engineer will not be responsible for subsequent changes to this document, unless the changes are made by the Engineer or with the Engineer's written authorization.

NAME: JOSEPH E. GABEL
DISCIPLINE: CIVIL
LICENSE NO. PE 2010019542
EXPIRATION DATE: 12/31/2016

CITY OF FARMINGTON
SEWER MAIN REPLACEMENT

NO.	DATE	REVISIONS	DESCRIPTION

DRAWN BY: PAW
DESIGNED BY: PAW
APPROVED BY: JEG
7% PROJ. NO.: 16040
ISSUE DATE: 03/24/17

DRAWING NO: PROFILE
C8



MEMORANDUM

May 11, 2018

To: Planning and Zoning Commission

From: Tim Porter, Development Services Director

Subject: An application for a Preliminary Plat at Pine Trails Subdivision (Case PRE-18-001). The property is currently zoned as "R-1: Single-Family Residential". Submitted by Pine Street Property LLC; Application to rezone Pine Trails Subdivision (REZ-18-003) with a proposed zoning of "R-3 Single-Family Residential" and "R-4: General Residential." Submitted by Pine Street Property LLC; and an application for vacation of the 60' Right-of-Way on Pine Street, 50' Right-of-Way on Stonegate Street, and the 15' utility easement conveyed on lots 3-11 of Pine Trails Subdivision (Case VAC-18-002). Submitted by Farmington Pine Street Property LLC.

Owner: Pine Street Property, LLC
P.O. Box 140
Columbia, IL 62236

Engineer: BFA
Consultants-Engineers-Surveyors
103 Elm Street
Washington, MO 63090

The applicant has submitted an application for approval of a Preliminary Plat at Pine Trails Subdivision, rezoning of the property, and vacation of the 15' utility easements conveyed on the Final Record Plat of Presbyterian Farms on previously platted lots 3-11 and the Pine Street and Stonegate Rights-Of-Way, accepted by Planning and Zoning Commission on August 14th, 2017 and by Council on September 25th, 2018 (2017-09330).



The previously recorded easements and rights-of-way must be vacated by an ordinance before a re-subdivision of the property can be recorded in order to satisfy the requirements of most land title companies.

Staff notes no concerns with approval of the Preliminary Plat, rezoning of the property, or vacation of the easements and rights-of-way.

Farmington, MO



Legend

-  Parcel
-  Corporate Limit
- Road Label

Notes

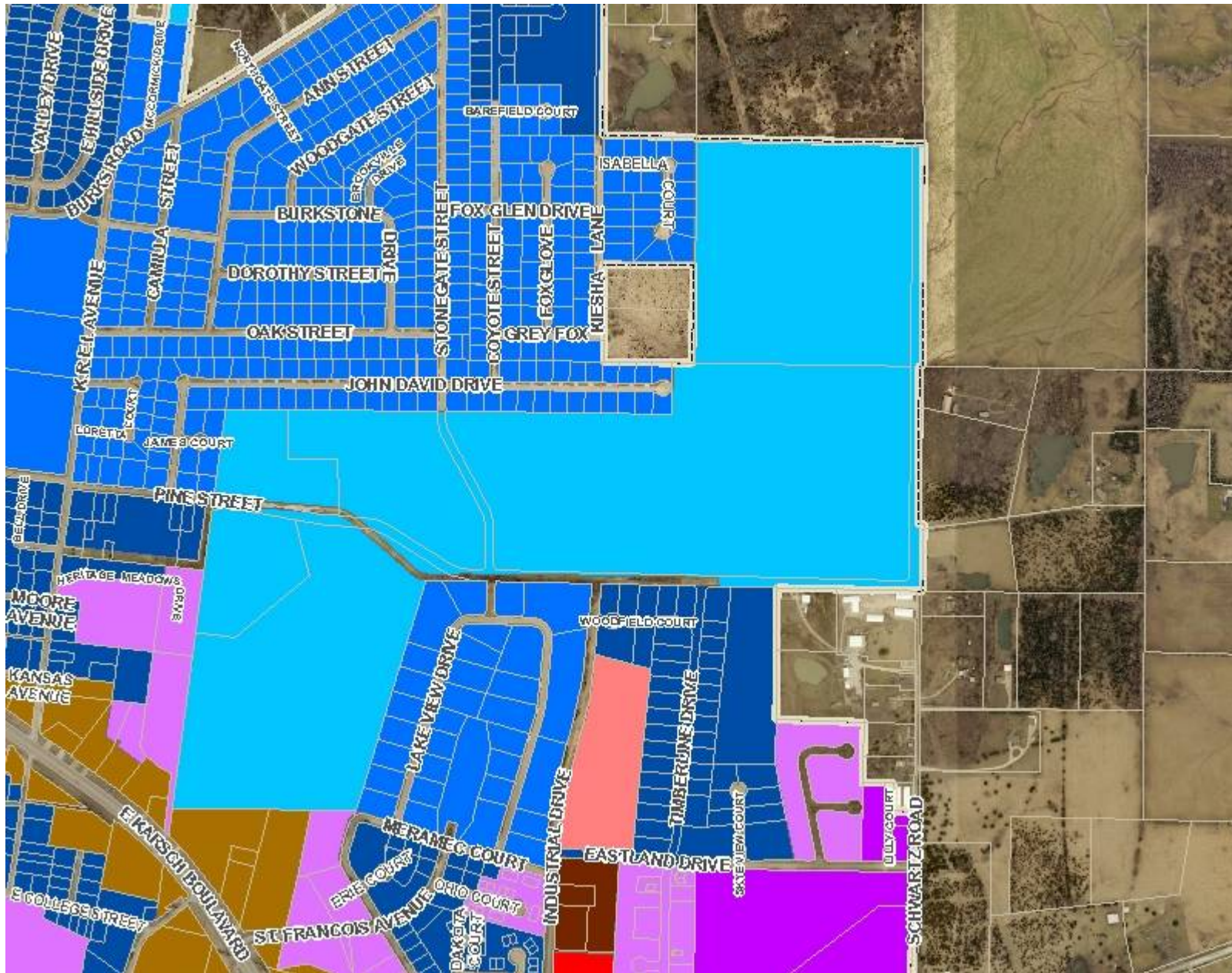
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Farmington, MO



Legend

- Parcel
- Corporate Limit
- Road Label
- Zoning
 - Proposed Designation
 - C-1: Central Business District
 - C-2: General Commercial District
 - C-3: Neighborhood Commercial District
 - I-1: General Industrial District
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 - I-4: Light Industrial/Heavy Commercial
 - R-1: Residential Single Family
 - R-2: Residential Single Family
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 - R-4: General Residential
 - R-5: Manufactured and Recreation
 - R-6: Two-Family Dwellings
 - R-7: Multiple Single-Family Dwellings
 - OA-1: Office and Apartment District
 - OP-1: Office and Professional District
 - Not Zoned

Notes

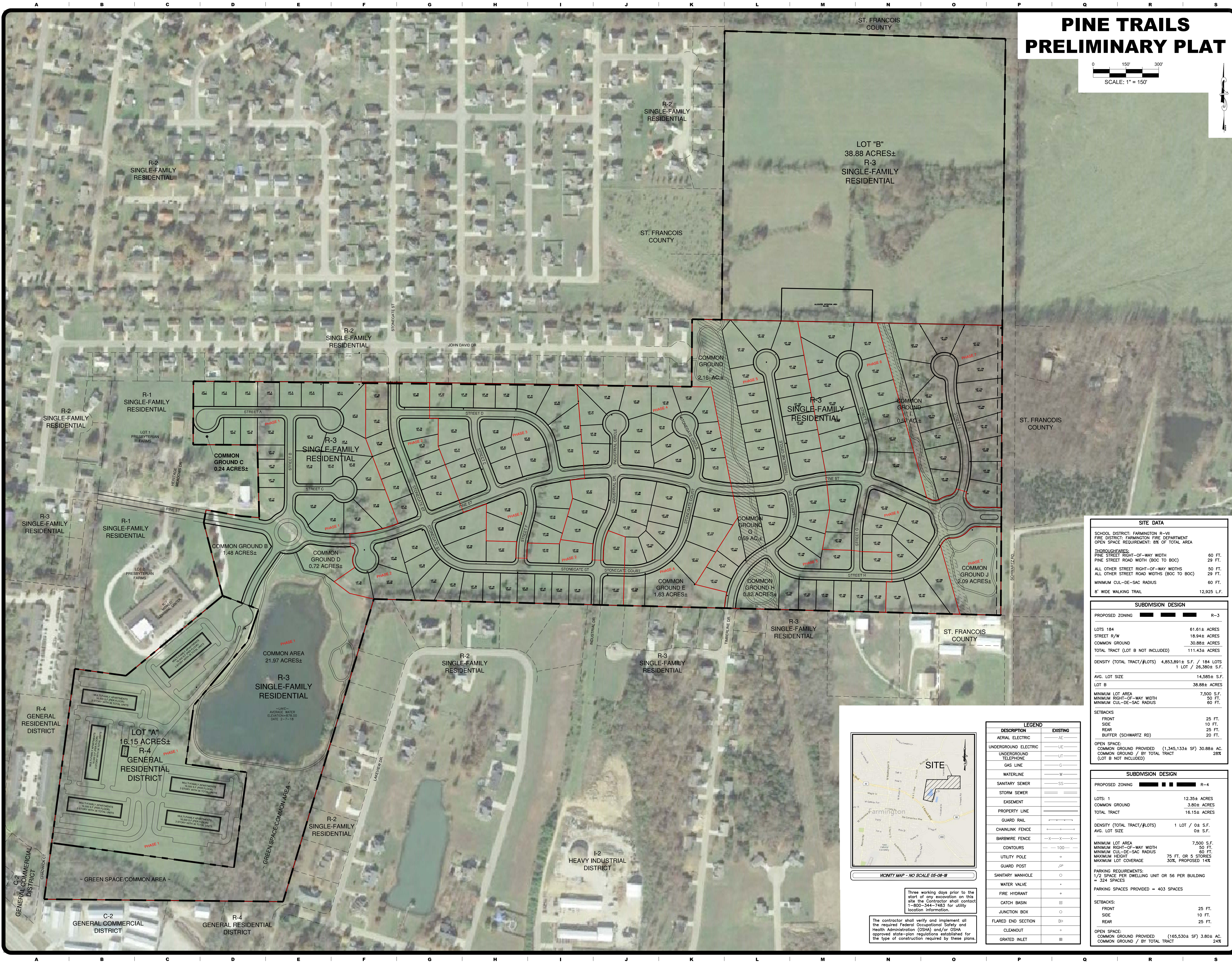
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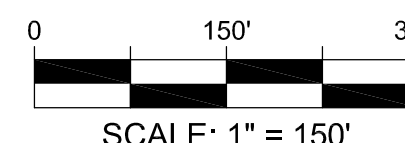
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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5/10/2018 4:52 PM



PINE TRAILS PRELIMINARY PLAT



REVISIONS

1			
2			

Owner/Developer
Farmington Pine Street Property, LLC
P.O. Box 140
Columbia, IL 62236
(618) 281-3400

BFA
CONSULTANTS-ENGINEERS-SURVEYORS
www.bfaeng.com
TELEPHONE: (330) 239-4791
E-Mail: mail@bfaeng.com

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

Pine Trails Subdivision
City of Farmington, St. Francois County
Missouri 63640

DRAWN
S.A.M.
CHECKED
M.A.H.
DATE
5/10/18
SCALE
1"=150'
JOB No.
4975
SHEET NAME
PRELIMINARY
PLAT
PP-1

SITE DATA	
SCHOOL DISTRICT: FARMINGTON R-VII	
FIRE DISTRICT: FARMINGTON FIRE DEPARTMENT	
OPEN SPACE REQUIREMENT: 8% OF TOTAL AREA	
THOROUGHFARES:	
PINE STREET RIGHT-OF-WAY WIDTH	60 FT.
PINE STREET ROAD WIDTH (BOC TO BOC)	29 FT.
ALL OTHER STREET RIGHT-OF-WAY WIDTHS	50 FT.
ALL OTHER STREET ROAD WIDTHS (BOC TO BOC)	29 FT.
MINIMUM CUL-DE-SAC RADIUS	60 FT.
8' WIDE WALKING TRAIL	12,925 L.F.

SUBDIVISION DESIGN	
PROPOSED ZONING	R-3
LOTS 184	61.61± ACRES
STREET R/W	18.94± ACRES
COMMON GROUND	30.88± ACRES
TOTAL TRACT (LOT B NOT INCLUDED)	111.43± ACRES
DENSITY (TOTAL TRACT/ #LOTS)	4,853,891± S.F. / 184 LOTS
1 LOT /	26,360± S.F.
AVG. LOT SIZE	14,585± S.F.
LOT B	38.88± ACRES
MINIMUM LOT AREA	7,500 S.F.
MINIMUM RIGHT-OF-WAY WIDTH	50 FT.
MINIMUM CUL-DE-SAC RADIUS	60 FT.
SETBACKS:	
FRONT	25 FT.
SIDE	10 FT.
REAR	25 FT.
BUFFER (SCHWARTZ RD)	20 FT.
OPEN SPACE:	
COMMON GROUND PROVIDED (1,345,133± SF)	30.88± AC.
COMMON GROUND / BY TOTAL TRACT (LOT B NOT INCLUDED)	28%

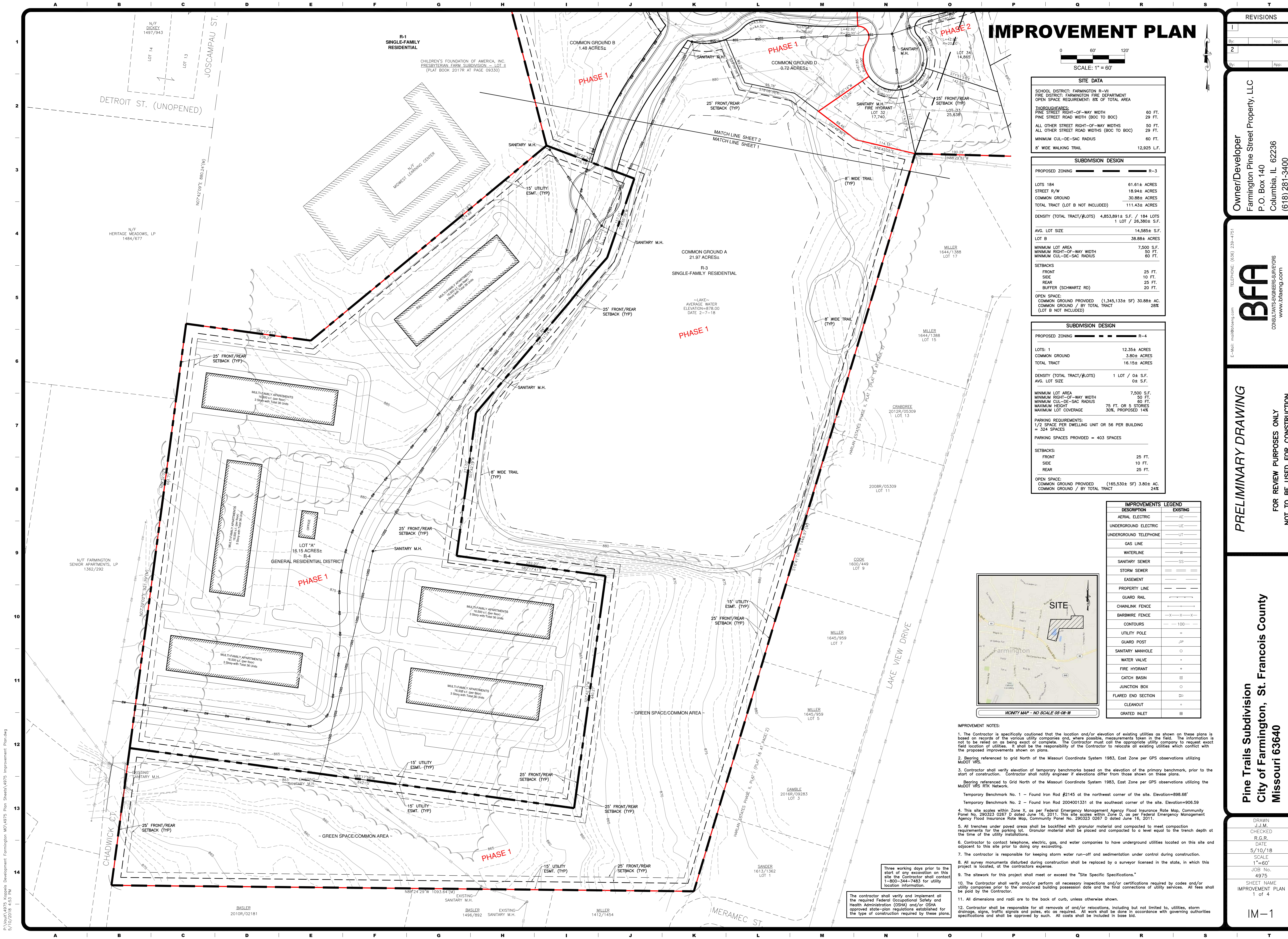
SUBDIVISION DESIGN	
PROPOSED ZONING	R-4
LOTS: 1	12.35± ACRES
COMMON GROUND	3.80± ACRES
TOTAL TRACT	16.15± ACRES
DENSITY (TOTAL TRACT/ #LOTS)	1 LOT / 0± S.F.
AVG. LOT SIZE	0± S.F.
MINIMUM LOT AREA	7,500 S.F.
MINIMUM RIGHT-OF-WAY WIDTH	50 FT.
MINIMUM CUL-DE-SAC RADIUS	60 FT.
MAXIMUM HEIGHT	75 FT. OR 5 STORES
MAXIMUM LOT COVERAGE	30%, PROPOSED 14%
PARKING REQUIREMENTS:	
1/2 SPACE PER DWELLING UNIT OR 56 PER BUILDING	
= 324 SPACES	
PARKING SPACES PROVIDED =	403 SPACES
SETBACKS:	
FRONT	25 FT.
SIDE	10 FT.
REAR	25 FT.
OPEN SPACE:	
COMMON GROUND PROVIDED (165,530± SF)	3.80± AC.
COMMON GROUND / BY TOTAL TRACT	24%



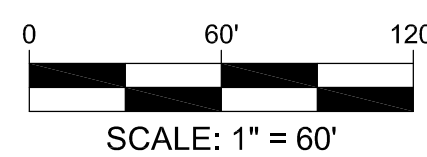
Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

LEGEND	
DESCRIPTION	EXISTING
AERIAL ELECTRIC	—AC—
UNDERGROUND ELECTRIC	—UE—
UNDERGROUND TELEPHONE	—UT—
GAS LINE	—C—
WATERLINE	—W—
SANITARY SEWER	—SS—
STORM SEWER	—S—
EASEMENT	—E—
PROPERTY LINE	—P—
GUARD RAIL	—GR—
CHAINLINK FENCE	—CF—
BARBWARE FENCE	—BF—
CONTOURS	—100—
UTILITY POLE	—U—
GUARD POST	—GP—
SANITARY MANHOLE	—SM—
WATER VALVE	—WV—
FIRE HYDRANT	—FH—
CATCH BASIN	—CB—
JUNCTION BOX	—JB—
FLARED END SECTION	—FES—
CLEANOUT	—CO—
GRATED INLET	—GI—



IMPROVEMENT PLAN



SITE DATA	
SCHOOL DISTRICT: FARMINGTON R-VII	
FIRE DISTRICT: FARMINGTON FIRE DEPARTMENT	
OPEN SPACE REQUIREMENT: 6% OF TOTAL AREA	
THOROUGHFARES:	
PINE STREET RIGHT-OF-WAY WIDTH	60 FT.
PINE STREET ROAD WIDTH (BOC TO BOC)	29 FT.
ALL OTHER STREET RIGHT-OF-WAY WIDTHS	50 FT.
ALL OTHER STREET ROAD WIDTHS (BOC TO BOC)	29 FT.
MINIMUM CUL-DE-SAC RADIUS	60 FT.
8' WIDE WALKING TRAIL	12,925 L.F.

SUBDIVISION DESIGN	
PROPOSED ZONING	R-3
LOTS 184	61.61± ACRES
STREET R/W	18.94± ACRES
COMMON GROUND	30.88± ACRES
TOTAL TRACT (LOT B NOT INCLUDED)	111.43± ACRES
DENSITY (TOTAL TRACT/#LOTS)	4,853,891± S.F. / 184 LOTS
1 LOT /	26,380± S.F.
AVG. LOT SIZE	14,585± S.F.
LOT B	38.88± ACRES
MINIMUM LOT AREA	7,500 S.F.
MINIMUM RIGHT-OF-WAY WIDTH	50 FT.
MINIMUM CUL-DE-SAC RADIUS	60 FT.
SETBACKS	
FRONT	25 FT.
SIDE	10 FT.
REAR	25 FT.
BUFFER (SCHWARTZ RD)	20 FT.
OPEN SPACE:	
COMMON GROUND PROVIDED	(1,345,133± SF) 30.88± AC.
COMMON GROUND / BY TOTAL TRACT	28%
(LOT B NOT INCLUDED)	

SUBDIVISION DESIGN	
PROPOSED ZONING	R-4
LOTS: 1	12.35± ACRES
COMMON GROUND	3.80± ACRES
TOTAL TRACT	16.15± ACRES
DENSITY (TOTAL TRACT/#LOTS)	1 LOT / 0± S.F.
AVG. LOT SIZE	0± S.F.
MINIMUM LOT AREA	7,500 S.F.
MINIMUM RIGHT-OF-WAY WIDTH	50 FT.
MINIMUM CUL-DE-SAC RADIUS	60 FT.
MAXIMUM LOT COVERAGE	75 FT. OR 5 STORIES
MAXIMUM LOT COVERAGE	30% PROPOSED 14%
PARKING REQUIREMENTS:	
1/2 SPACE PER DWELLING UNIT OR 56 PER BUILDING	
= 324 SPACES	
PARKING SPACES PROVIDED = 403 SPACES	
SETBACKS:	
FRONT	25 FT.
SIDE	10 FT.
REAR	25 FT.
OPEN SPACE:	
COMMON GROUND PROVIDED	(165,530± SF) 3.80± AC.
COMMON GROUND / BY TOTAL TRACT	24%

IMPROVEMENTS LEGEND	
DESCRIPTION	EXISTING
AERIAL ELECTRIC	AE
UNDERGROUND ELECTRIC	UE
UNDERGROUND TELEPHONE	UT
GAS LINE	G
WATERLINE	W
SANITARY SEWER	SS
STORM SEWER	SS
EASEMENT	
PROPERTY LINE	
GUARD RAIL	
CHAINLINK FENCE	
BARBWIRE FENCE	X-X-X-X
CONTOURS	100
UTILITY POLE	o
GUARD POST	GP
SANITARY MANHOLE	o
WATER VALVE	+
FIRE HYDRANT	+
CATCH BASIN	o
JUNCTION BOX	o
FLARED END SECTION	o
CLEANOUT	o
GRADED INLET	III



- IMPROVEMENT NOTES:
- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.
 - Bearing referenced to grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing MoDOT VRS.
 - Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.
 - Bearing referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
 - Temporary Benchmark No. 1 - Found Iron Rod #2145 at the northwest corner of the site. Elevation=898.68'
 - Temporary Benchmark No. 2 - Found Iron Rod 2004001331 at the southeast corner of the site. Elevation=906.59'
 - This site scales within Zone X, as per Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 290323 0267 D dated June 16, 2011. This site scales within Zone D, as per Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 290323 0267 D dated June 16, 2011.
 - All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installations.
 - Contractor to contact telephone, electric, gas, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.
 - The contractor is responsible for keeping storm water run-off and sedimentation under control during construction.
 - All survey monuments disturbed during construction shall be replaced by a surveyor licensed in the state, in which this project is located, at the contractor's expense.
 - The sitework for this project shall meet or exceed the "Site Specific Specifications."
 - The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the Contractor.
 - All dimensions and radii are to the back of curb, unless otherwise shown.
 - Contractor shall be responsible for all removals of and/or relocations, including but not limited to, utilities, storm drainage, signs, traffic signals and poles, etc as required. All work shall be done in accordance with governing authorities specifications and shall be approved by such. All costs shall be included in base bid.

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7453 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

REVISIONS

1	By: _____	App: _____
2	By: _____	App: _____

Owner/Developer

Farmington Pine Street Property, LLC

P.O. Box 140

Columbia, IL 62236

(618) 281-3400

TELEPHONE: (336) 239-4791

E-Mail: mail@bfa.com

BFA

CONSULTANTS-ENGINEERS-SURVEYS

www.bfaeng.com

103 ELM STREET

PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY

NOT TO BE USED FOR CONSTRUCTION

Pine Trails Subdivision

City of Farmington, St. Francois County

Missouri 63640

DRAWN

J.J.M.

CHECKED

R.G.R.

DATE

5/10/18

SCALE

1"=60'

JOB NO.

4975

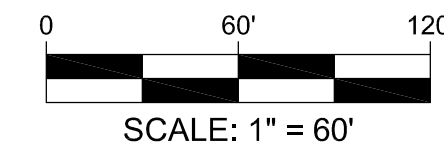
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IMPROVEMENT PLAN

1 of 4

IM-1

IMPROVEMENT PLAN PHASES 1, 2 & 3



REVISIONS

1		
2		

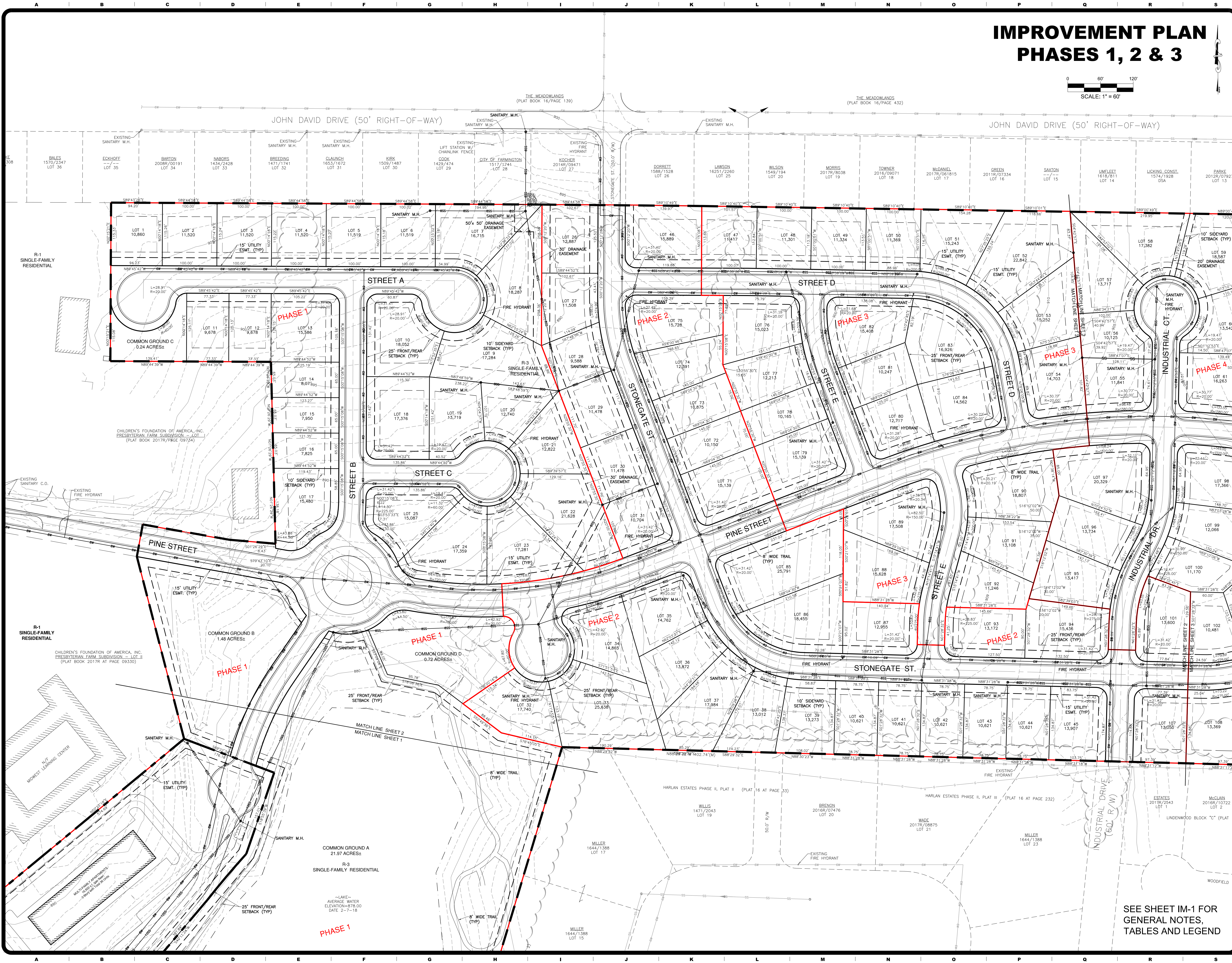
Owner/Developer
Farmington Pine Street Property, LLC
P.O. Box 140
Columbia, IL 62236
(618) 281-3400

BFA
CONSULTANTS-ENGINEERS-ARCHITECTS
www.bfaeng.com
E-Mail: mail@bfaeng.com
WASHINGTON, MISSOURI 63090

PRELIMINARY DRAWING
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NOT TO BE USED FOR CONSTRUCTION

Pine Trails Subdivision
City of Farmington, St. Francois County
Missouri 63640

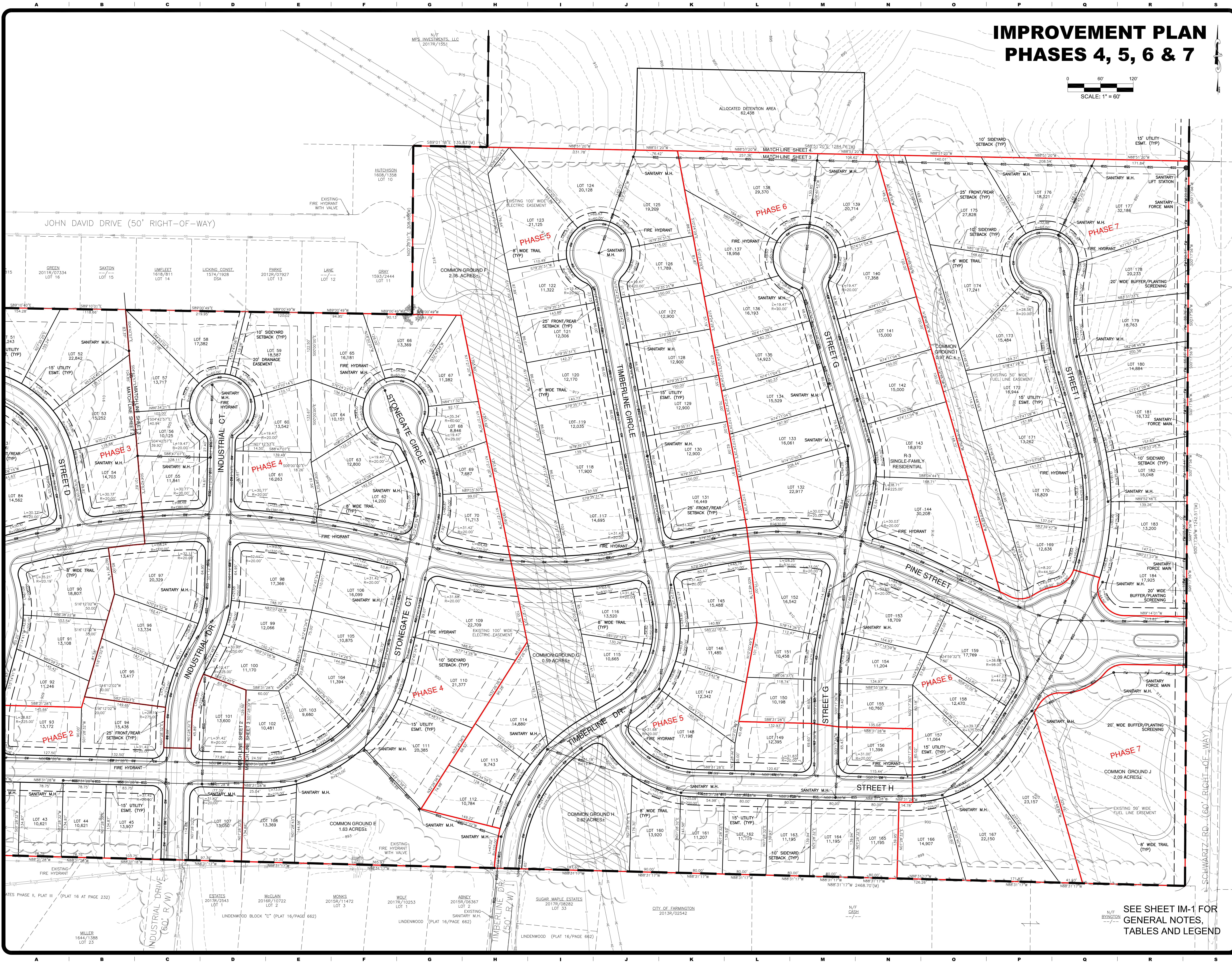
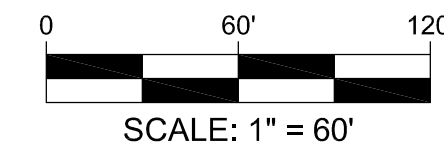
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J.J.M.
CHECKED
R.G.R.
DATE
5/10/18
SCALE
1"=60'
JOB NO.
4975
SHEET NAME
IMPROVEMENT PLAN
2 of 4
IM-2



SEE SHEET IM-1 FOR
GENERAL NOTES,
TABLES AND LEGEND

P:\Vault\4975 Koppes Development Farmington MO\4975 Plan Sheets\4975 Improvement Plan.dwg
5/10/2018 4:53 PM

IMPROVEMENT PLAN PHASES 4, 5, 6 & 7



REVISIONS

NO.	DESCRIPTION	DATE
1	BY: [Signature] APP: [Signature]	1
2	BY: [Signature] APP: [Signature]	2

Owner/Developer
Farmington Pine Street Property, LLC
P.O. Box 140
Columbia, IL 62236
(618) 281-3400

BFA
CONSULTANTS-ENGINEERS-SURVEYORS
www.bfaeng.com
103 ELM STREET
WASHINGTON, MISSOURI 63090

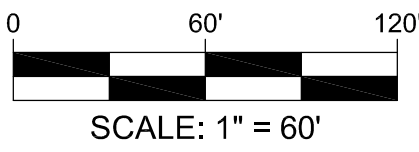
PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

Pine Trails Subdivision
City of Farmington, St. Francois County
Missouri 63640

DRAWN
J.M.M.
CHECKED
R.G.R.
DATE
5/10/18
SCALE
1"=60'
JOB NO.
4975
SHEET NAME
IMPROVEMENT PLAN
3 of 4

SEE SHEET IM-1 FOR
GENERAL NOTES,
TABLES AND LEGEND

IMPROVEMENT PLAN



REVISIONS			
1			
By:		App:	
2			
By:		App:	

Owner/Developer
Farmington Pine Street Property, LLC
P.O. Box 140
Columbia, IL 62236
(618) 281-3400

E-Mail: info@bfaeng.com
BFA
CONSULTANTS-ENGINEERS-SURVEYORS
www.bfaeng.com
WASHINGTON, MISSOURI 63090

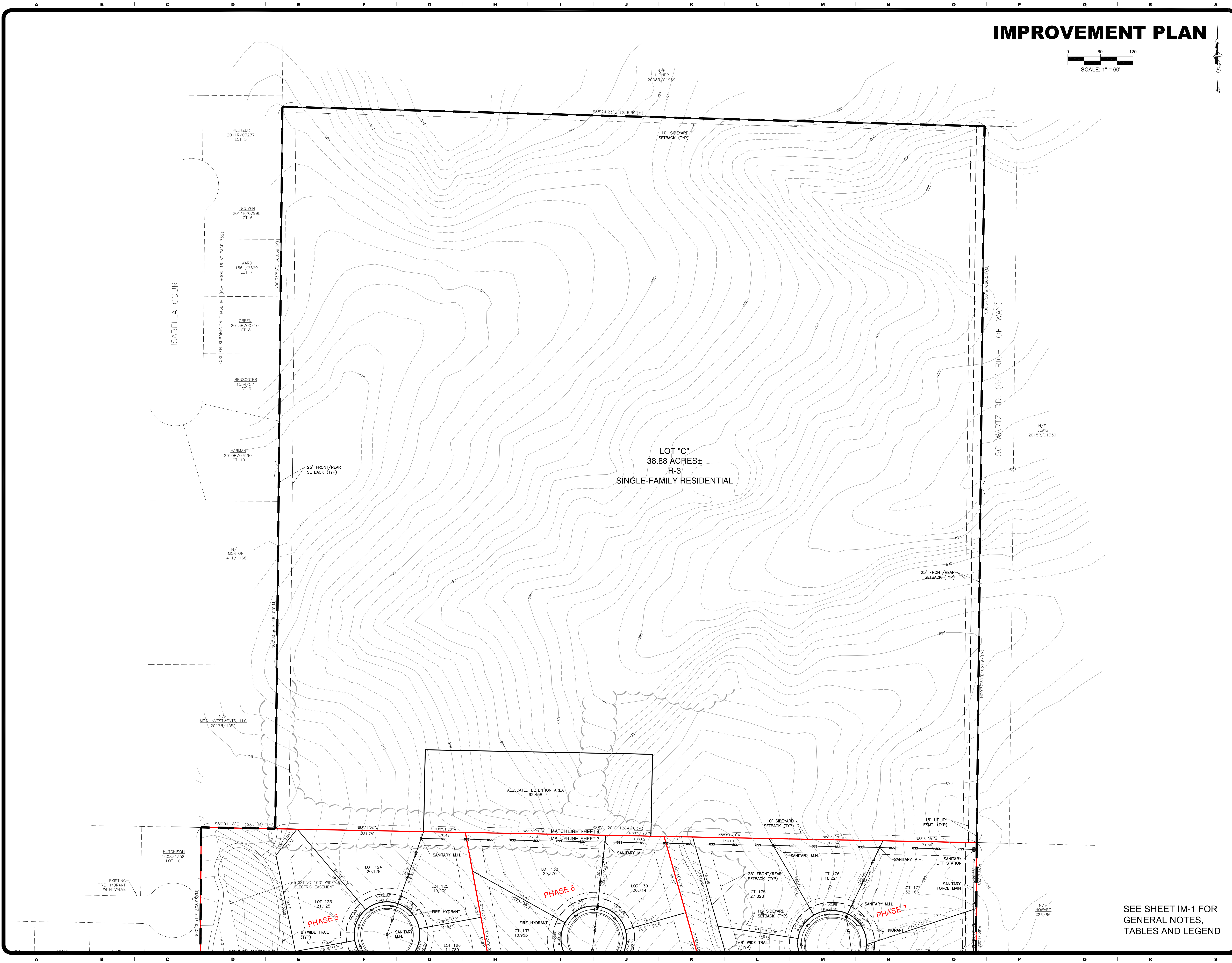
PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

Pine Trails Subdivision
City of Farmington, St. Francois County
Missouri 63640

DRAWN	J.J.M.
CHECKED	R.G.R.
DATE	5/10/18
SCALE	1"=60'
JOB No.	4975
SHEET NAME	IMPROVEMENT PLAN
	4 of 4

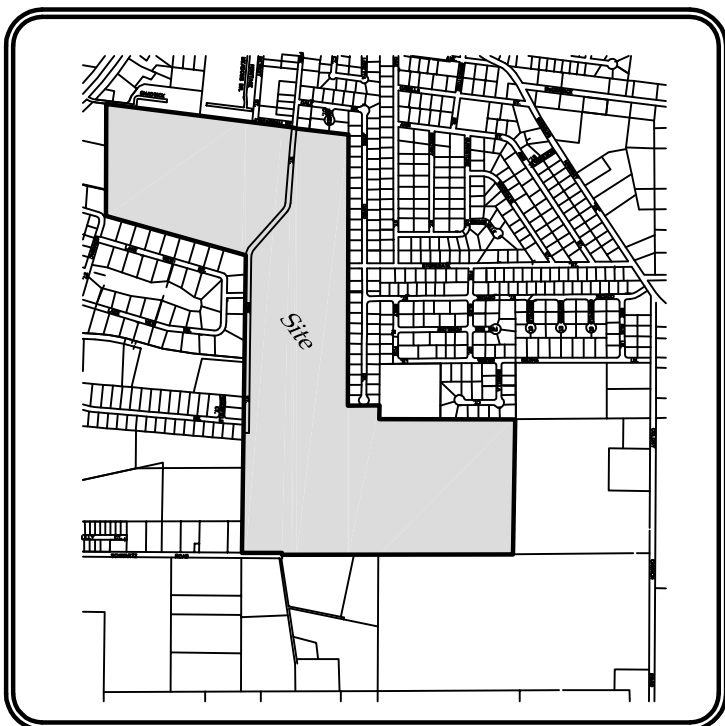
IM-4

SEE SHEET IM-1 FOR
GENERAL NOTES,
TABLES AND LEGEND



Vicinity Map

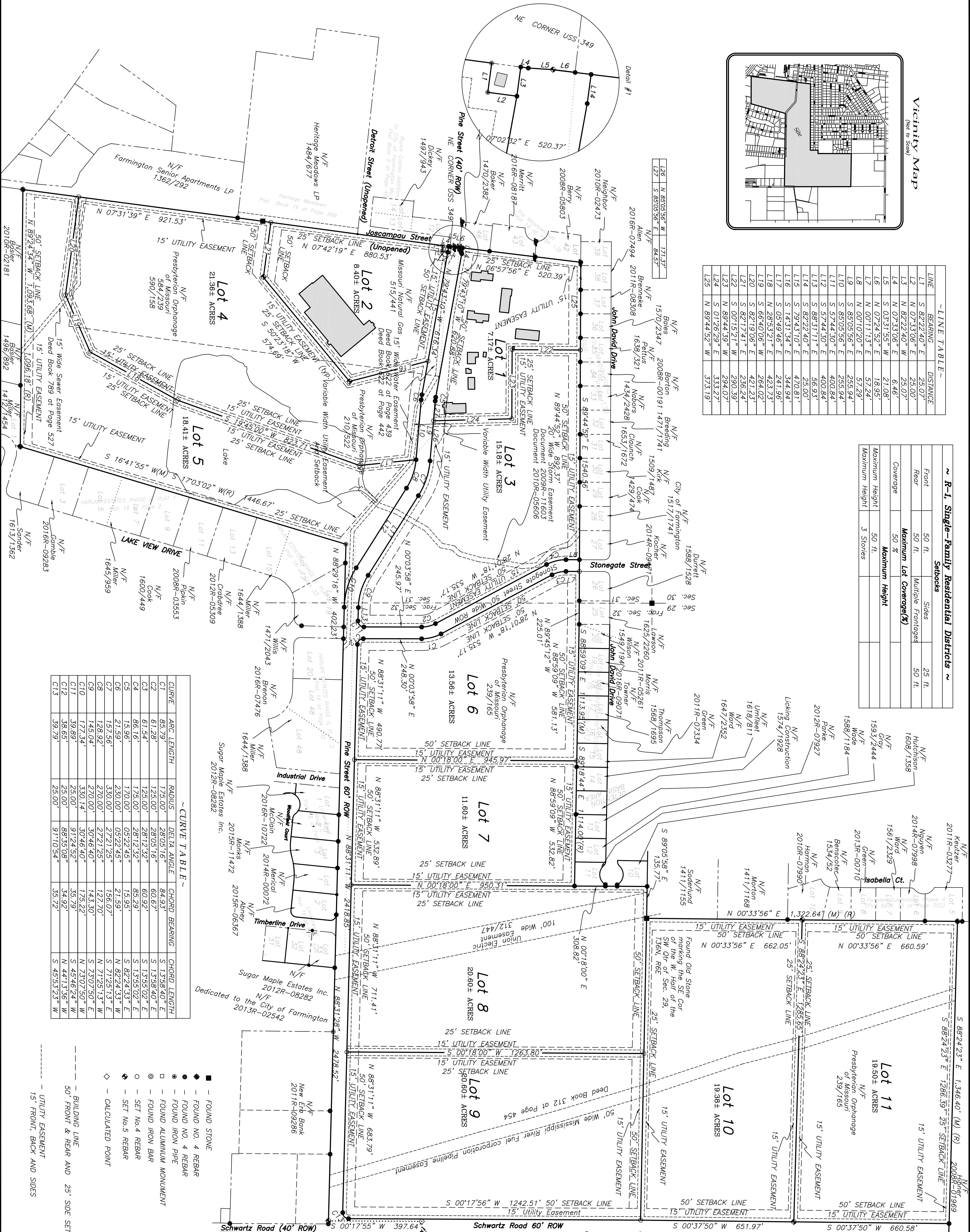
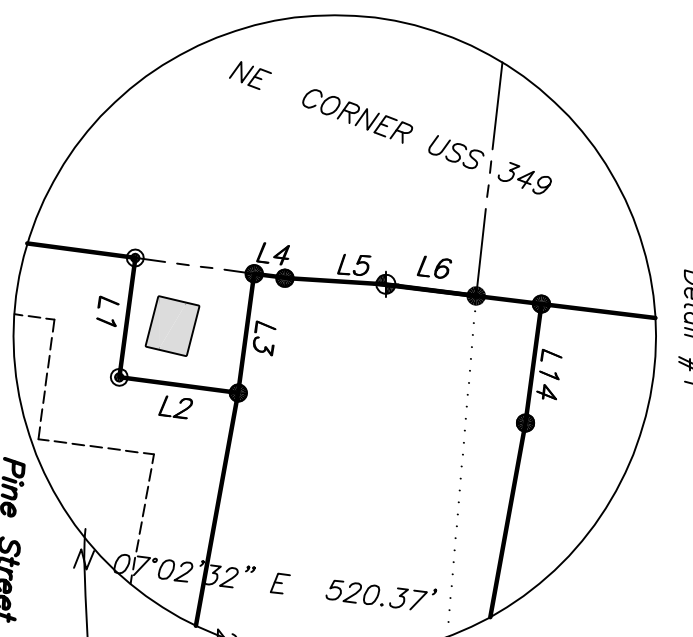
(Not to Scale)



~ LINE TABLE ~	
LINE	BEARING DISTANCE
L1	S 82°22'40" E 25.07'
L2	N 07°31'06" E 25.00'
L3	N 82°22'40" W 25.07'
L4	N 07°31'06" E 6.46'
L5	S 03°31'55" W 21.08'
L6	N 07°24'52" E 18.95'
L7	N 00°11'13" E 57.24'
L8	N 00°10'20" E 57.29'
L9	S 85°05'56" E 255.94'
L10	S 87°44'30" E 400.84'
L11	S 87°44'30" E 400.84'
L12	S 88°31'17" E 56.93'
L13	S 88°22'40" E 450.01'
L14	S 79°43'10" E 344.96'
L15	S 03°49'46" E 241.96'
L16	S 14°31'54" E 423.73'
L17	S 03°49'46" E 241.96'
L18	N 28°53'21" E 423.73'
L19	S 88°40'06" W 284.02'
L20	S 82°19'06" E 421.23'
L21	S 82°17'41" E 236.24'
L22	S 00°15'21" W 290.39'
L23	N 89°44'39" W 294.07'
L24	S 01°26'29" E 333.27'
L25	N 89°44'52" W 373.19'

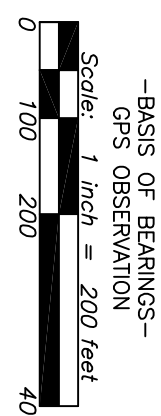
~ R-1, Single-Family Residential Districts ~			
	Setbacks		
Front	50 ft.	Sides	25 ft.
Rear	50 ft.	Multiple Frontages	50 ft.
Coverage	Maximum Lot Coverage(%)		
	50 %	Maximum Height	
	30 ft.		
	3 Stories		

L26	N 89°05'56" W	771.37'
L27	S 89°05'56" E	N/F 84.57'



~ CURVE TABLE ~				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	85.79	175.00'	2803.16"	84.93'
C2	61.28	125.00'	2803.16"	86.03'
C3	61.34	125.00'	2812.32"	86.92'
C4	66.18	175.00'	2812.32"	86.29'
C5	15.96	170.00'	0822.45"	15.99'
C6	21.56	200.00'	0522.45"	21.59'
C7	151.56	350.00'	2721.25"	156.07'
C8	143.92	270.00'	2721.25"	127.50'
C9	177.54	270.00'	3046.40"	143.50'
C10	177.54	350.00'	3046.40"	173.22'
C11	39.89	25.00'	9124.92"	39.79'
C12	38.65	25.00'	8635.06"	34.92'
C13	39.79	25.00'	91710.54"	35.72'

~ Legend ~	
■	FOUND STONE
◆	FOUND NO. 4 REBAR
●	FOUND NO. 4 REBAR
●	FOUND IRON PIPE
□	FOUND ALUMINUM MONUMENT
⊙	FOUND IRON BAR
◆	SET NO. 4 REBAR
◆	SET NO.5 REBAR
◇	CALCULATED POINT
—	BUILDING LINE
—	50' FRONT & REAR AND 25' SIDE SETBACK
—	15' FRONT, BACK AND SIDES
—	UTILITY EASEMENT
—	15' FRONT, BACK AND SIDES
—	SEWER CLEANOUT
—	OVERHEAD POWER
—	UNDERGROUND POWER
—	POWER POLE
—	BURIED TELEPHONE
—	TELEPHONE BOX
—	WATER VALVE
—	WATER SHUT OFF
—	WATER METER
—	GAS LINE
—	GAS VALVE
—	SANITARY SEWER MANHOLE
—	SEWER LINE
—	WATER LINE
—	DUSK/DAWN LIGHT



—BASIS OF BEARINGS—
GPS OBSERVATION
Scale: 1 inch = 200 feet
0 100 200 400

Presbyterian Childrens Home and Services

1220 N. Lindbergh Blvd.
St. Louis Mo. 63132

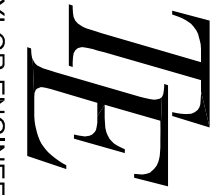
Plat of a Subdivision

Presbyterian Farms Subdivision

Part of the Southeast Quarter of Section 29, Part of the Northwest Quarter of Section 32, and Part of the Northeast Quarter of Section 31 of Township 36 North, Range 6 East of the Fifth Principal Meridian
St. Francois County, Missouri
~ City of Farmington ~

TAYLOR ENGINEERING L.L.C.

ENGINEERING, SURVEYING, CONSTRUCTION TESTING
P.O. BOX 674 109 E. COLUMBIA FARMINGTON, MO 63640
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EXPIRATION DATE: DECEMBER 31, 2014



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MEMORANDUM

May 11, 2018

To: Planning and Zoning Commission

From: Tim Porter, Development Services Director

Subject: Proposed Amendment to Title IV: Land Use, Chapter 405: Zoning Regulations, Table A: Uses in zoning Districts.

The current Table A reflects restrictions on churches in certain zoning districts. Legal precedent exists that requires churches to be an allowable land use in any zoning district without restrictions such as Special Use Permit. Building code regulations still must be adhered to.

In addition, in the previous Table A, Two-Family Dwellings (duplexes) were an allowable use in R-4 "General Residential District." The current Table A does not allow duplexes in an R-4. Please consider whether amending Table A to allow this use is warranted.

LAND USE

Title IV Attachment 1

City of Farmington

Table A

Uses in Zoning Districts

[Ord. No. 11-2I 3 §1, 2-6-2003; Ord. No. 11-2I 12 §3, 12-15-2003; Ord. No. 11-2I 31 §§6 7, 7-18-2005;
Ord. No. 11-2I 49 §1, 11-27-2006; Ord. No. 11-2I 54 §4, 3-27-2007; Ord. No. 11-2I 63 §1, 3-31-2008;
Ord. No. 11-2I 64 §1, 8-29-2008; Ord. No. 11-2I 75 §2, 10-24-2011; Ord. No. 11-2I 81 §5, 3-2-2012]

	TABLE A. USES IN ZONING DISTRICTS
	KEY: P Permitted; N Not Permitted; H Home Occupation; S Special Use Permit Required

USE DESCRIPTION		R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-1	I-1	I-2	I-3
Accessory Use, Signs, Swimming Pools, Buildings, or Structures (As permitted in zoning district regulations.)	A	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Use, Temporary Buildings (For Construction Job-Site Use)	A	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Use, Wind Mills	A	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Radio and Telecommunication Towers	A	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Animal Stock Yards	AG	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Fish Hatcheries and Preserves	AG	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Livestock Keeping, Dairies, Riding Stables, and other Similar Agriculture Related Businesses	AG	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Airports	C	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Animal Services and Kennels	C	P	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Arcades, Movie Theaters, Miniature Golf, Bowling Alleys and Skating Centers, and	C	N	N	N	N	N	N	N	P	P	S	N	N	N	N	N

FARMINGTON CITY CODE

USE DESCRIPTION		R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-1	I-1	I-2	I-3
other similar recreation facilities.																
Art and Photography Studios	C	H	H	H	H	H	H	H	P	P	P	P	P	N	N	N
Art Galleries and Museums	C	N	N	N	N	N	N	N	P	P	N	N	P	N	N	N
Automobile Repair (Engine, Transmission, Frame, Body, Interior, Electric, Hydraulic, and other type repair.)	C	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Automobile Salvage and Junk Yards	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Automobile, Boat, Trailer, and Recreational Vehicle Sales, Service, and Rental	C	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Babysitting Services	C	H	H	H	H	H	H	H	P	P	N	N	N	N	N	N
Bed and Breakfast Inns (1 guest room)	C	P	P	P	N	N	N	P	P	N	N	N	N	N	N	N
Bed and Breakfast Inns (2 or more guest rooms)	C	P	S	S	N	N	N	N	P	P	N	N	N	N	N	N
Business Offices (Utilities, Building Contractors, Trade Unions, Employment Services, Payroll and Billing, Claims Processing, Inbound and Outbound Call Centers, Mail Processing and other similar business functions.)	C	N	N	N	N	N	N	N	P	P	N	P	P	P	P	P
Campgrounds and Recreational Vehicle Parks	C	N	N	N	N	P	N	N	N	P	N	N	N	N	N	N
Carwashes	C	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Cemeteries and Mausoleums	C	S	N	N	N	N	N	N	S	S	S	S	S	S	S	S
Child or Day Care Centers	C	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N
Child or Day Care Centers (Onsite with business for employee use only.)	C	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P
Child or Day Care Homes	C	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N
Churches, Places of Worship, Civic, Social and Fraternal Organizations	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

LAND USE

USE DESCRIPTION		R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-1	I-1	I-2	I-3
Colleges, Universities, and Technical Schools	C	N	N	N	N	N	N	N	P	P	N	N	N	P	P	P
Dance and Music Studios and Schools	C	N	N	N	N	N	N	N	P	P	N	P	P	N	N	N
Detached Solar Power Systems, Commercial	C	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Equipment and Material Storage Yards	C	N	N	N	N	N	N	N	N	P	N	N	N	P	P	S
Equipment Rental and Leasing	C	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Funeral Homes	C	N	N	N	N	N	N	N	P	P	S	N	N	N	N	N
Garage, Off-Street Parking, Indoor	C	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P
Golf Courses (Excluding miniature golf.)	C	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Gun and Archery Ranges, Indoor	C	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N
Gun and Archery Ranges, Outdoor	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Gymnasiums and Fitness Centers	C	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N
Health and Allied Services	C	N	N	N	N	N	N	N	P	P	S	N	N	N	N	N
Heliports	C	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Home Health Care Services	C	N	N	N	N	N	N	N	P	P	N	P	P	N	N	N
Home Based Business, As Defined	C	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N
Hospitals	C	N	N	N	N	N	N	N	N	P	N	N	P	N	N	S
Hotels and Motels	C	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Landscape and Horticultural Services	C	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Laundromats and Dry Cleaning Services	C	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Manufactured Home Sales	C	N	N	N	N	N	N	N	S	P	N	N	N	N	N	N
Medical Clinics	C	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N
Non-Chartered Payday and Title Loan Businesses	C	N	N	N	N	N	N	N	P(2)	P(2)	N	N	N	N	N	N
Personal and Household Goods Repair	C	N	N	N	N	N	N	N	P	P	S	N	N	N	N	N

FARMINGTON CITY CODE

USE DESCRIPTION		R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-1	I-1	I-2	I-3
Services (Appliances, Furniture, Computers, Electronics, Bicycles, Clocks, and other similar household items.)																
Personal Care Services (Beauty Shops, Barbers, Massage Therapy, Nail Salons, Tanning Salons, Tattoo Parlors, and other related personal services.)	C	N	N	N	N	N	N	N	P	P	P	S	N	N	N	N
Professional Services (Banks and Financial Institutions, Brokerage, Legal, Accounting, Engineering, Insurance, Medical, Real Estate, Surveying, and other professional services.)	C	H	H	H	H	H	H	H	P	P	P	P	N	N	N	S
Rental Storage Units	C	N	N	N	S	S	N	N	S	S	N	N	N	P	P	P
Retail Sales and Rental (Apparels, Appliance, Baked Goods, Dry Goods, Hardware, Household Goods, Building Materials, Specialties, Gift and Floral, Groceries, Books, Electronics, Furniture, Package Liquor, Pharmacies and other similar retail goods.)	C	N	N	N	N	N	N	N	P	P	S	N	N	N	N	N
Retail, Adult Business (As defined.)	C	N	N	N	N	N	N	N	N	P(3)	N	N	N	N	N	N
Retail, Fireworks	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Retail, Fruit and Vegetable Markets, Outdoor, Seasonal	C	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Retail, Fuel Stations and Convenience Stores (Without automobile repair services.)	C	S	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Retail, Greenhouses	C	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N
Retail, Meat Markets	C	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Retail, Restaurants and Cafes (No alcohol sales.)	C	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Retail, Restaurants Cafes (Alcohol sales and microbreweries.)	C	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N

LAND USE

USE DESCRIPTION		R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-1	I-1	I-2	I-3
Retail, Cafeterias (Onsite with business for employee use only.)	C	N	N	N	N	N	N	N	P	P	N	N	N	P	P	P
Taxicab and Bus Service Terminal	C	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Theater, Outdoor	C	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N
Truck Freight Terminal	C	N	N	N	N	N	N	N	N	P	N	N	N	P	P	P
Tutoring and Private Lessons (Academic, Music, and other similar private lessons.)	C	H	H	H	H	H	H	H	P	P	N	N	N	N	N	N
Warehousing, Wholesale and Distribution	C	N	N	N	N	N	N	N	P	P	N	N	N	P	P	P
Commercial Sewage Treatment Plants	G	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N
Elementary and Secondary Schools	G	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Government Offices and Facilities	G	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Commercial Garbage Disposal Plants	M	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N
Liquefied Petroleum Gas for consumer use in 100# Cylinder (25 Water Gallons) and under	R	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Liquefied Petroleum Gas in above ground storage tanks between 100# and 200# (50 Water Gallons)	C	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P
Liquefied Petroleum Gas in above ground storage tanks between 200# (50 Water Gallons) and 2000 Water Gallons	M	N	N	N	N	N	N	N	S	S	N	N	N	S	P	P
Liquefied Petroleum Gas in above ground storage tanks over 2000 Water Gallons	M	N	N	N	N	N	N	N	N	N	N	N	N	S	P	P
Liquefied Petroleum Gas Sales Office	C	N	N	N	N	N	N	N	P	P	N	P	P	P	P	P
Liquefied Petroleum Gas Sales, Refill, and Exchange (Less than 200#)	C	N	N	N	N	N	N	N	S	P	N	N	N	P	P	P
Liquefied Petroleum Gas Sales Refill, and Exchange (Greater than 200#)	C	N	N	N	N	N	N	N	S	S	N	N	N	P	P	P

FARMINGTON CITY CODE

USE DESCRIPTION		R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-1	I-1	I-2	I-3
Liquefied Petroleum Gas (Underground storage tanks less than 300 Water Gallons)	R	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Liquefied Petroleum Gas (Underground storage tanks 301 to 2000 Water Gallons)	C	S	S	S	S	S	S	S	S	P	S	S	S	P	P	P
Liquefied Petroleum Gas (Underground Tanks Over 2000 Water Gallons)	M	N	N	N	N	N	N	N	S	S	N	N	N	S	P	P
Manufacturing, Apparel and Footwear	M	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Manufacturing, Artisan and Handicraft (Framing, Candle Making, Glassblowing, Pottery, Ceramics, and other related products.)	M	H	H	H	H	H	H	H	P	P	N	N	N	N	N	N
Manufacturing and Warehousing, Beer, Wine and Distilled Beverages Production, Bottling, or Storage.	M	N	N	N	N	N	N	N	S	S	N	N	N	P	P	P
Manufacturing, Cabinets, Furniture, and Miscellaneous Wood Products	M	H	H	H	H	H	H	H	P	P	N	N	N	P	P	P
Manufacturing, Cattle or Equine Slaughtering, Processing, or Rendering Plants	M	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Manufacturing, Chemical (Inorganic and Organic Industrial, Petrochemical, Agrochemicals, Polymers, Elastomers, Oleochemicals, Explosives, Fertilizers, Industrial Gasses, and other similar chemical compound production.)	M	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Manufacturing, Combustible Gas Production (Acetylene, Methane, Pentane, Propane, Hydrogen and other similar gas processing.)	M	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N
Manufacturing, Distillation Plants (Petroleum, Petrochemical, Chemical, Natural Gas, and other similar processes.)	M	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Manufacturing, Food Products	M	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P

LAND USE

USE DESCRIPTION		R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-1	I-1	I-2	I-3
Manufacturing, Forest Products (Lumber, Pallets, Sawmills, Planing Mills and other similar products and processes.)	M	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N
Manufacturing, General Industrial Machinery	M	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Manufacturing, Glass (Flat Glass, Bottles, Jars, and other similar products.)	M	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Manufacturing, Leather Goods (Tanning, Preserving, Finishing and other similar processes).	M	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Manufacturing, Machinery, Equipment and Supplies	M	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Manufacturing, Machining Processes (Cutting, Shaping, Forming, Bending Drilling, Lathing, Milling, and other similar processes.)	M	N	N	N	N	N	N	N	N	P	N	N	N	P	P	P
Manufacturing, Metals (Forging, Stamping, Casting, Molding, Extruding, Forming, Rolling and other similar processes.)	M	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Manufacturing, Mineral Processing or Production	M	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N
Manufacturing, Minerals (Brick, Clay, Ceramic, Terra Cotta, and Refractory Minerals)	M	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N
Manufacturing, Miscellaneous Converted Paper Products	M	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Manufacturing, Miscellaneous Durable Goods	M	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Manufacturing, Miscellaneous Fabricated Metal and Plastic Products	M	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Manufacturing, Miscellaneous Leather Goods	M	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P

FARMINGTON CITY CODE

USE DESCRIPTION		R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-1	I-1	I-2	I-3
Manufacturing, Miscellaneous Plastic Products	M	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Manufacturing, Miscellaneous Transportation Equipment	M	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Manufacturing and Warehousing, Non-Alcoholic Beverage Production, Bottling, or Storage	M	N	N	N	N	N	N	N	S	S	N	N	N	P	P	P
Manufacturing, Paint, Varnishes and Oils	M	N	N	N	N	N	N	N	S	S	N	N	N	P	P	P
Manufacturing, Paper and Paper Board Mills	M	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Manufacturing, Paperboard Containers and Boxes	M	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Manufacturing, Petroleum and Petroleum Product Refining and Processing	M	N	N	N	N	N	N	N	N	N	N	N	N	S	P	N
Manufacturing, Plastics and Synthetics	M	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Manufacturing, Rubber (Tires, Hoses, Belting, Gaskets Packing, and other similarly related products.)	M	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N
Recycling Drop-Off Point	M	S	S	S	S	S	S	S	S	P	N	N	N	P	P	P
Recycling Processes	M	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Residential, Assisted Living Facilities	M	N	N	N	N	N	N	N	P	P	N	P	P	N	N	N
Residential, Boarding, Lodging or Rooming House	M	S	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Sanitary Landfill	M	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential, Group Homes (8 or fewer residents.)	R	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N
Residential, Group Homes (More than 8 residents.)	R	N	N	N	N	N	N	N	P	P	S	S	S	N	N	N
Residential, Institutional Group Home	R	N	N	N	N	N	N	N	P	P	N	P	N	N	N	N

LAND USE

USE DESCRIPTION		R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-1	I-1	I-2	I-3
Residential, Loft Apartments	R	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N
Residential, Multi-Family Dwellings	R	N	N	N	P	N	N	P	S	P	N	N	N	N	N	N
Residential, Multiple Single-Family Dwellings (town houses)	R	N	N	N	P	N	N	P	N	N	N	N	N	N	N	N
Residential, Nursing/Residential Care/Assisted Living Facilities	R	N	N	N	N	N	N	N	S	P	N	P	P	N	N	N
Residential, Single-Family Dwellings	R	P	P	P	P	N	P	P	S	N	N	N	N	N	N	N
Residential, Two-Family Dwellings	R	N	N	N	P	N	P	P	N	N	N	N	N	N	N	N

1.

Non-Chartered Pay Day and Title Loan Businesses are further restricted to being not less than 1,000 feet in proximity to another non-chartered pay day or title loan business.

2. Adult Businesses are further restricted to being not less than 1,000 feet in proximity to another adult business.

3. Group Homes shall not be located within 1,250 feet of another group home. The appearance of the group home shall be consistent in design and character with the surrounding residential property.

Farmington, MO



Legend

Address Point

● In City Limits

● Out of City Limits

□ Parcel

□ Corporate Limit

Road Label

Notes

741.1 0 370.54 741.1 Feet



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THIS MAP IS NOT TO BE USED FOR NAVIGATION