

CITY OF FARMINGTON

Public Hearing Minutes

October 9, 2014

6:30 p.m.

The City Council of the City of Farmington met on October 9, 2014, in Long Memorial Hall. The hearing was called to order by Mayor Landrum.

Councilmen present were: Larry Forsythe, Lynn Crites, Darrel Holdman, Mark Kellogg, Garret Boatright, Dennis Smith, David Holman, and John Robinson.

City Counselor, Scott Reid, was present.

Officials present were: Tim Barnes, Rick Baker, Greg Beavers, Larry Lacy, Floyd Massey, Michelle Daniel, Karen Roman, and Paula Cartee.

Mayor Landrum stated that a Public Hearing is being held to gain input regarding:

An application for Planned Unit Development (PUD) Plat approval (Case PZPUD-14-003). The owners of the properties requests the City of Farmington grant a Planned Unit Development (PUD) Plat approval for CVS Pharmacy Subdivision. The Planned Unit Development (PUD) Plat properties are located along the intersections of East Karsch Boulevard, North Washington Street, and Colorado Avenue respectively (101 East Karsch Boulevard). The Legal Description is as follows: Beginning at the most northwest corner of Lot 1A of the Subdivision Plat of Lot1A, Block 2 of Jones and Young Subdivision as Recorded in Plat Book 16 Page 732 of the St. Francois County Records, said point being the intersection of the south Right-of-Way line of Colorado Avenue and the east Right-of-Way line of Washington Street; thence along the north line of said Lot 1A and its extension and the South Right-of-Way line of said Colorado Avenue along a Bearing adopted from the Missouri State Plane Coordinate System, NAD 1983, East Zone, South 81 Degrees 38 Minutes 47 Seconds East 254.98 feet to a point being the Northeast corner of Lot T1 of Plat of an Administrative Lot Split, Part of Lots 1 and 2, Block 2 Jones and Young Subdivision as Recorded in Plat Book 16 Page 601 of the St. Francois County Records; thence leaving said South Right-of-Way line of Colorado Avenue along the East line of said Lot T1 the following courses and distances; South 02 Degrees 36 Minutes 35 Seconds West 40.00 feet to a point; South 06 Degrees 06 Minutes 05 Seconds West 96.32 feet; thence leaving the East line of said Lot T1 South 82 Degrees 12 Minutes 13 Seconds East 27.87 feet to a point; thence South 06 Degrees 04 Minutes 19 Seconds West 158.09 feet to a point; thence North 83 Degrees 39 Minutes 01 Seconds West 30.77 feet to a point; thence South 06 Degrees 04 Minutes 19 Seconds West 16.34 feet to a point in the South Right-of-Way line of Moore Avenue, a 50 foot wide Public Right-of-Way; thence along said South Right-of-Way line of Moore Avenue

South 83 Degrees 39 Minutes 01 Seconds East 12.83 feet to a point; thence leaving said South Right-of-Way line of Moore Avenue South 06 Degrees 30 Minutes 42 Seconds West 22.54 feet to a point being 100.00 feet perpendicular distance from the Centerline of Karsch Boulevard; thence along a line running parallel with and being 100.00 feet distant from said centerline of Karsch Boulevard, North 77 Degrees 05 Minutes 04 Seconds West 215.47 feet to a point in the East Right-of-Way line of Washington Street; thence along said East Right-of-Way line of Washington Street the following Courses and Distances; North 07 Degrees 50 Minutes 23 Seconds West 158.06 feet to a point; thence North 00 Degrees 53 Minutes 42 Seconds East 165.69 feet to the point of beginning and containing 1.86 acres more or less. The existing zoning classifications are "C-3" Neighborhood Commercial Zoning District and "R-3" Single Family Residential Zoning District respectively. The proposed Planned Unit Development (PUD) Plat Zoning classification is "C-2" General Commercial. Submitted by Premier Civil Engineering on behalf of T.M. Crowley & Associates/CVS Pharmacy.

Tim Barnes, City Planner, explained the request for a planned unit development for CVS Pharmacy as well as a request for rezoning from R-3, Single Family Residential and C-3, Neighborhood Commercial zoning district to C-2, General Commercial.

Glen Presnell, 902 Mooreland, addressed the Council stating that he has lived there for 53 years and is against CVS Pharmacy building there because the traffic is already bad and would be worse with the pharmacy.

Brenda Griffin, 921 Mooreland, addressed the Council stating that she is against CVS Pharmacy locating in their neighborhood.

Margie Murphy, 914 Mooreland, addressed the Council and said that she moved there 46 years ago and asked that the Council keep their neighborhood viable.

Mary Polar, Mooreland and Colorado, has lived there for 9 years and told the Council that the car wash is very noisy and would like to see it go.

Mary Ragsdale, 16 Colorado, addressed the Council and said that she was undecided and that she was worried what CVS Pharmacy will do to their neighborhood.

Dick Hafner, 17 Moore Avenue, addressed the Council and said that he had just bought his home in this neighborhood. He believes that people should take care of the things that need done to their own homes.

John King, the developer for CVS Pharmacy, addressed the Council and said that these pharmacies are very well kept properties. He said that the noise level will remain within ordinance limitations and that he did not believe that they would be adding to existing traffic

issues. He said that they were willing to work with the neighbors on landscaping and fencing and that the lights at the property line will be one foot-candle.

The hearing was closed at 7:30 p.m.

Paula Cartee
Paula Cartee, City Clerk

October 27, 2014
Date Approved by Council

[Signature]
Mayor

10/27/2014
Date