



City of Farmington
354 W. Main Street
P.O. Box 150
Farmington, AR 72730
479-267-3865
479-267-3805 (fax)

PLANNING COMMISSION AGENDA

February 23, 2026

**A meeting of the Farmington Planning Commission will be held on
Monday, February 23, 2026, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –February 2, 2026
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be limited to three minutes per person.

1. **PUBLIC HEARINGS**

A. Rezoning – From MF-2 to MF-1

Property owned by: Cox Development, LLC

Property Location: S. Hunter St.

Presented by: Odyssey Engineering

B. Ordinance updates

**Planning Commission Meeting Minutes
February 2, 2026, at 6 PM**

1. **ROLL CALL** – The meeting was called to order by Chair Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Gerry Harris, Vice Chair
Chad Ball
Howard Carter
Ryan Crawford
Matt Hutcherson
Norm Toering
Bobby Wilson

ABSENT:

City Employees Present: Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Chris Brackett, City Engineer; Rick Bramall, Building Official, Bill Hellard, Fire Chief; LeAnn Tolleson, City Administrative Assistant.

2. **Approval of Minutes:** November 24, 2025, minutes were unanimously approved.
3. **Comments from Citizens:** None

Public Hearings

1A. Variance – Landscape Ordinance; property owned by Cross Church property located at Southwest corner of Southwinds Rd. and Cimarron Pl.; presented by SiteWise Civil Engineering.

Nathan Streett representing SiteWise Civil Engineering was there requesting a variance to use synthetic turf instead of grass within the parking lot islands. Their justification was reduction of long-term maintenance, reduction of operations costs while we feel it still is clean and uniform. The specific turf that is proposed in a high-quality turf, it's what is used on athletic fields.

Vice Chair Gerry Harris asked if it is permeable, Mr. Streett answered yes. Matt Hutcherson asked if the turf is what was used at Sam's Club, Mr. Streett answered yes, it is very similar. Chad Ball asked if this affects our runoff calculations. City Engineer Chris Brackett answered if it is pervious, it should not affect the runoff calculations on it at all. Norm Toering asked what would be between the sidewalk and the street. Mr. Streett answered it will be natural grass; turf will only be put where the islands will be. Bobby Wilson commented that turf looks better, it won't be muddy and will look clean. Ryan Crawford stated that the standard is there for a reason and I don't see a need to change it.

Comments from Citizens: NONE

Vice-Chair Gerry Harris asked if they had plans to put in a sprinkler system. Mr. Streett said yes, we are going to put in bubblers in the islands for the trees.

Chairman Mann called the question landscape ordinance variance property owned by Cross Church; property located at Southwest corner of Southwinds Rd. and Cimarron Pl.; Presented by Sitewise Civil Engineering upon roll call vote the variance failed 4-3 with Howard Carter, Norm Toering, Ryan Crawford and Vice-Chair Gerry Harris voting no.

1B. Large Scale Development – property owned by Cross Church; property located at Southwest corner of Southwinds Rd. and Cimarron Pl.; presented by SiteWise Civil Engineering.

Nathan Streett with SiteWise Civil Engineering stated what they are proposing is 155 parking spaces on a property that totals 1.9 acres. The zoning is C-2, the detention is being provided, and they have met all landscape regulations with the fake grass being removed.

City Engineer Chris Brackett read a memo as follows.

1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kmsengineering.com.
3. Label the width of the right-of-way and the greenspace on the site plan.
4. Please explain the difference in property boundary in the southeast corner from the property survey and the Washington County parcel map.
5. The proposed sidewalk along Southwinds Road needs to extend to the existing sidewalk to the south.
6. The single handicap ramp directed at the center of the intersection will not be allowed at the corner of Southwinds Road and Cimarron Place. You will need to show dual ramps directed straight across the street. These ramps should be as close to centered on that radius as possible due to the existing ramps across the street.
7. There is no fall between the parking lot and the top of the bank of the pond.
8. Drainage Report:
 - a. The bypass area is much larger than your DAM shows. The grading along the eastern curb is not enough to force that area to drain into the pond.
 - b. The pond report shows a weir at 1203 that is not in the plans.
 - c. Why is the sheet flow for the predevelopment drainage area only 39'. I don't see why this wouldn't less than 100'.

Comments from Citizens:

Jill Toering 306 Claybrook Dr. commented she was wondering if they would have enough parking spaces and how many people can be in church at one time. Ms. Toering also wanted to know what the formula was to figure out how many cars could fit in the parking lot.

Chairman Mann closed the floor for public comment.

City Engineer, Chris Brackett answered when the building goes through Large-Scale Development you look at the parking. Cross Church already plan on using the junior high across the street as overflow parking in case they run into issues not having enough parking. They know how many people they plan on expecting and have planned accordingly.

Chairman Robert Mann asked what the formula for a parking lot is. Courney McNair with Garver said it was 1 per 10. Ryan Crawford asked if the seating capacity will expand what they already have. Mr. Streett answered he did not know that was on the architectural plans. He believes they have 144 parking spaces currently and adding 155 parking spaces to make a total of 295 parking spaces. Matt Hutcherson asked if there was going to be a fence around the detention pond. Mr. Streett stated there is not and don't feel they need to have one.

Chad Ball asked if there would be a crosswalk on Southwinds, there will be a lot more walkability and wanted to know if the city or the developer were responsible for the crosswalk. City Engineer Chris Brackett answered the city would be responsible for adding a crosswalk.

Chairman Mann called the question to approve the Large-Scale Development Cross Church Parking Lot, property located at 225 W. Cimarron Pl., presented by SiteWise Civil Engineering subject to Chris Brackett's memo dated February 2, 2026, upon roll call vote the public hearing passed unanimously.

1C. Large Scale Development – property owned by Calara; property located at N. Holland Dr.; presented by Crafton Tull

Craig Anderson representing Crafton Tull stated this has already been through planning commission and has been approved. For the record this is not owned by Taylor Lindley, it is owned by Calara.

City Engineer Chris Brackett read a memo as follows.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kmsengineering.com.
3. All of the Farmington Floodplain has been updated with FEMA. Update your note with the current map and make sure you are showing it and labeling it correctly on your plan.
4. You will need to get your approval from the gas company updated.
5. The sidewalk will have to be continuous thru the drive.

Chad Ball asked if Ms. Anderson could explain the entry specifications and if there will be restrictions on the three entrances at N. Holland Dr., Marietta Way and Broadway. Ms. Anderson answered there will be a gate at the entrances at N. Holland Dr. and Marietta Way, Broadway, will only be an access for the fire department.

Comments from Citizens: NONE

Norm Toering asked if this would be all blacktop as far as waterflow. City Engineer Chris Brackett answered this is part of a commercial subdivision and the subdivision has a large detention pond this flows into. Ryan Crawford asked if they would be doing this in one phase or if it is a two-phase project. Ms. Anderson answered as far as she knew this is a one phase project. City Engineer Chris Brackett commented that if they stop construction then this approval ends and they will have to come back and set second phase.

Chairman Mann called the question to approve the Large-Scale Development Holland Crossing Mini Storage, property located at N. Holland Dr., presented by Crafton Tull subject to Chris Brackett's memo dated February 2, 2026, upon roll call vote the public hearing passed unanimously.

Public Hearing for ordinance updates for February 23, 2026.

Chad Ball made a motion and Vice-Chair Gerry Harris seconded the motion upon roll call vote the public hearing passed unanimously.

Adjournment: Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.

Chad Ball, Secretary

Robert Mann, Chair

City of Farmington Application for Rezoning

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission until all information is furnished.

Applicant: Jake Chavis Day Phone: 479-480-3330

Address: 124 Grant Pl. Lowell, AR 72745 Fax: _____

Representative: _____ Day Phone: _____

Address: _____ Fax: _____

Property Owner: Cox Development LLC Day Phone: 479-480-3330

Address: S Hunter St. Farmington, AR 72730 Fax: _____

Indicate where correspondence should be sent (circle one): Applicant – Representative -- Owner

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description _____

Site Address -- S Hunter St. Farmington, AR 72730

Current Zoning -- MF-2 Proposed Zoning -- MF-1

Attach legal description and site plan (a scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.)

Type of zoning requested and reason for request:

MF-2 is being requested for a high density residential development.

Responsibilities of the Applicant:

1. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit (see attached), that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the City of Farmington has accepted the application and the date of the public hearing has been confirmed. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy

of notice) shall be filed with the City of Farmington no later than seven (7) days prior to the meeting date. A sample notice is attached.

- 2. Pay a \$25.00 application fee
- 3. Provide a copy of the deed of the property.
- 4. Written authorization from the property owner if someone other than the owner will be representing the request.
- 5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 20 day of January, 2026.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

Please see attached document.

A public hearing to consider this request to rezone the above described property from MF-2 to MF-1 will be held on the 23 day of February, 2026, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

The City will post a sign on the property at a location visible to the public, notifying the public of the intent to rezone the property.

Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.

[Signature] Date 1/19/2026
Applicant Signature

Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)

Kent Cot Date 1/19/26
Owner/Agent Signature

AFFIDAVIT

I hereby certify that I Jake Chavis
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature:  Date: 1/19/2026

**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION TO REZONE PROPERTY**

To All Owners of land lying adjacent to the property at:

South Hunter Street, Farmington, Arkansas

Location

Cox Development LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from MF-2 to MF-1.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on February 23, 2026 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.

AGENT AUTHORIZATION

I (We), Kent Cox, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Jake Chavis of Odyssey Engineering, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Kent Cox
Property Owner – Signature

Kent Cox
Property Owner - Print

Property Owner – Signature

Property Owner - Print

Parcel no. **760-01533-900**

Address: 325 S Hunter St

Legal: ANNEXED INTO CITY OF FARMINGTON FOR 2008 & FOLLOWING YEARS PER 2008-6
PT SE NW 2.09 AC

Parcel no. **760-01533-201**

Address: 357 S Hunter St

Legal: ANNEXED INTO CITY OF FARMINGTON FOR 2008 & FOLLOWING YEARS PER 2008-6
PT SE NW 0.37 AC

Parcel no. **760-01533-300**

Address: NA

Legal: ANNEXED INTO CITY OF FARMINGTON FOR 2008 & FOLLOWING YEARS PER 2008-6
PT SE NW 2.39 AC FURTHER DESCRIBED FROM 2013-29191 AS: A part of the Southeast
Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 26, Township 16 North, Range
31 West, Washington County, Arkansas, being more particularly described as follows:
Commencing at the SE corner of said 40 acre tract, said point being an existing pipe,
thence West along the South line of said 40 acre tract 127.87 feet to an existing iron for the
true Point of Beginning; thence N 00'02'18" W, 78.37 feet to an existing iron; thence N
01'19'51" W, 93.10 feet; thence N 00'02'18" W, 161.40 feet to a set iron; thence N 89'00'54"
W, 177.17 feet to an existing iron; thence S 44'56' 18" W, 474.39 feet to a set iron on the
South line of said 40 acre tract; thence East along the South line of said 40 acre tract
384.19 feet to a set iron; thence N 02'46'00" W, 120.00 feet to a set iron; thence East 86.83
feet to a set iron; thence S 02'46'00" E, 120.00 feet to a set iron on the South line of said 44
acre tract; thence East 43.53 feet to the Point of Beginning, containing 2.42 acres, M/L.

Parcel no. **760-01533-800**

Address: 391 S Hunter St

Legal: ANNEXED INTO CITY OF FARMINGTON FOR 2008 & FOLLOWING YEARS PER 2008-6 PT SE NW 0.18 AC FURTHER DESCRIBED FROM 2013-29191 AS: Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-six (26) in Township Sixteen (16) North of Range Thirty-one (31) West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point which is West 26.21 feet and North 00 degrees 34 minutes 29 seconds West 177.43 feet from the Southeast corner of said forty acre tract and running thence-west 100.00 feet to a set iron pin, thence North 80.00 feet to a found pipe thence East 99.13 feet to a found pipe, thence South 00 degrees 30 minutes 47 seconds East 80 feet to the Point of Beginning, containing 0.18 acres, more or less.

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

REVISIONS
NO. DATE REVISION

ODYSSEY ENGINEERING



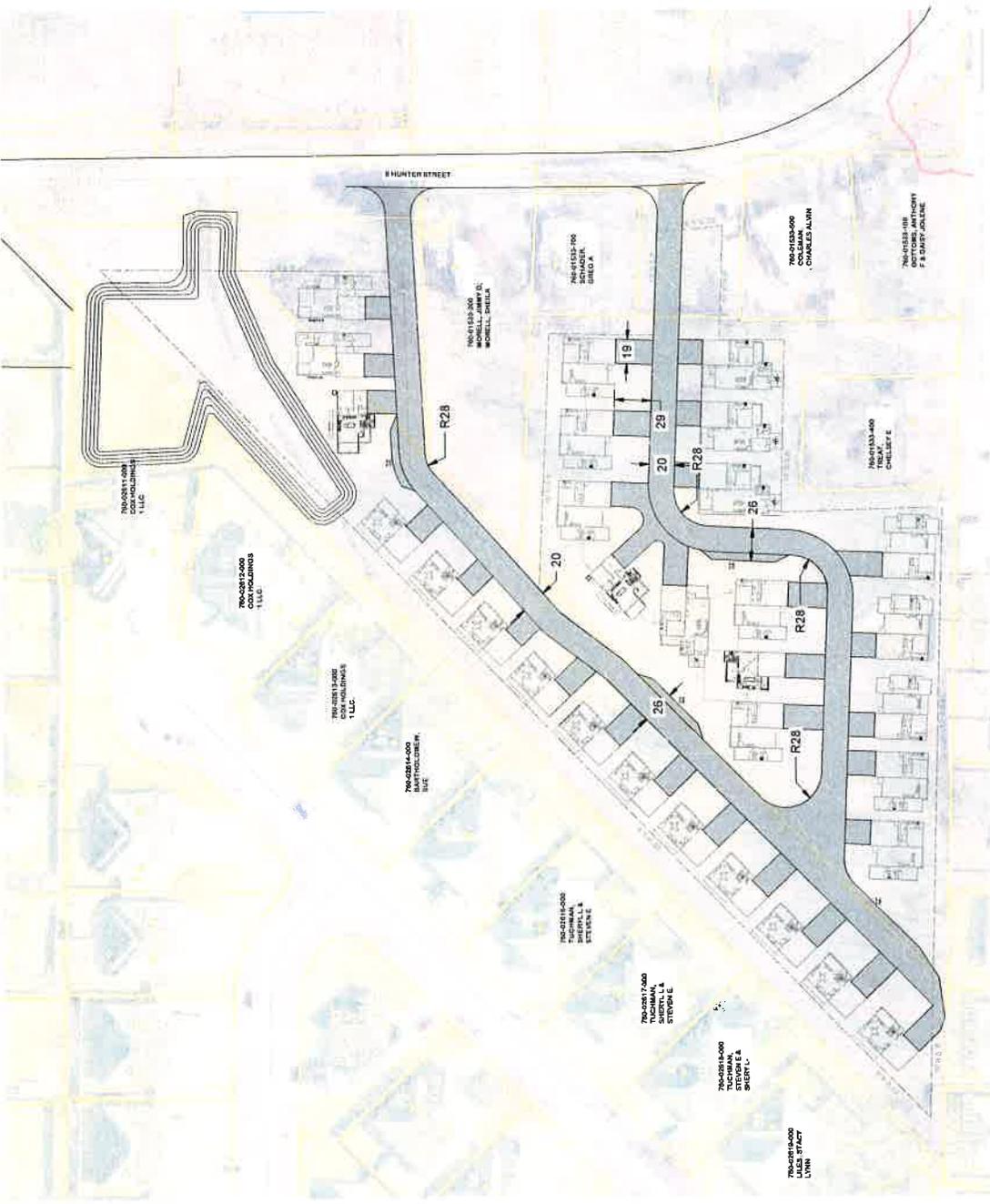
124 GRANT PLACE, SUITE E
LOWELL, AR 72746
(479) 480-8330
AR COA # 4188

**COX DEVELOPMENT
PRELIMINARY CONCEPT
S HUNTER ST
FARMINGTON, AR 72730**

PROJECT NO. 20180101
DESIGNED BY: JC
CHECKED BY: JC
DATE: 10/22/25

SHEET NAME
CONCEPT 1

SHEET NO.
1



20180101

VICINITY MAP
N.T.S.



SUBMISSION DATA:

UNIT COUNT: 30
TOTAL ACRES: 5.71
TOTAL AREA: 6.16 ACRES
RESIDENTIAL DENSITY: 5.10 U/L
LINEAR FEET OF ROAD: 5,370 LF - RESIDENTIAL
ADDITIONAL PARKING SPACES: 21

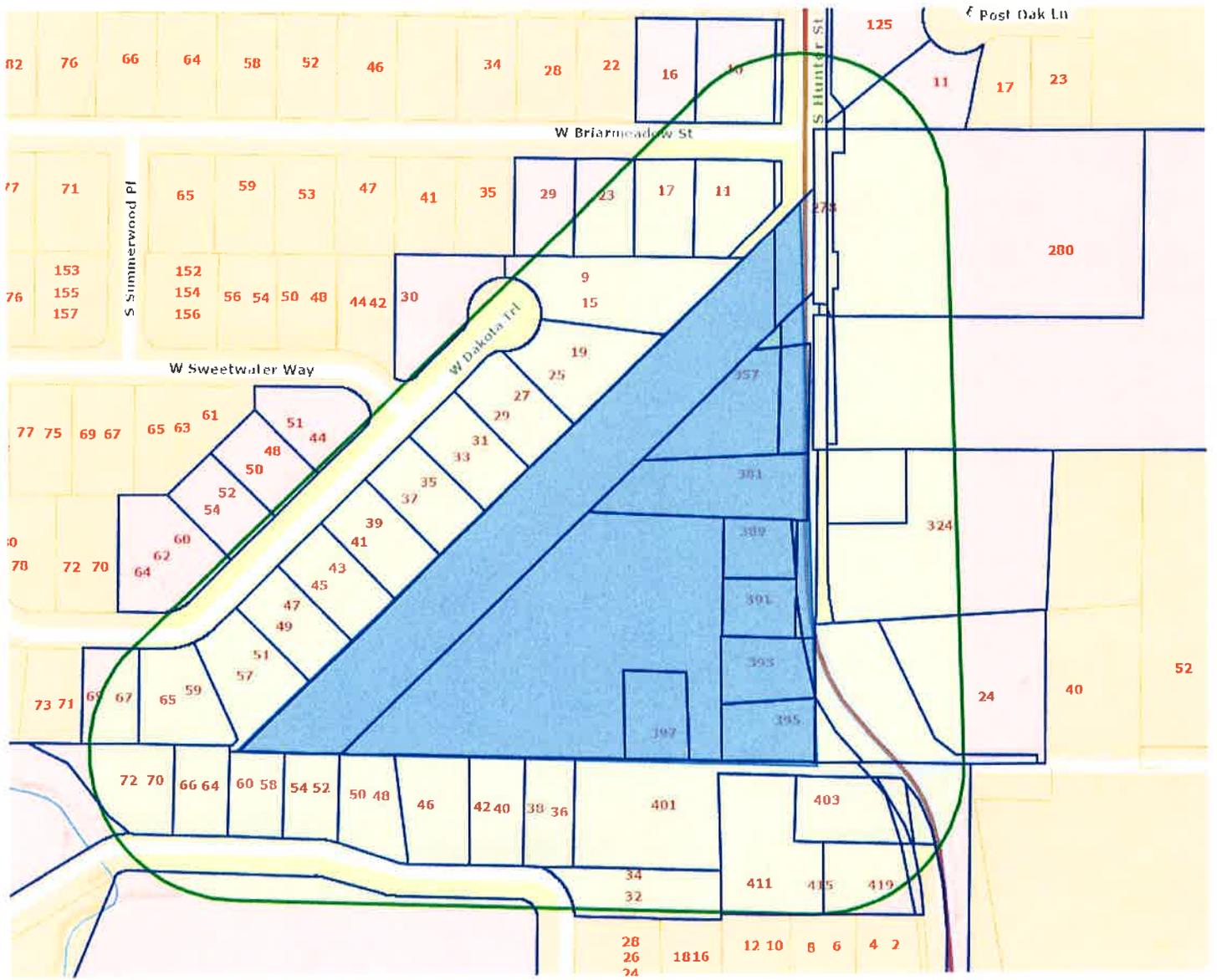
ZONING REQUIREMENTS:

MP-1 (MULTI-FAMILY RESIDENTIAL)
ALLOWED USER: HIGH DENSITY RESIDENTIAL
MIN. LAND AREA PER UNIT: 6,000 SQ. FT.
MIN. SETBACKS:
FRONT: 10'
SIDE: 10'
REAR: 20'

CONCERNS/QUESTIONS:

- ARE WE ALLOWED TO DO THIS AS A "TRIGGER" CONCEPT WITH THE EXISTING IN THE SOUTHWEST CORNER?
- ARE WE ALLOWED TO HAVE WIDE ONE WAY DRIVERS?
- ARE WE PROVIDING ENOUGH PARKING?
- ARE WE PROVIDING ENOUGH SIDEWALKS?
- IS THERE A SIDEWALK CONNECTION TO ADJACENT ROW?
- REQUIRED FROM EACH UNIT?





Doc ID: 009731950002 Type: REL
Recorded: 03/07/2006 at 01:03:02 PM
Fee Amt: \$11.00 Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk
File **2006-00009284**

WARRANTY DEED
(with Relinquishment of Rights)

KNOW ALL MEN BY THESE PRESENTS:

That we, **John L. Hassell, a married person**, hereinafter called Grantors for and in consideration of the sum of Ten Dollars and no/100...(\$10.00) and other good and valuable consideration paid by **Cox Development, LLC, an Arkansas limited liability company**, Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantee, and unto Grantee's heirs and assigns forever, the following described property situate in the County of Washington, State of Arkansas, to-wit:

A part of the SE¼ of the NW¼ of Section 26, T-16-N, R-31-W, Washington County, Arkansas, being more particularly described as follows: Beginning at a point in the centerline of Arkansas State Highway No 170, said point being 328 feet North, N 89°00'00" W, 9 feet, and N 00°32'00" W, 90.7 feet from the SE corner of said 40 acre tract and running thence S 86°53'00" W, 225 feet; thence N 44°40'00" E, 212 feet; thence N 82°00'00" E, 75 feet to the centerline of said Highway No. 170; thence S 00°32'00" E, 150 feet to the point of beginning, containing 0.51 acres, more or less. Subject to the Hwy No. 170 Right-of-Way record.

TO HAVE AND TO HOLD The same unto the Grantee and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. And Grantor hereby covenants with Grantee that Grantor will forever warrant and defend the title to the property against all lawful claims whatever except easements, special assessments and restrictions of record, if any.

And I, **Mary R. Hassell**, spouse of said **John L. Hassell**, for and in consideration of the said sum of money, do hereby release and relinquish unto said Grantee, and to Grantee's heirs and assigns forever, all my right and possibility of dower, curtesy and homestead, in and to the above described real property.

WITNESS our hands this 3rd day of March, 2006.



John L. Hassell
John L. Hassell

Mary R. Hassell
Mary R. Hassell

Heritage Land Title of Arkansas
2153 E. Joyce Blvd., Ste. 201
Fayetteville, AR 72703

27215 BH

ACKNOWLEDGMENT

State of Arkansas)
)ss.
County of Washington)

BE IT REMEMBERED, that on this day came before, the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting **John L. Hassell and Mary R. Hassell** to me well known as the Grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal this 3rd day of March, 2006.



My commission expires:

Brand Hoskins
Notary Public

Prepared by: Heritage Land Title of Arkansas
2153 E. Joyce Blvd, Suite 201
Fayetteville, Arkansas 72703

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Paloskins
Grantee or Grantee's Agent

17973 N Skylight Mtn Rd
Address to send next tax statement

27215BH

Cane Hill AR 72717

File# 2025-00001484

Please Return To:

Lenders Title Company
3761 N Mall Avenue, Suite 1
Fayetteville AR, 72703
Phone: 479-444-3333
Fax: 479-443-4256

File Number: 25-072031-500

This deed form prepared under the supervision of:
J. Mark Spradley, Attorney at Law
1501 N. University, Suite 155
Little Rock, AR 72202

Transactional data completed by Lenders Title Company

Warranty Deed - LLC (Letter).rtf

FOR RECORDER'S USE ONLY

WARRANTY DEED
(LIMITED LIABILITY COMPANY)

KNOW ALL MEN BY THESE PRESENTS:

That, MCSS Holdings, LLC, Grantor, organized under and by virtue of the laws of the State of Arkansas, by and through its Manager, duly authorized and empowered hereto by its Operating Agreement and law, for and in consideration of the sum of --TEN AND 00/100-- DOLLARS---(\$10.00)--- and other good and valuable consideration in hand paid by, Cox Development, LLC, an Arkansas limited liability company, Grantee(s), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee(s) and unto its successors and assigns forever, the following described land, situated in the County of Washington and the State of Arkansas to-wit:

Legal Description: See Attached Exhibit "A"

Subject to any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

TO HAVE AND TO HOLD the above described lands unto the Grantee(s) and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantor hereby covenants with the Grantee(s) that it will forever warrant and defend the title to the above described lands against all claims whatsoever.

IN TESTIMONY WHEREOF, The name of the Grantor is hereunto affixed by its Manager and its seal affixed this 17th day of January, 2025.

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument. Exempt or no consideration paid if none shown.

MCSS Holdings, LLC

GRANTOR OR AGENT: _____

By: Michael Howard Fidler
Michael Howard Fidler, Trustee of the
Michael Howard Fidler Revocable
Trust u/d May 20, 2005 - Its Manager

GRANTOR'S ADDRESS: _____

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS.
COUNTY OF WASHINGTON)

BE IT REMEMBERED that on this 17th day of January, 2025, came before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, Michael Howard Fidler, to me personally well known (or satisfactorily proven to be), who stated that he is e the Manager of MCSS Holdings, LLC, a limited liability company, and is duly authorized in his respective capacities to execute the foregoing instrument for and in the name and on behalf of said limited liability company, and further stated and acknowledged that he had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 17th day of January, 2025.

Eleanor E Parizek
Notary Public

My commission Expires:

6/13/32



EXHIBIT "A"

Tract 1:

A part of the SE1/4 of the NW1/4 of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the SE corner of said 40 acre tract, said point being an existing pipe, thence West along the South line of said 40 acre tract 127.87 feet to an existing iron for the true point of beginning; thence N 00°02'18" W, 78.37 feet to an existing iron; thence N 01°19'51" W, 93.10 feet; thence N 00°02'18" W, 161.40 feet to a set iron; thence N 89°00'54" W, 177.17 feet to an existing iron; thence S 44°56'18" W, 474.39 feet to a set iron on the South line of said 40 acre tract; thence East along the South line of said 40 acre tract 384.19 feet to a set iron; thence N 02°46'00" W, 120.00 feet to a set iron; thence East 86.83 feet to a set iron; thence S 02°46'00" E, 120.00 feet to a set iron on the South line of said 40 acre tract; thence East 43.53 feet to the point of beginning, containing 2.42 acres, more or less.

ALSO:

The above described 2.42 acre tract having rights of ingress and egress over and across the following described lands: A part of the NE1/4 of the SW1/4 and a part of the NW1/4 of the SE1/4, all in Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Beginning at the NW corner of said NW1/4 of the SE1/4, said point being an existing pipe, thence East along the North line of said 40 acre tract 106.60 feet to the center of State Highway No. 170; thence S 44°39'56" E along said centerline 28.82 feet; thence leaving said Highway West 297.27 feet; thence N 02°46'00" W, 20.52 feet; thence East 171.40 feet to the point of beginning.

Tract 2:

Part of the SE1/4 of the NW1/4 of Section 26 in Township 16 North of Range 31 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point which is West 26.21 feet and N 00°34'29" W 177.43 feet from the SE corner of said 40 acre tract and running thence West 100.00 feet to a set iron pin, thence North 80.00 feet to a found pipe, thence East 99.13 feet to a found pipe, thence S 00°30'47" E 80 feet to the point of beginning, containing 0.18 acres, more or less.



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 225-072031-500

Grantee: COX DEVELOPMENT, LLC
Mailing Address: 17973 N SKYLIGHT MOUNTAIN RD
CANEHILL AR 727179583

Grantor: MCSS HOLDINGS, LLC
Mailing Address: 123 W BUCHANAN ST
PRAIRIE GROVE AR 727533009

Property Purchase Price: \$300,000.00
Tax Amount: \$990.00

County: WASHINGTON
Date Issued: 01/17/2025
Stamp ID: 126682112

Washington County, AR
I certify this instrument was filed on
1/17/2025 12:50:48 PM
and recorded in REAL ESTATE

File# 2025-00001484
Kvle Sylvester - Circuit Clerk

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Elly Parizek - Agent

Grantee or Agent Name (signature): [Signature] Date: 1/17/25

Address: 17973 Skylight Mountain Rd

City/State/Zip: Cane Hill AR 72717



Account #: STNOEL

Company: NWC ODYSSEY ENGINEERING LLC
117 PARKWOOD ST STE 101
Lowell, AR 72745

Ad number #: 575019

PO #:

Matter of: PH SO Hunter Estates

AFFIDAVIT • STATE OF ARKANSAS

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

PH SO Hunter Estates

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

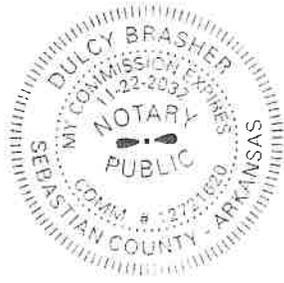
And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$176.32.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 02/08/26; NWA nwaonline.com 02/08/26

Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian

Subscribed and sworn to before me on this 9th day of February, 2026



Dulcy Brasher
NOTARY PUBLIC

Notice of Public Hearing

A petition for Rezoning for the properties as described below has been filed with the City of Farmington on the 20th day of January 2026.

Parcel no. 760-01533-900. ANNEXED INTO CITY OF FARMINGTON FOR 2008 & FOLLOWING YEARS PER 2008-6 PT SE NW 2.09 AC

Parcel no. 760-01533-201. ANNEXED INTO CITY OF FARMINGTON FOR 2008 & FOLLOWING YEARS PER 2008-6 PT SE NW 0.37 AC

Parcel no. 760-01533-300. ANNEXED INTO CITY OF FARMINGTON FOR 2008 & FOLLOWING YEARS PER 2008-6 PT SE NW 2.39 AC FURTHER DESCRIBED FROM 2013-29191 AS: A part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the SE corner of said 40 acre tract, said point being an existing pipe, thence West along the South line of said 40 acre tract 127.87 feet to an existing iron for the true Point of Beginning; thence N 00°02'18" W, 78.37 feet to an existing iron; thence N 01°19'51" W, 93.10 feet; thence N 00°02'18" W, 161.40 feet to a set iron; thence N 09°00'54" W, 177.17 feet to an existing iron; thence S 44°56'18" W, 474.39 feet to a set iron on the South line of said 40 acre tract; thence East along the South line of said 40 acre tract 384.19 feet to a set iron; thence N 02°46'00" W, 120.00 feet to a set iron; thence East 86.83 feet to a set iron; thence S 02°46'00" E, 120.00 feet to a set iron on the South line of said 44 acre tract; thence East 43.53 feet to the Point of Beginning, containing 2.42 acres, M/L.

Parcel no. 760-01533-800. ANNEXED INTO CITY OF FARMINGTON FOR 2008 & FOLLOWING YEARS PER 2008-6 PT SE NW 0.18 AC FURTHER DESCRIBED FROM 2013-29191 AS: Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-six (26) in Township Sixteen (16) North of Range Thirty-one (31) West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point which is West 26.21 feet and North 00 degrees 34 minutes 29 seconds West 177.43 feet from the Southeast corner of said forty acre tract and running thence-west 100.00 feet to a set iron pin, thence North 80.00 feet to a found pipe thence East 99.13 feet to a found pipe, thence South 00 degrees 30 minutes 47 seconds East 80 feet to the Point of Beginning, containing 0.18 acres, more or less.

A public hearing to consider this rezone will be held on the 23rd day of February at six o'clock p.m. at Farmington City Hall, 354 W Main St. Farmington, Arkansas 72730.

February 8, 2026 575019

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Postage \$0.78

SCHEIDER, TROY & REGGY
401 S HUNTER ST
FARMINGTON, AR 72730

02/05/2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage \$0.78

BARTHOLOMEW, SUE
PO BOX 745
FARMINGTON, AR 72730

02/05/2026

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

BEIBISE, STEPHEN G & LISA C
1922 N BARRINGTON DR
FAYETTEVILLE, AR 72704

02/05/2026

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

YAM, CALEB JONATHAN
17737 TWIN MAPLE DR
FAYETTEVILLE, AR 72704

02/05/2026

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HANEMAN, LYNDA SUE
17 W BRIARHADOW ST
FARMINGTON, AR 72730

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JAMES STACY LYNN
2708 WESTMINSTER
FAYETTEVILLE, AR 72704

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SIEVERT FAMILY REVOCABLE LIVING TRUST
1504 NW 15TH ST
OKLAHOMA CITY, OK 73105

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NUGGET INVESTMENTS
3405 E CANTERBURY CIR
FAYETTEVILLE, AR 72704

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WILLSCHMIDT PROPERTIES LLC
36 E CENTER ST
FAYETTEVILLE, AR 72701

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CHRISTOPHER & SARAH
324 S HUNTER ST
FARMINGTON, AR 72726

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SCHLADER, GREG A
389 S HUNTER ST
FAYETTEVILLE, AR 72704

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WELM LIVING TRUST
PO BOX 756
LINCOLN, AR 72744

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ELDER-RANSING PROPERTIES LLC
PO BOX 10737
FAYETTEVILLE, AR 72702

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BALAJI LLC
12571 BELMEADE DR
FRISCO, TX 75035

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ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203

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BOTTOMS, ANTHONY F & DAISY JOEANE
395 S HUNTER ST
FARMINGTON, AR 72730

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HORNBACK, WILLIS LEON
24 E WILFOALE RD
FARMINGTON, AR 72730

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LIPFORD, KEITH & AREN R
280 S HUNTER ST
FARMINGTON, AR 72730

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COLEMAN, CHARLES ALVIN
393 S HUNTER ST
FARMINGTON, AR 72730

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TRENT, CHELSEY E
PO BOX 14
FARMINGTON, AR 72730

Off Street Parking requirements

Residential:

2 per each single-family dwelling;

4 per each duplex;

6 per each triplex;

8 per each fourplex;

2 per each dwelling unit in any structure larger than a fourplex; in the case of multi-family structures, if the rented space is per room, 1 parking space per room shall be required.

For Live/Work and Loft type residential, 2 per each dwelling unit plus one per each 300 sq. ft. of office or business space in combination.

Non Residential:

1 per each room plus one per each employee for hotel and motels;

1 per 200 sq. feet of floor area for offices;

1 per 300 sq. ft. of floor area for commercial;

1 per 4 seating capacity for restaurants;

1 per 400 sq. ft. of floor area for services uses;

Assembly and other:

1 per each ten seats in a church auditorium or sanctuary;

1 per each 1,000 sq. ft. of school floor area; and

1 per each 500 sq. ft. of floor area for all other uses.

	Min Land Area per Dwelling Unit						Setbacks						Lot Coverage %	Max. Height
	Min Land sq ft	Live / Work	Loft	Single Family	Zero Lot Line	Four Family	Limited Multifamily (no more than 6 attached)	Front	Side	Rear	Street Side	Lot Frontage		
R-O	7500	N/A	N/A	7500	NP	NP	NP	25	10	20	10	100	50	40
C-1	N/A	N/A	N/A	NP	NP	NP	NP	50	25	20	25	50	35	40
C-2	N/A	N/A	N/A	NP	NP	NP	NP	50*	25	20	25	50	35	40
C-3	N/A	N/A	N/A	NP	5000	2500	1500	35	10***	15	10	50	35	40
C-4	N/A	N/A	N/A	NP	NP	NP	NP	50	25	20	25	50	35	40
I	N/A	N/A	N/A	NP	NP	NP	NP	50	25	25	25	50	35	40

* The specific properties most affected by the Highway 62 project and described in Exhibit "A," which is attached hereto and incorporated by reference will be allowed Street side setbacks and side setbacks adjacent to residential zones will be 15 feet.

** The replacement of buildings and structures in the C-2 Highway Commercial Zone that are substantially destroyed by fire, acts of God or demolished by the property *** For Zero Lot Line structures, one side setback shall be 10' and the other 0'

Commercial/Industrial Zoning Districts								
Use Units	Uses	R-O	C-1	C-2	C3	C4	I	A
Residential	Loft apartment	√	√	√	√	NP	NP	NP
	Live/Work	√	√	√	√	√	NP	√
	Single Family	NP	NP	NP	NP	NP	NP	√
	Two-Family	NP	NP	NP	NP	NP	NP	NP
	Three-Family	NP	NP	NP	NP	NP	NP	NP
	Four-Family	NP	NP	NP	CU	NP	NP	NP
	Limited Multifamily (no more than 6 attached units)	NP	NP	NP	CU	NP	NP	NP
	Zero Lot Line	NP	NP	NP	√	NP	NP	NP
	Multifamily (more than 6 attached units)	NP	NP	NP	NP	NP	NP	NP
Business & Professional Offices/Services	Advertising Agency	√	√	√	√	√	√	NP
	Financial Services	√	√	√	√	√	√	NP
	Funeral Home	NP	CU	CU	CU	√	√	NP
	Travel Agency	√	√	√	√	√	√	NP
	Real Estate Office	√	√	√	√	√	√	NP
	Detective Service	NP	√	√	√	√	√	NP
	Drafting Service	√	√	√	√	√	√	NP
	Construction office (office only)	NP	√	√	√	√	√	NP
	Medical/Dental/Eye Clinic	CU	√	√	√	√	√	NP
	Vet Clinic (domestic-no overnight boarding, no housing animals outside.)	NP	√	√	√	√	√	NP
	Vet Clinic (farm animals, allows overnight boarding)	NP	NP	NP	NP	√	√	√
	Employment Agency	NP	√	√	√	√	√	NP
	Studios, Arts, Related Services	Art and Teaching Studios	CU	√	√	√	√	√
Art Gallery		CU	√	√	√	√	√	NP
Art Supplies		CU	√	√	√	√	√	NP
Arts & Crafts shop/ & workshops		CU	√	√	√	√	√	NP
Broadcast Studio		NP	CU	√	√	√	√	NP
Antique Shop without refinishing		CU	√	√	√	√	√	NP
Bakery		√	√	√	√	√	√	NP
Barber and Beauty Shops		√	√	√	√	√	√	NP
Bicycle shop		√	√	√	√	√	√	NP
Books & Stationery		√	√	√	√	√	√	NP
Tobacco Store		NP	√	√	√	√	√	NP
Camera Shop		√	√	√	√	√	√	NP
Clothing Store-manufactured goods		CU	√	√	√	√	√	NP
Tailoring Store/custom sewing		√	√	√	√	√	√	NP
Catering Services		NP	√	√	√	√	√	NP

	Drugstore or pharmacy	NP	√	√	√	√	√	NP
	Cosmetics sales	CU	√	√	√	√	√	NP
	Vacuum Cleaner Sales & Service	CU	√	√	√	√	√	NP
	Dry cleaning (full service)	NP	√	√	√	√	√	NP
	Dry cleaning (pick up only)	√	√	√	√	√	√	NP
	Florists	√	√	√	√	√	√	NP
	Food Specialties/Health Food Store	NP	√	√	√	√	√	NP
	Health Studio/Gym or spa	CU	√	√	√	√	√	NP
	Hearing Aid	√	√	√	√	√	√	NP
	Interior Decorating	√	√	√	√	√	√	NP
	Jewelry store or repair	√	√	√	√	√	√	NP
	Leather goods and luggage	CU	√	√	√	√	√	NP
	Optical Shop - and/or Optical Supplies	CU	√	√	√	√	√	NP
	Music Instrument	NP	√	√	√	√	√	NP
	News & Magazine Store	NP	√	√	√	√	√	NP
	Key Shop	CU	√	√	√	√	√	NP
	Medical Supplies and Services	NP	√	√	√	√	√	NP
	Paint & Wallpaper	NP	√	√	√	√	√	NP
	Pawn Shop	NP	CU	√	√	√	√	NP
	Pet Shop/Pet Store	NP	√	√	√	√	√	NP
	Photography studio	√	√	√	√	√	√	NP
	Rug Cleaning or Repair	NP	√	√	√	√	√	NP
	Second Hand Store	NP	CU	CU	CU	√	√	NP
	Shoe Repair	NP	√	√	√	√	√	NP
	Shoe Sales	NP	√	√	√	√	√	NP
	Sporting Goods	NP	√	√	√	√	√	NP
	Taxidermist	NP	NP	NP	NP	√	√	NP
	Toy Store	NP	√	√	√	√	√	NP
Retail (large site: 2,500 and larger)	Auto Parts	NP	NP	√	√	√	√	NP
	Building Materials	NP	√	√	√	√	√	NP
	Grocery Stores	NP	√	√	√	√	√	NP
	Farm Supply/Tractor & Fleet Stores	NP	√	√	√	√	√	NP
	Green Houses/Nurseries with sale of plants and related products	NP	√	√	√	√	√	NP
	Laundromats	NP	√	√	√	√	√	NP
	Amusement Commercial Indoor	NP	CU	√	√	√	√	NP
	Kennels	NP	NP	NP	NP	√	√	√
Dining Facilities	Drive-in (food) establishments	NP	√	√	√	√	NP	NP
	Restaurants - No entertainment	CU	√	√	√	√	NP	NP
	Restaurants - Entertainment	NP	NP	√	√	√	NP	NP
	Cafes	NP	√	√	√	√	NP	NP

Cultural, recreational, educational, & health care	Child Care Center- (Not Home Care)	NP	CU	√	√	√	NP	NP
	Event Center	NP	CU	√	CU	√	NP	NP
	Hospital	NP	NP	√	√	√	NP	NP
	Medical Center (Nonemergency)/Urgent care	NP	√	√	√	√	√	√
	College	NP	√	√	√	√	√	√
	K-12 School	NP	√	√	√	√	NP	√
	Auditorium	NP	NP	√	√	√	NP	√
	Stadium	NP	NP	√	√	√	√	NP
	Churches	NP	CU	√	√	√	√	NP
	Golf Course (excluding miniature)	NP	NP	NP	NP	NP	NP	√
	Private club or lodge	NP	CU	CU	CU	CU	NP	NP
	Cemetery - people	NP	NP	NP	NP	NP	NP	√
	Cemetery - pets	NP	NP	NP	NP	NP	NP	√
	Nursing, Assisted Living/Rehab Facilities	CU	√	√	√	√	NP	NP
	Transportation and trade services	Bus Station	NP	CU	√	√	√	√
Taxi Service		NP	CU	CU	CU	CU	√	√
Auto Sales		NP	NP	√	CU	√	√	NP
Car/Truck Wash		NP	NP	CU	NP	√	√	NP
Lawn Equipment Sales and Repair		NP	CU	CU	CU	√	√	NP
Body shop and garages		NP	NP	CU	CU	√	√	NP
Sale and Service: Heavy Equipment		NP	NP	NP	NP	CU	√	NP
Convenience store dispensing fuel		NP	CU	√	√	√	√	NP
Storage Units		NP	NP	CU	NP	√	√	NP
Sign Shop		NP	NP	CU	CU	√	√	NP
Warehousing		NP	NP	NP	NP	CU	√	NP
Assemble & Manufacture of Prepared Materials		NP	NP	NP	NP	CU	√	NP
Limited and General Manufacturing		NP	NP	NP	NP	NP	√	NP
Packaging		NP	NP	NP	NP	CU	√	NP
Wholesale		NP	NP	NP	NP	CU	√	NP
City Uses By Right	Fire Stations	√	√	√	√	√	√	NP
	Government Facilities	√	√	√	√	√	√	NP
	Library	√	√	√	√	√	√	NP
	Park	√	√	√	√	√	√	NP
	Parking	√	√	√	√	√	√	NP
	Parkway	√	√	√	√	√	√	NP
	Pasture Land	√	√	√	√	√	√	√
	Utility Facilities	√	√	√	√	√	√	√
	Essential Services in Public Right-of-Way	√	√	√	√	√	√	√

Additional Definitions:

DWELLING *LOFT* LIVING SPACE. A dwelling unit located in a multi-story structure where commercial and residential uses are vertically separated with the commercial uses on the ground floor and the residential uses on the upper floors.

DWELLING *LIVE/WORK*. A building used jointly for commercial and residential purposes on the same floor and where the residential use of the building is secondary or accessory to the primary use as a place of work.

DWELLING *LIMITED MULTIFAMILY*. A dwelling, multifamily means a dwelling designed for or occupied by six (6) or fewer families living independently.

Existing definition:

Dwelling, multifamily means a dwelling designed for or occupied by three or more families living independently

Proposed Revision:

DWELLING, *MULTIFAMILY*. A dwelling, multifamily means a dwelling designed for or occupied by seven (7) or more families living independently.

(b) *Commercial Districts.* Commercial districts are principally intended for the provision of services and the conduct of business and retail trade essential to support residents within the city and the surrounding area. Two such districts are established herein to provide for the diversity of uses and appropriate locations required for the range of goods and services needed in Farmington.

Uses permitted and conditional uses in the commercial districts are set forth in the chart that is attached as Exhibit "A." Since it is not possible to list every potential use that may be considered, the Planning Commission may from time to time evaluate uses not listed as permitted or conditional as to their suitability in a particular zone.

- (1) *C-1 General Commercial.* The purpose of this zoning district is to provide areas within the city for the conduct of commerce and the provision of personal services; to group retail activities for the convenience of the consumer, to reduce energy costs, to take maximum advantages of public facilities and services and to reduce the impact on surrounding property; and to recognize and encourage the continuance of certain existing commercial groupings.

Minimum area requirements.

Min land sq. ft.	Front yard	Side yard	Rear yard
N/A	50	25	20

Lot coverage. No more than 60 percent of the lot or parcel may be covered by structures.

Height requirements. The maximum height shall be 40 feet.

Off-street parking requirements.

1 per each 200 sq. ft. of floor area for eating places and retail establishments.

1 per each room for hotels and motels.

1 per each 500 sq. ft. of floor area for all other uses.

All off street parking shall be a dust free surface.

- (2) *C-2 Highway Commercial.* The purpose of the Highway Commercial District is to provide areas adjacent to highways within the city for the conduct of commerce and the provision of personal services; to groups retail activities for the convenience of

the consumer; to reduce energy costs; to take maximum advantage of public facilities and services; and to reduce the impact on surrounding property; and to recognize and encourage the continuance of certain existing commercial groupings.

Uses permitted and conditional uses in the commercial districts are set forth in the attached chart.

Minimum area requirements.

Min. land sq. ft.	Min. land area sq. ft./D.U.	Front Yard	Side Yard	Rear Yard	Lot Frontage	Corner Lot
N/A	N/A	50 *	25	20	50	35

* The specific properties most affected by the Highway 62 project and described in Exhibit "A." which is attached hereto and incorporated by reference will be allowed a Front Yard Setback of 35 feet.

** Street side setbacks and side setbacks adjacent to residential zones will be 15 feet.

The replacement of buildings and structures in the C-2 Highway Commercial Zone that are substantially destroyed by fire, acts of God or demolished by the property owners shall meet all setback requirements established herein. For purposes of this section, buildings and structures are substantially destroyed if 50 percent of the building or structure would require reconstruction, as determined by the Farmington Building Inspector.

Lot coverage. No more than 60 percent of the lot or parcel may be covered by structures.

Height requirements. The maximum height shall be 40 feet.

Off-street parking requirements.

1 per each room plus one per each employee for hotel and motels;

1 per 200 sq. feet of floor area for offices;

1 per 300 sq. ft. of floor area for commercial;

1 per 4 seating capacity for restaurants;

1 per 400 sq. ft. of floor area for services uses;

1 per each 500 sq. ft. of floor area for all other uses.

All off street parking shall be a dust free surface.

(3) *C-3 Mixed Use Commercial*. The purpose of the mixed Use Commercial District is to preserve and grow the structure of the central commercial areas within the City. To allow flexibility in use, and encourage smaller footprints that reflect and compliment the existing commercial structure.

Uses permitted and conditional uses in the commercial districts are set forth in the attached chart.

Minimum area requirements.

Min. land sq. ft.	Min. land area sq. ft./D.U.	Front Yard	Side Yard	Rear Yard	Lot Frontage	Corner Lot
N/A	5,000 Zero lot line 2,500 \$ family 1500 Limited Multifamily	25	10***	15	50	35

**Street side setbacks and side setbacks adjacent to residential zones will be 15 feet.

Lot coverage. No more than 75 percent of the lot or parcel may be covered by structures.

Height requirements. The maximum height shall be 40 feet.

Off-street parking requirements. See chart. All off street parking shall be a dust free surface.

(4) *C-4 Trades and Services Commercial*. The purpose of the Trades and Services Commercial District is to provide or commercial uses that do not require high public visibility and may have a limited manufacturing or ancillary warehouse/storage component. Some uses may have retail storefronts. Uses such as screened equipment yards, limited manufacturing, and small warehousing spaces are anticipated in this zone.

Uses permitted and conditional uses in the commercial districts are set forth in the attached chart.

Minimum area requirements.

Min. land sq. ft.	Min. land area sq. ft./D.U.	Front Yard	Side Yard	Rear Yard	Lot Frontage	Corner Lot
N/A	N/A	50	25	20	50	35

Lot coverage. No more than 75 percent of the lot or parcel may be covered by structures.

Height requirements. The maximum height shall be 40 feet.

Off-street parking requirements. See Chart. All off street parking shall be a dust free surface.

(5) *I Light Industrial District.* The Light Industrial zoning district is intended to provide for the development of light to medium intensity industrial uses and their related facilities. Certain commercial and other complementary uses may be permitted. Appropriate standards for the district are designed to assure compatibility with other similar uses and to minimize any conflicts with non-industrial uses located in close proximity to industrial uses. Suitable uses in this district include such limited manufacturing as does not create a nuisance for residential and commercial neighbors. Adequate and suitable transportation facilities are a necessity to this district.

(6)

Uses permitted and conditional uses in the industrial district are set forth in the attached chart.

Minimum area requirements.

Min. land sq. ft.	Front Yard	Side Yard	Rear Yard	Lot Frontage
N/A	50	25	25	50

14.04.08:

b) Large scale development.

(1) A large scale development plan shall be required for all industrial and commercial developments, multifamily and residential developments without regard to lot size; all site improvements to real property zoned commercial and industrial; and additions to existing structures on real property zoned commercial and industrial, when the improvements or additions to existing structures exceed 25 percent of the remaining real property.

(2) A large scale development plan shall be submitted to the Planning Commission for their approval and shall include the following:

- a. A map drawn to scale showing the size and shape of the property on which the development is proposed;
- b. The location, size and arrangement of existing buildings, signs, improvements, water courses or bodies, and any other features that will remain after the development is completed;
- c. The location and size of all proposed buildings, parking and loading areas, the type of surfacing proposed for such areas, streets, driveways, curb cuts, landscaping and any other facilities proposed;
- d. A correct legal description;
- e. The location and names of all abutting or intersecting streets;
- f. The location of all proposed public facilities;
- g. Sufficient right-of-way dedication to comply with the Master Street Plan;
- h. All developments that require planning approval will have to improve their half of all adjacent streets according to the Master Transportation Plan. This will include right-of-way, curb and gutter, pavement, drainage and sidewalk; and
- i. Sufficient easements to meet utility and drainage requirements.

Sec. 15.04.03. - Design standards.

(3) *Street design principles.*

Extension: All street extensions shall be projected at the same or greater width, but in no case less than the standards.

Substandard widths: Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the minimum widths listed. All developments that require planning approval will have to improve their half of all adjacent streets according to the Master Transportation Plan. This will include right-of-way, curb and gutter, pavement, drainage and sidewalk.

Street names: Names of streets shall be consistent with natural alignment and extensions of existing streets, and new street names must be used which will not duplicate or be confused with existing names.

Tangents: A straight tangent at least 100 feet long shall separate reverse curves.

Access: Safe and adequate vehicular and pedestrian access shall be provided to all parcels.

Access control: Local streets and drive-ways shall not detract from the safety and efficiency of bordering arterial routes.

Through traffic: Local street systems should be designed to minimize through traffic movements.

Speed: Local streets should be designed to discourage excessive speeds.

Pedestrian: Pedestrian-vehicular conflict points should be minimized.

Economy: A minimum amount of space should be devoted to street uses.

Traffic conflict: There should be a minimum number of intersections.

Street pattern: The arrangement of local streets should permit economical and practiced patterns, shapes and sizes of development parcels.

Topography: Local streets should be related to topography.

Sec. 14.04.05. - District regulations.

MISCELLANEOUS PROVISIONS RESIDENTIAL DISTRICTS.

(1) *Setback note.*

- a. Setbacks shall adhere to the table provided; however, if the primary residential structure is set back further than required by the table, the new setback shall be the distance at which the primary residential structure is set.

(2) *Minimum dimension requirements.*

- a. When an existing lot is reduced because of conveyance to a federal, state or local government for a public purpose, and the remaining area is at least 75 percent of the required minimum lot size for the district in which it is located, then that remaining lot shall be deemed to comply with minimum lot size requirements.
- b. Minimum lot size requirements shall not be interpreted as prohibiting the construction of a single-family residential dwelling unit on a lot that was legally platted and recorded before the adoption of these regulations. For lots that are rendered non-conforming, the necessity of obtaining a variance from such created non-conformity shall not be required as a condition of issuance of a building permit, provided all setback and other requirements can be met.
- c. When an existing setback is reduced because of conveyance to a federal, state or local government for a public purpose, and the remaining setback is at least 75 percent of the required minimum setback for the district in which it is located, then that remaining setback shall be deemed to satisfy minimum setback requirements.

(3) *Maximum lot coverage.*

- a. The maximum lot coverage (all buildings) shall not exceed 40 percent in R-1, R-2, MF-1, and MF-2 zones.
- b. The maximum lot coverage for the R-0 zone is 60 percent of the lot or parcel.

(4) *Height limitations.*

- a. The maximum height for all structures is 35 feet in R-1, R-2, MF-1, and MF-2 zones. The maximum height for all structures is 20 feet in MHP zones.
- b. The maximum height for all structures is 40 feet in the R-0 zone.

(5) *Off-street parking.*

a. Parking requirements for R-1 and R-2 zones are as follows:

2 per each single-family dwelling;

1 per each ten seats in a church auditorium or sanctuary;

1 per each 1,000 sq. ft. of school floor area; and

1 per each 500 sq. ft. of floor area in all other areas.

b. Parking requirements for MF-1 and MF-2 zones are as follows:

2 per each single-family dwelling in MF-1;

4 per each duplex;

6 per each triplex;

8 per each fourplex;

2 per each dwelling unit in any structure larger than a fourplex;

1 per 100 sq. ft. of school floor area; and

1 per each 500 sq. ft. of floor area in all other uses.

c. Parking requirements of MHP zones are one per each mobile home space.

d. Parking requirements for R-0 zones are as follows:

2 per each dwelling unit;

2 per each dwelling unit plus one per each 300 sq. ft. of office or business space in combination; and

1 per each 500 sq. ft. of floor area in all other uses.

SECTION __ DESIGN STANDARDS FOR NON-RESIDENTIAL DEVELOPMENTS

Purpose and intent.

The design standards in this section are intended to implement the City's vision for Commercial Development. The intent of these standards is to improve the overall quality of commercial developments with surrounding land uses and enhance pedestrian safety and walkability.

Applicability.

The provisions of this section shall apply to all commercial development, when any of the following are met:

- A. New developments that require Large Scale Development review and approval; and/or
- B. All new commercial construction, requiring building permits; and/or
- C. Additions or alterations to a building or site, excluding interior-only improvements, which total twenty percent (20%) or more of the gross square footage of the existing building(s) or site.
- D. Residential conversions. Any residential conversion requiring a building permit shall be required to adhere to certain subsections of the commercial development standards related to parking, landscaping, and outdoor storage.

3.1.1 Applicability: The provisions of this section shall apply to projects requiring a Commercial Building Permit, regardless of the underlying zoning category, with exceptions below:

- 1) Multifamily residential uses shall comply with the Multifamily Design Standards.
- 2) Industrial uses within Industrial zoning districts\ (I) will not be required to comply with the Commercial Design Standards.

3.1.2 Exemptions. Reserved.

Review process.

These standards shall be applied in the normal review process for large scale developments and shall be approved by the Planning Commission.

These standards are also applicable for projects exempt from large-scale development standards but requiring review by this section. Individual commercial buildings shall be reviewed by the Building Official for zoning and design standards compliance at the time

a building permit is submitted. Adequate drawings shall be submitted by the applicant to facilitate review with the provisions of this section.

Design Standards for Non-residential Structures: In General

A. Site Design.

Building placement. This section applies to new buildings and building expansions, as more specifically described below.

- (1) New structures shall be placed with as much of the building width at the front of the lot as possible, to maximize front façade exposure to the public. For commercial structures located on corner lots, place as much building mass near the intersection as possible to help anchor the lot and take advantage of high visibility.
- (2) The front façade shall be kept parallel with the street.

Parking placement. This section shall be applied to new developments and redevelopments.

- (1) *Commercial and Institutional uses.*
 - (a) No more than 30% of the off-street parking area for the entire property shall be located between the front façade within the front yard of the principal building and the primary abutting street unless the principal building and/or parking lots are screened from view by outlot development and additional tree plantings or berms.
 - (b) Adjacent parking lots shall be linked, or shared parking areas provided, which can serve neighboring buildings simultaneously.
 - (c) Shared drives and cross access between properties shall be required to adjacent developed and undeveloped properties.
 - (d) Access easements shall be shown on the site plan to provide cross access to adjacent properties.
 - (i) The location of this cross-catching access shall be approved by the Planning Commission.

Pedestrian circulation.

- (1) Clearly defined pedestrian walkways or paths shall be provided from parking areas to primary building entrances.
- (2) Design walkways and parking lots so that pedestrians do not have to cross parking aisles and landscape islands to reach building entrances.
- (3) All internal walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.
 - (a) Painted crosswalks shall not be considered sufficient definition of the pedestrian path from the driving surface.

B. Building Design

Building placement. This section applies to new buildings, new developments, and building expansions when the expansion equals more than 50% of the existing building square footage.

Material. This subsection below regarding material standards shall only apply to the sides of the building that face the right-of-way:

- (1) The primary material shall constitute at least 75% of the wall area, excluding glass.
- (2) The primary exterior material shall consist of a combination of brick, textured concrete block, stucco, wood, synthetic stone or natural stone. The remaining exterior material shall be considered building trim. Note: Trim is defined as an ornamental design feature, that when removed does not significantly alter the appearance of the building. This commonly consists of moldings, cornices, parapet, frieze, sills, lintels, stringcourse, quoining, and ledgement.
- (3) No masonite, asphaltic exterior wall or roof material, aluminum or steel siding (other than approved architectural metal), non-textured concrete block (ground-faced is allowed), vinyl or other similar materials shall constitute a portion of any building except trim.

Compatibility.

- (1) All commercial and multi-family structures shall be designed in a manner compatible with other structures in the surrounding vicinity.
 - a. Compatibility shall not mean that the proposed structure must be identical in style or color to surrounding buildings.
- (2) The exterior building design, including roof style, color, materials, architectural form and detailing, shall be consistent among all buildings in a common commercial development and on all elevations of each building to achieve design harmony and continuity within itself.

Scale and bulk.

- (1) The height and scale of new buildings shall be consistent or compatible with the height and scale of adjacent buildings.
- (2) The scale of the building shall also consider building setback, lot size and relationship to street width.
- (3) Special care, however, shall be taken to achieve the compatibility of larger buildings next to small scale buildings; techniques shall include:
 - (a) Limiting building size.
 - (b) Creating shadow patterns for depth.
 - (c) Using building articulation to:
 - i. Create a variety of scale relationships.
 - ii. Create the appearance or feeling of a residential scale.
- (4) Constructing buildings that are sympathetic to a structure on an adjoining property.
- (5) Using a design technique or element that:
 - (a) Creates a human scale appropriate for a residential use.
 - (b) Prevents the construction of a structure in close proximity to a single-family residence zoning district that is significantly more substantial than a structure in a single-family residence zoning district.

- (6) Allowing the construction of a structure, including a multi-family structure, that exhibits a human scale and massing that is appropriate for a residential use.

Wall articulation. This subsection below regarding wall articulation shall only apply to the sides of the building that face the right-of-way:

- (1) Buildings shall avoid long uninterrupted façade planes and/or blank walls.
- (2) All commercial and multi-family buildings with facades greater than 50 feet in length shall incorporate wall plane projections or recess that are at least two feet deep. Projections/recess must be at least 25% of the length of the façade.
- (3) No uninterrupted length of a façade may exceed 50 feet in length.

Facades. This subsection below regarding facades shall only apply to the sides of the building that face the right-of-way:

- (1) All residential and nonresidential structures shall be architecturally finished on all sides with same materials, detailing, and features when visible from the public realm or adjacent residential areas. The degree of visibility from the public realm shall be evaluated using the following criteria:
 - (a) The degree of visibility from all adjacent public ways;
 - (b) Possible visibility from future public ways based on the Master Street Plan;
 - (c) Internal overall appearance in relation to the site; and
 - (d) If adjacent to, and visible from, residential uses, residential zoning categories, or other marginally compatible uses.

Roofs.

- (1) Roof lines and/or parapets shall be varied with a change in height every 100 linear feet in the building length.
- (2) Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and rooftop equipment from public view.

- (3) Alternative lengths and designs may be acceptable and may be approved by Planning Commission.

Accessory Buildings

- (1) Commercial accessory buildings are allowed when there is a need for additional space outside of the main commercial structure for general merchandise storage, storage of materials or products intended to be kept outside, or when additional storage is needed for maintenance equipment or similar equipment or products. All commercial accessory buildings require review and approval and shall meet the below requirements:
 - (a) Accessory buildings shall be compatible with and harmonize with the general character of the buildings within the district. Truck trailers, metal storage containers, or other types of containers that are not buildings will not be considered accessory structures and will not be considered compatible in commercial zones, except when used as temporary storage during construction, a special event(s), or an emergency situation, but in no case shall the use exceed six (6) months.
 - (b) Accessory structures shall meet the same building setback as other buildings in the zoning class they are located in and shall be at least 10' from any other existing building on the lot. No accessory building shall be constructed in a way to allow runoff, rainfall, seepage, or any other detrimental condition to negatively affect adjacent properties.

Entrances

- (1) Buildings containing dwelling units on the second (2nd) and higher floors above grade shall:
 - (a) Not contain exterior stairwells between the front façade and the right-of-way for units accessed on the second (2nd) or higher floor above grade.
 - (b) Not contain exterior stairwells that are visible from the public right-of-way for units accessed on the third (3rd) or higher floor above grade.
 - (c) Provide internal access to any dwelling units on the third (3rd) and higher floors above grade.

- (2) Each primary building on a site, regardless of size, shall have clearly defined, highly visible customer entrances featuring no less than two (2) of the following:
- (a) Canopies or porticos;
 - (b) Overhangs;
 - (c) Recesses/projections;
 - (d) Arcades;
 - (e) Raised corniced parapets over the door;
 - (f) Peaked roof forms;
 - (g) Arches;
 - (h) Architectural detail such as tile work and moldings integrated into the building structure and design;
 - (i) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting; or
 - (j) Other architectural features approved by Planning Commission.

Architectural details.

- (1) All buildings shall be designed to incorporate no less than three (3) of the architectural elements from the list below, in addition to regulations regarding the design of entrances above.
- (2) Buildings over 50,000 square feet shall include a minimum of five (5) of the referenced architectural elements. Buildings over 100,000 square feet shall include a minimum of six (6) of the referenced architectural elements.
- (a) Canopies, awnings, or porticos;
 - (b) Recesses/projections;
 - (c) Arcades;
 - (d) Peaked roof forms;
 - (e) Arches;
 - (f) Display windows;
 - (g) Accent materials (minimum of 15% of exterior façade);
 - (h) Architectural details (such as tile work and moldings) integrated into the building façade;
 - (i) Articulated cornice line;
 - (j) Articulated ground floor levels or base;
 - (k) Varied roof heights; or
 - (l) Other architectural features approved by Planning Commission.

Additional provisions, for commercial zoning categories, are found below:

Design Standards for Non-residential Structures: R-O, Residential Office

- (1) New structures shall be placed in alignment with required setbacks so that they are incorporated into the existing neighborhood structure.
- (2) When building expansions are proposed, expansions shall be placed in a way that they do not disrupt the existing neighborhood. Expansions will be encouraged to be placed behind the existing structure.
- (3) When the new or expanded structure is located within an existing residential neighborhood, the front façade shall be kept residential in nature.
- (4) If additional parking is required, it shall be placed on the side or rear of the structure.
- (5) Building footprint shall be limited to 15,000 square feet.

Design Standards for Non-residential Structures: C-1, General Commercial

- (1) One (1) row of parking shall be located between the front façade within the front yard of the principal building and the primary abutting street,
- (2) If additional parking is required, it shall be placed on the side or rear of the structure.
- (3) Building footprint shall be limited to 30,000 square feet.

Design Standards for Non-residential Structures: C-3, Mixes Use Commercial

- (1) One (1) row of parking shall be located between the front façade within the front yard of the principal building and the primary abutting street,
- (2) If additional parking is required, it shall be placed on the side or rear of the structure.
- (3) Residential Uses are allowed by Conditional Use Permit only, with the following restrictions:
 - a. If Residential Uses are desired, they shall be part of a planned development to include both commercial and residential uses. In no

case shall a property be developed solely for residential use within this district.

Design Standards for Non-residential Structures: C-4, Trades and Services

- (1) The frontage of the property shall not contain any visible exterior roll up doors. The frontage of the property shall have office buildings or storage buildings with facades that appear to be standard commercial/office development, driveways, or masonry wall/decorative fencing facing the street.