

CITY OF FARMINGTON PERMITS CONDITIONAL USE PERMIT



Conditional uses are potential uses that may have conditions set to its approval. They may be allowed or denied by the board of adjustment in accordance with Section 10-3-5 of the Code. The board of adjustment may place upon the conditional use any reasonable conditions of approval that are deemed necessary to mitigate any adverse impacts to neighboring properties.

1. Applications for conditional uses need to be filed with the planning staff.
2. The planning staff sets a public hearing for the CUP.
3. The planning staff mails a notice to property owners within three hundred fifty feet (350') the subject property. Failure of those owners to receive notice does not invalidate the proceedings.
4. The board of adjustment must take action within sixty (60) days unless the petitioner agrees in writing to a time extension.
5. The approved site plan (see attached) and all required conditions shall be filed by the applicant with the planning staff within thirty (30) days of final approval.

A conditional use will be approved if it is found to meet the following criteria:

1. The proposed use conforms to the district permitted and conditional use provisions and all general regulations of this title.
2. The proposed use does not involve any element or cause any conditions that may be dangerous, injurious or noxious to any other property or persons and complies with the performance standards listed below.
3. The proposed use be constructed, designed, sited, oriented and landscaped to produce harmonious relationship of buildings and grounds to adjacent buildings and properties.
4. The proposed use produces a total visual impression and environment which is consistent with the environment of the neighborhood.
5. The proposed use organizes vehicular access and parking to minimize traffic congestion in the neighborhood.
6. The proposed use preserves the objectives of Section 10-3-5 and is consistent with the comprehensive plan.

Questions?

Contact the planning staff if you have questions. Staff is available from 8 a.m-4:30 p.m. Monday through Friday except on holidays and we will be happy to discuss your project with you.

Planning Staff

Tony Wippler, Planning Manager 651-280-6822

Thank you for choosing Farmington in all your business efforts!



City of Farmington
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 Farmington, Minnesota
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 www.ci.farmington.mn.us

CONDITIONAL USE PERMIT APPLICATION

Applicant: _____ Telephone: (____) _____ Fax: (____) _____

Address: _____
 Street City State Zip Code

Owner: _____ Telephone: (____) _____ Fax: (____) _____

Address: _____
 Street City State Zip Code

Premises Involved: _____
 Address/Legal Description (lot, block, plat name, section, township, range)

Current Zoning District _____ Current Land Use _____

Specific Nature of Request: _____

SUBMITTAL REQUIREMENTS

- Proof of Ownership
- Application Fee
- Boundary / Lot Survey
- 6 Copies of Site Plan
- Abstract/Residential List (required 350' from subject property)
- Torrens (Owner's Duplicate Certificate of Title **Required**)

Signature of Owner **Date**

Signature of Applicant **Date**

Request Submitted to Planning staff on _____ Public Hearing Set for: _____ Planning Commission Action: _____ Approved _____ Denied City Council Action (if necessary): _____ Approved _____ Denied Comments: _____ _____ Conditions Set: _____ _____ Planning division: _____	For office use only Advertised in Local Newspaper: _____ Fee Paid _____ \$200 – City of Farmington \$46 – Dakota County Recorder Date: _____
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