


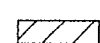
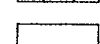
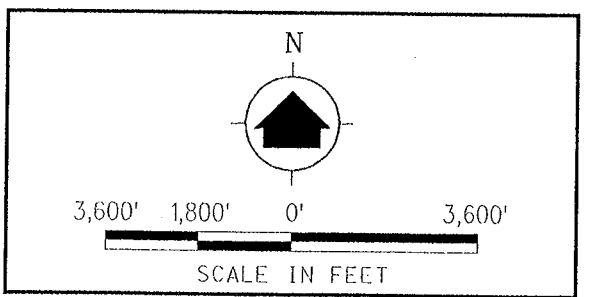


CITY OF FERGUSON ANNEXATION AREA PLAN

Figure 1

VICINITY MAP

-  Proposed Annexation Area
-  Existing Ferguson City Limits
-  Neighboring City Limits
-  Proposed Annexation by Florissant
-  Unincorporated St. Louis County



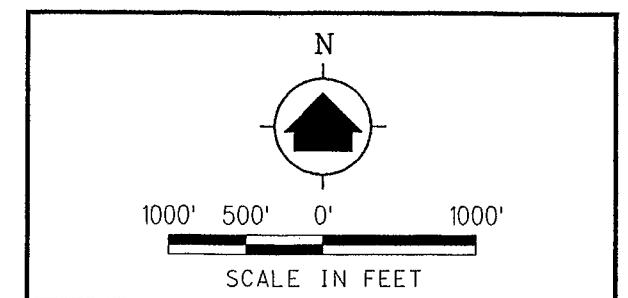
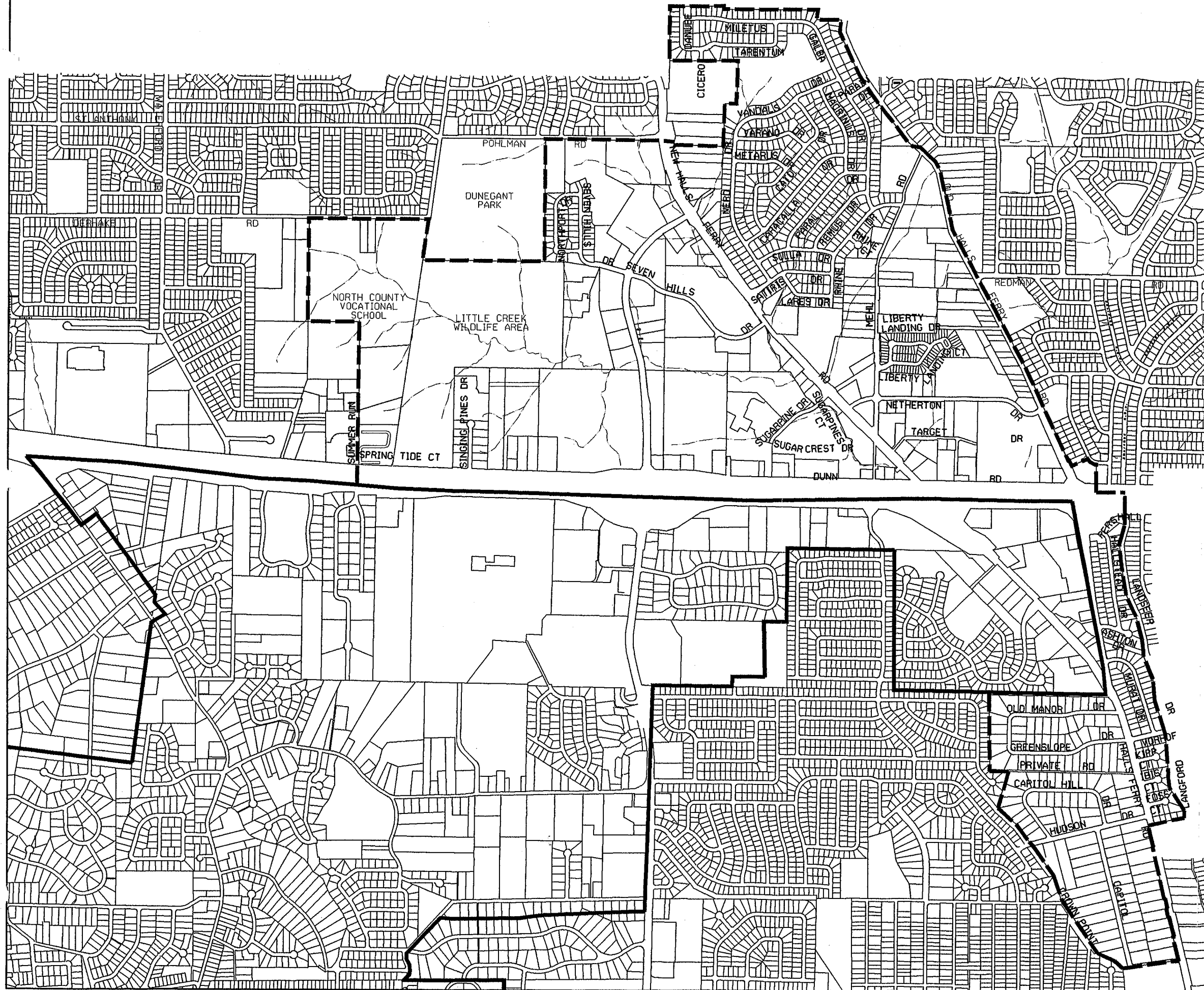
**HARLAND BARTHOLOMEW
& ASSOCIATES**
SAINT LOUIS, MISSOURI

CITY OF FERGUSON ANNEXATION AREA PLAN

Figure 2

ANNEXATION AREA

- Existing City Limits
- - - Annexation Area Boundaries



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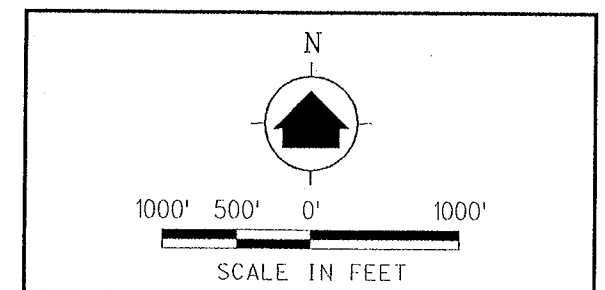
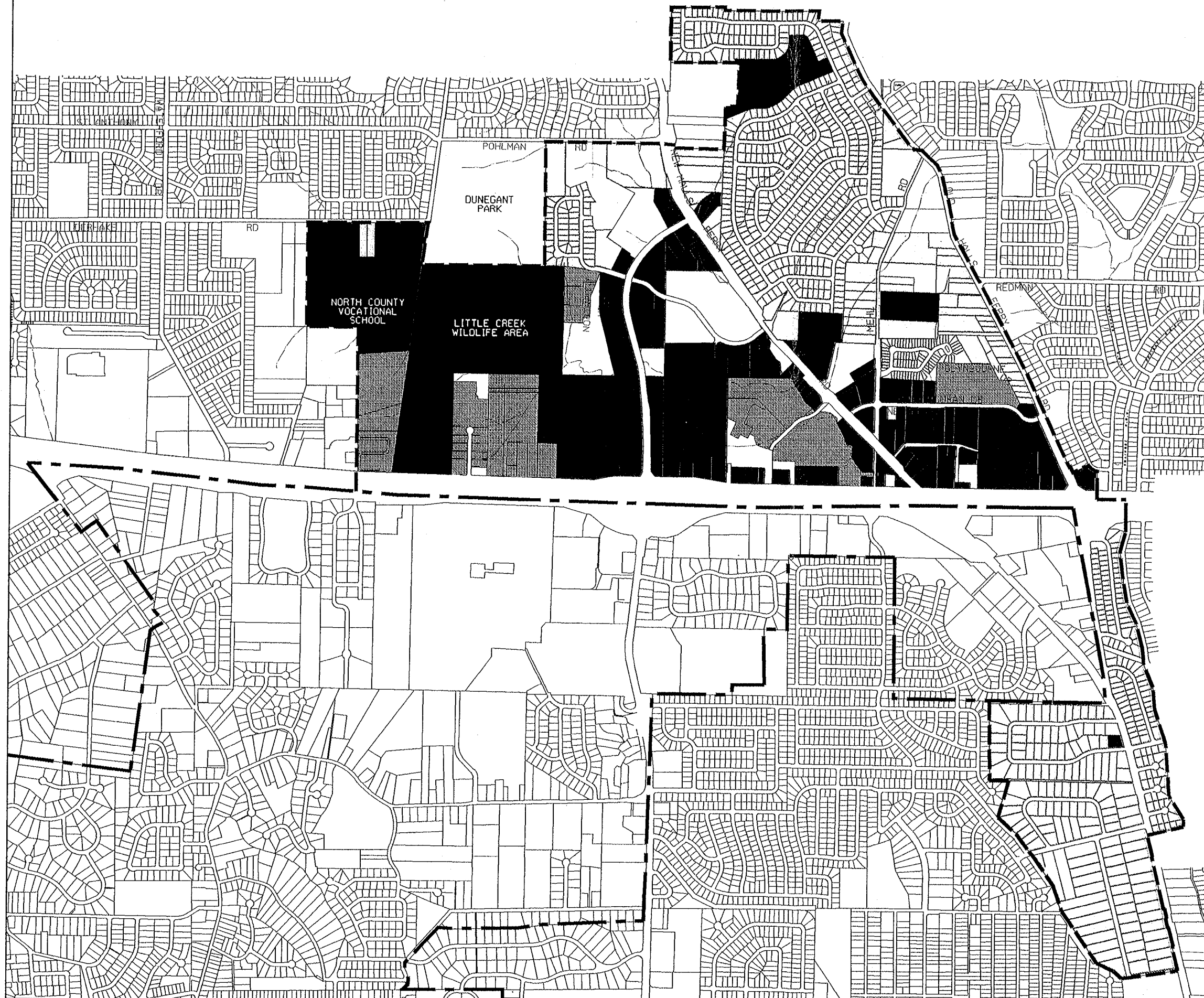
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CITY OF FERGUSON ANNEXATION AREA PLAN

Figure 3

EXISTING LAND USE

- Existing City Limits
- - - Annexation Area Boundaries
- Undeveloped Land
- Single-Family Residential
- ▨ Multi-Family Residential
- Commercial/Office
- Public /Semi-Public
- Park /Open Space



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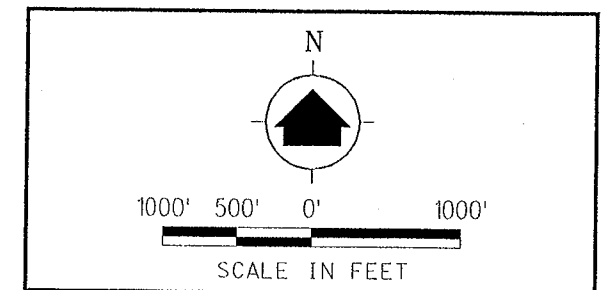
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CITY OF FERGUSON ANNEXATION AREA PLAN

Figure 4

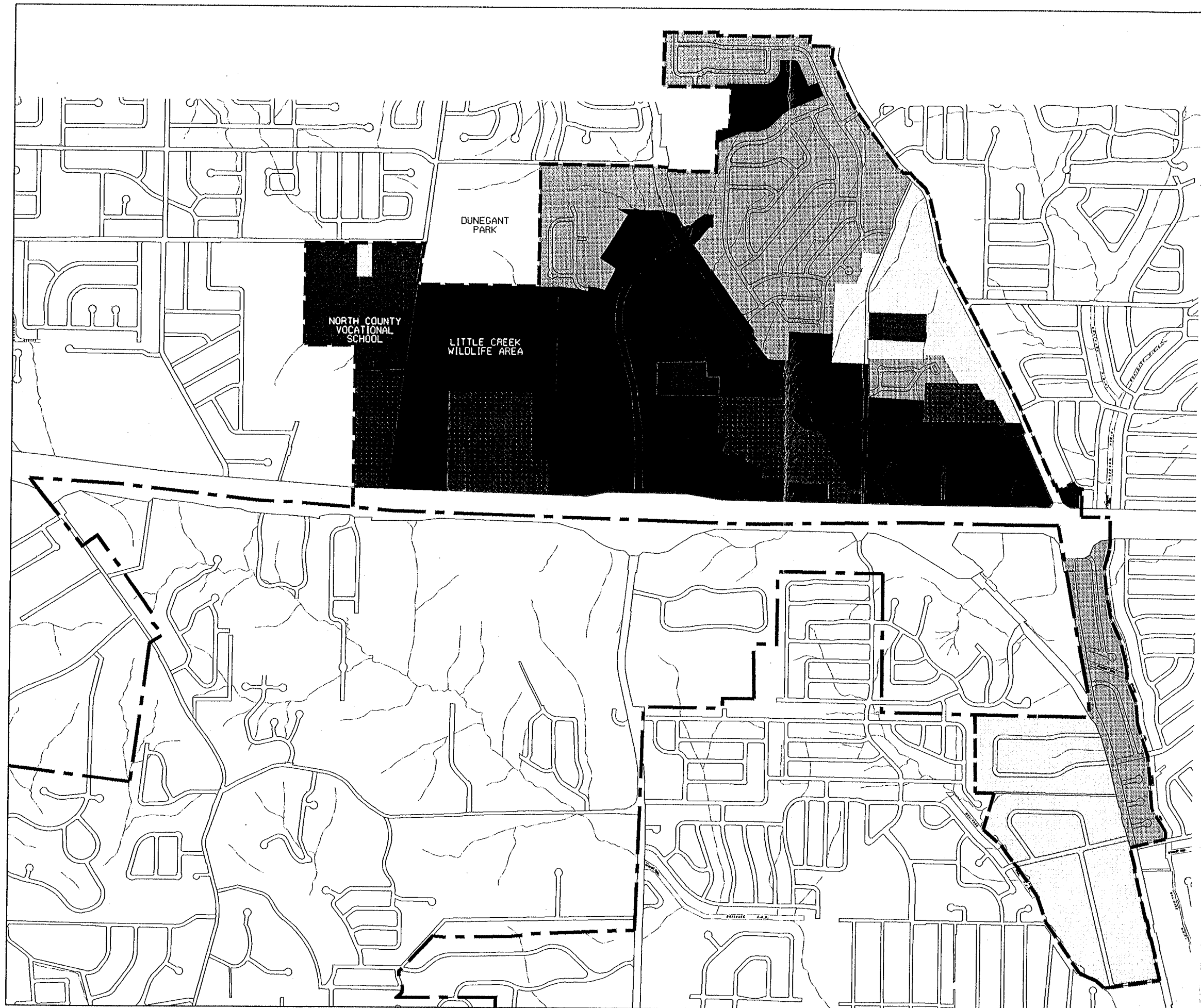
PROPOSED LAND USE

- Existing City Limits
- Annexation Area Boundaries
- Suburban Low-Density
- Urban Low-Density
- Urban Medium-Density
- Commercial
- Public / Semi-Public
- Parks / Open Space



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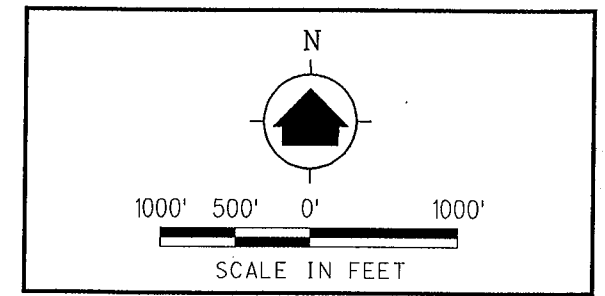
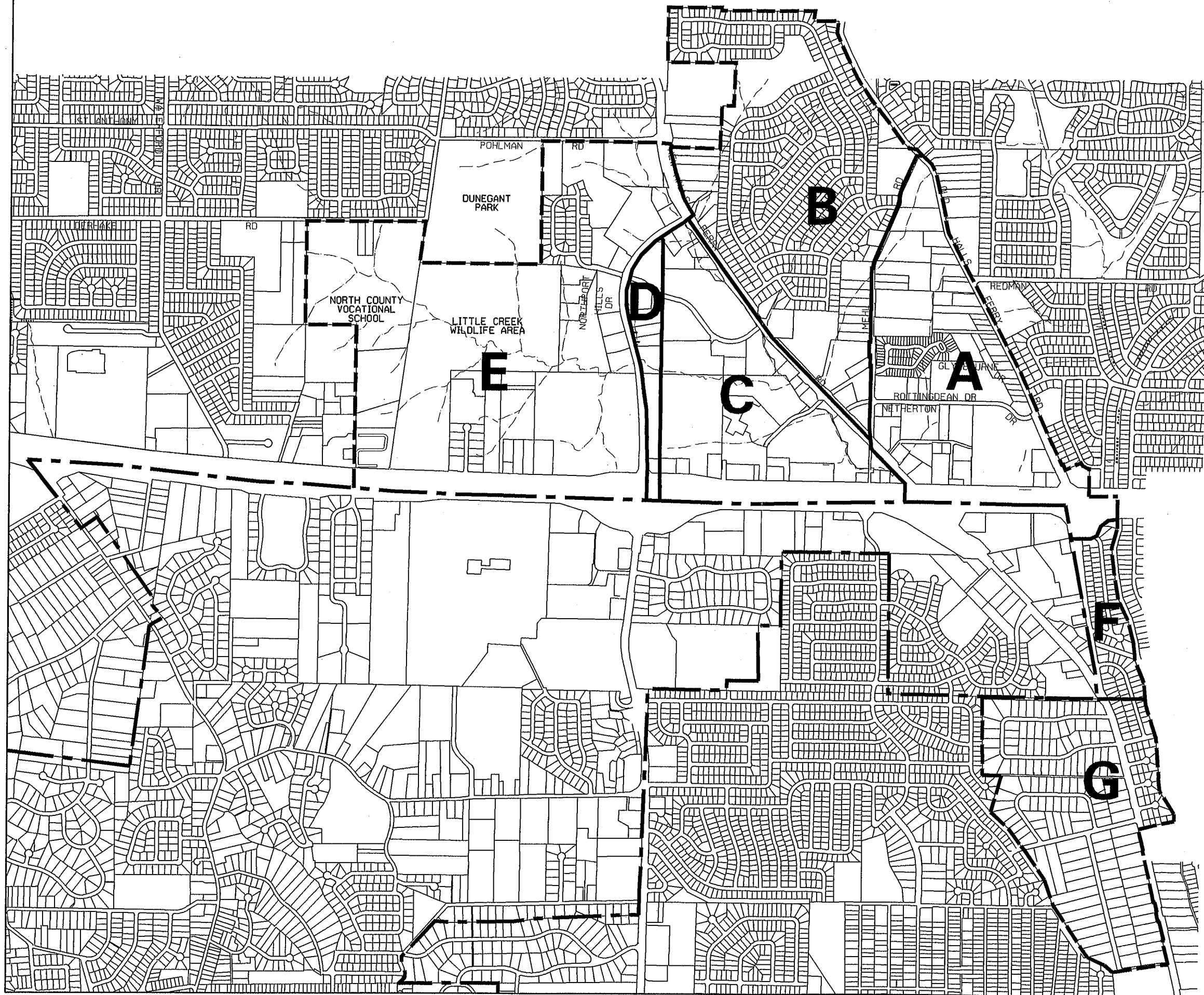


CITY OF FERGUSON ANNEXATION AREA PLAN

Figure 5

TAX RATE AREAS

- Existing City Limits
- - - Annexation Area Boundaries
- Annexation Tax Rate Boundaries
- A** Tax Rate Area



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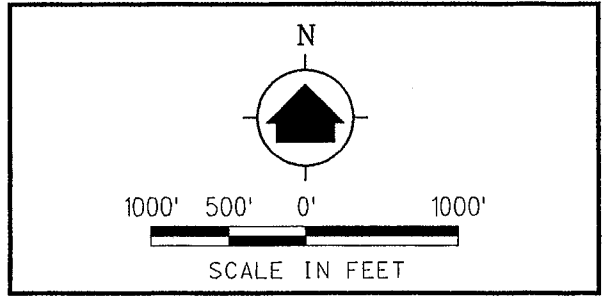
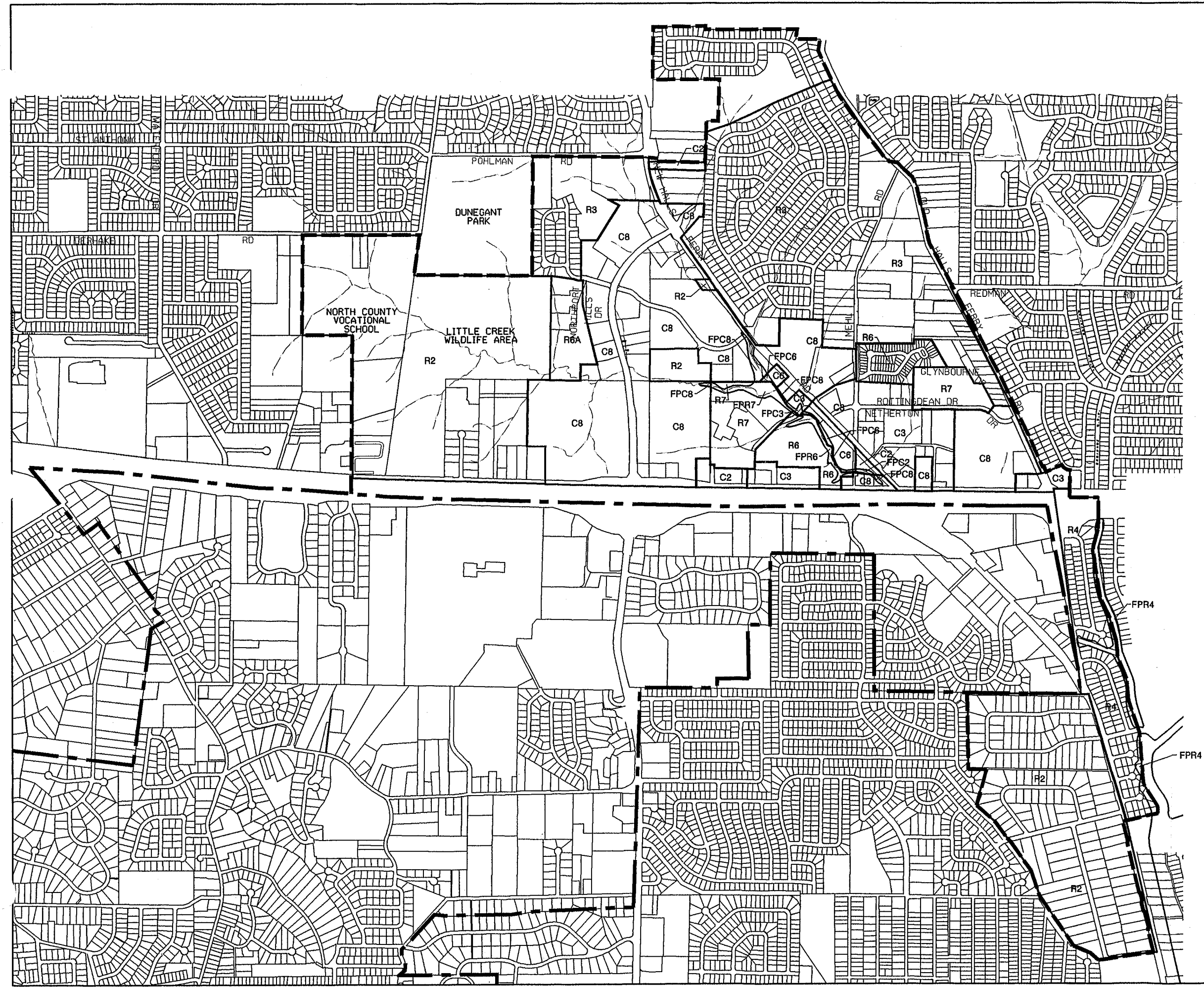
CITY OF FERGUSON ANNEXATION AREA PLAN

Figure 6

EXISTING ZONING

- — — Existing City Limits
- - - - - Annexation Area Boundaries

- R2 Residence District
- R3 Residence District
- R4 Residence District
- R6 Residence District
- R6A Residence District
- R7 Residence District
- C2 Shopping District
- C3 Shopping District
- C6 Office and Research Service District
- C8 Planned Commercial District
- FP_ Flood Plain



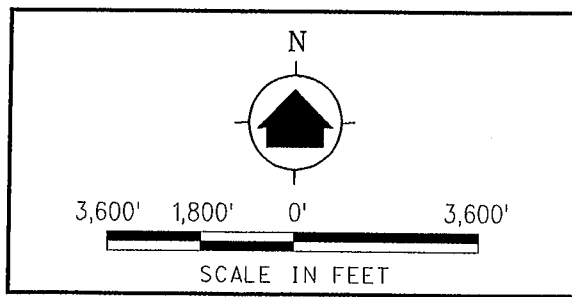
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CITY OF FERGUSON ANNEXATION AREA PLAN

Figure 1
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- Proposed Annexation Area
- Existing Ferguson City Limits
- Neighboring City Limits
- Unincorporated St. Louis County



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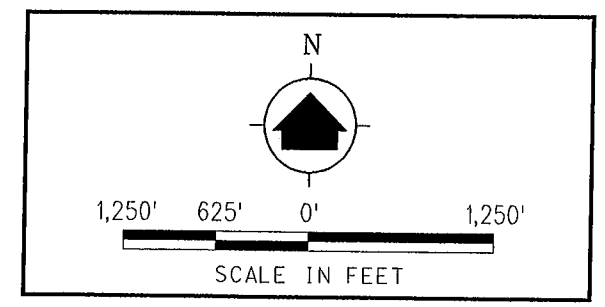
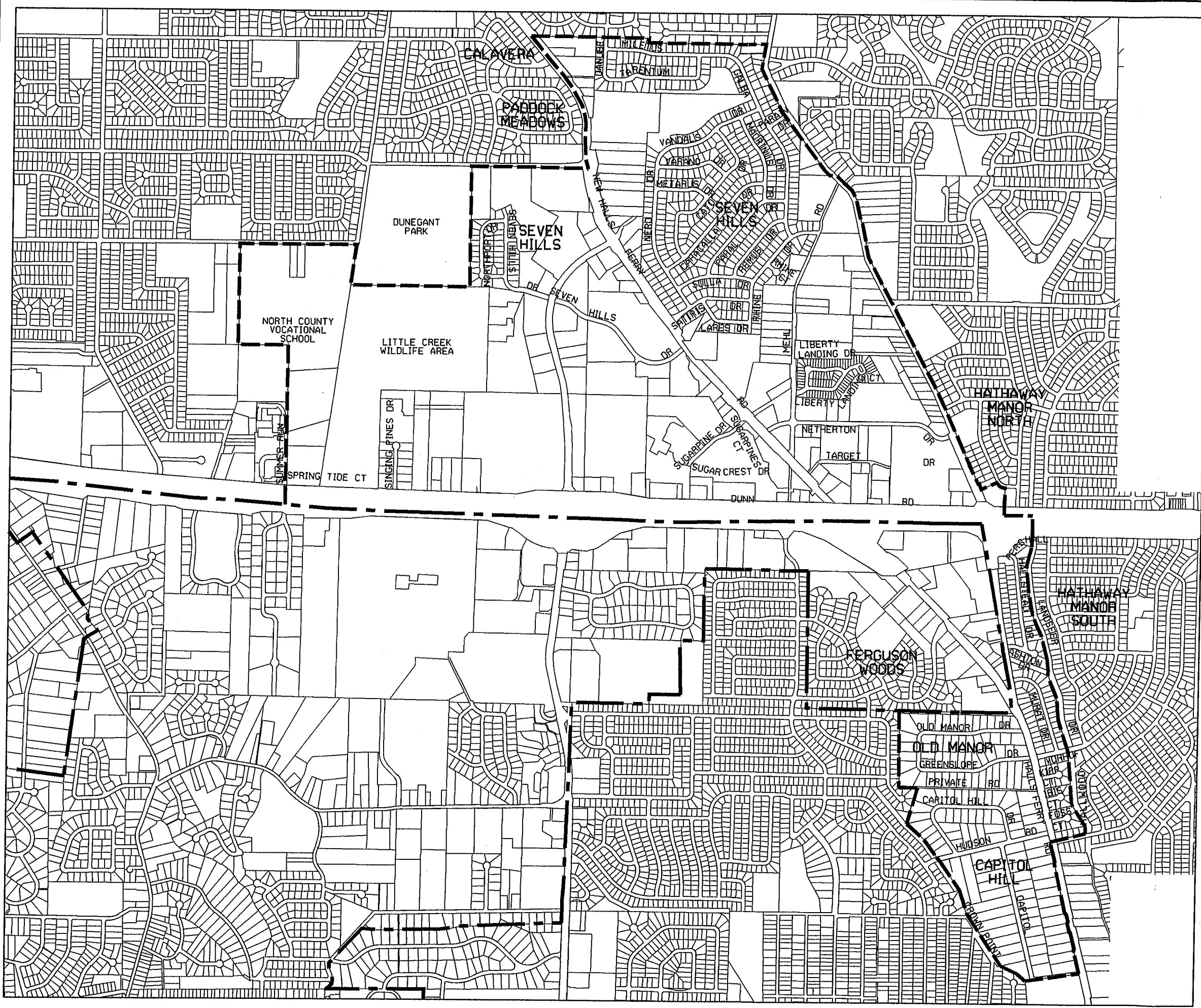
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CITY OF FERGUSON ANNEXATION AREA PLAN

Figure 2
ANNEXATION AREA

- Existing City Limits
- Annexation Area Boundaries

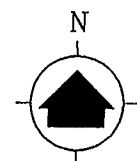
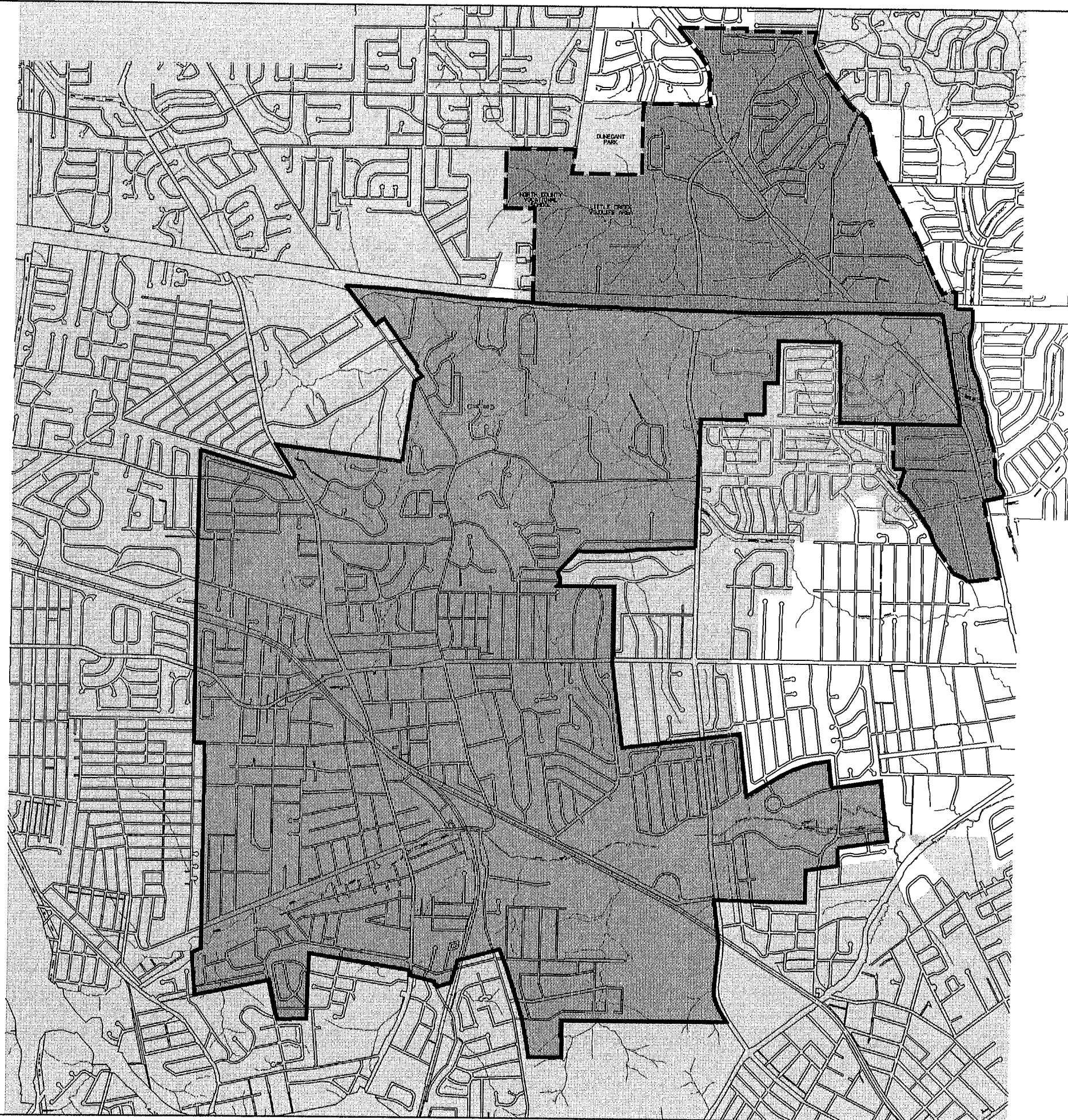


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CITY OF FERGUSON ANNEXATION AREA PLAN

ANNEXATION AREA

- Existing City Limits
- - - Annexation Area Boundaries



2,400' 1,200' 0' 2,400'
SCALE IN FEET

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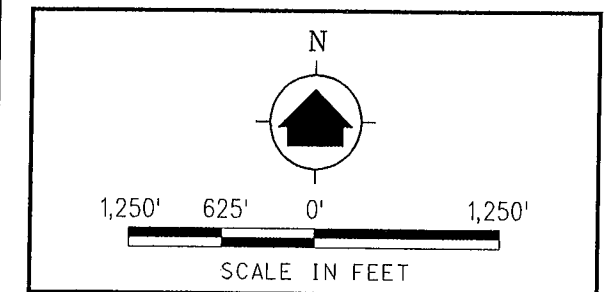
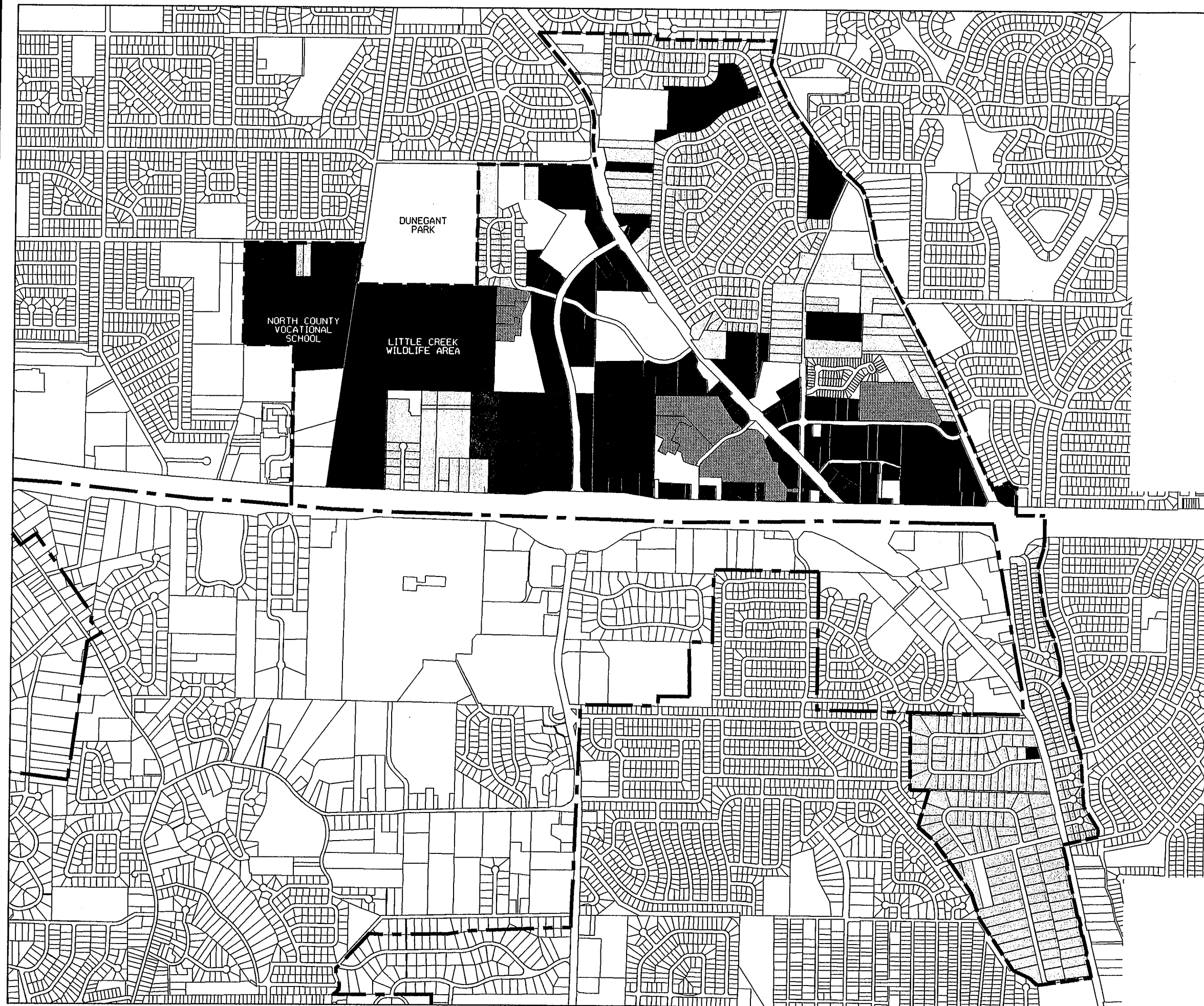
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CITY OF FERGUSON ANNEXATION AREA PLAN

Figure 3

EXISTING LAND USE

- Existing City Limits
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- Undeveloped Land
- Single-Family Residential
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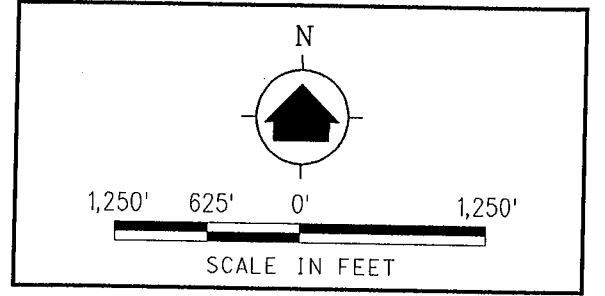
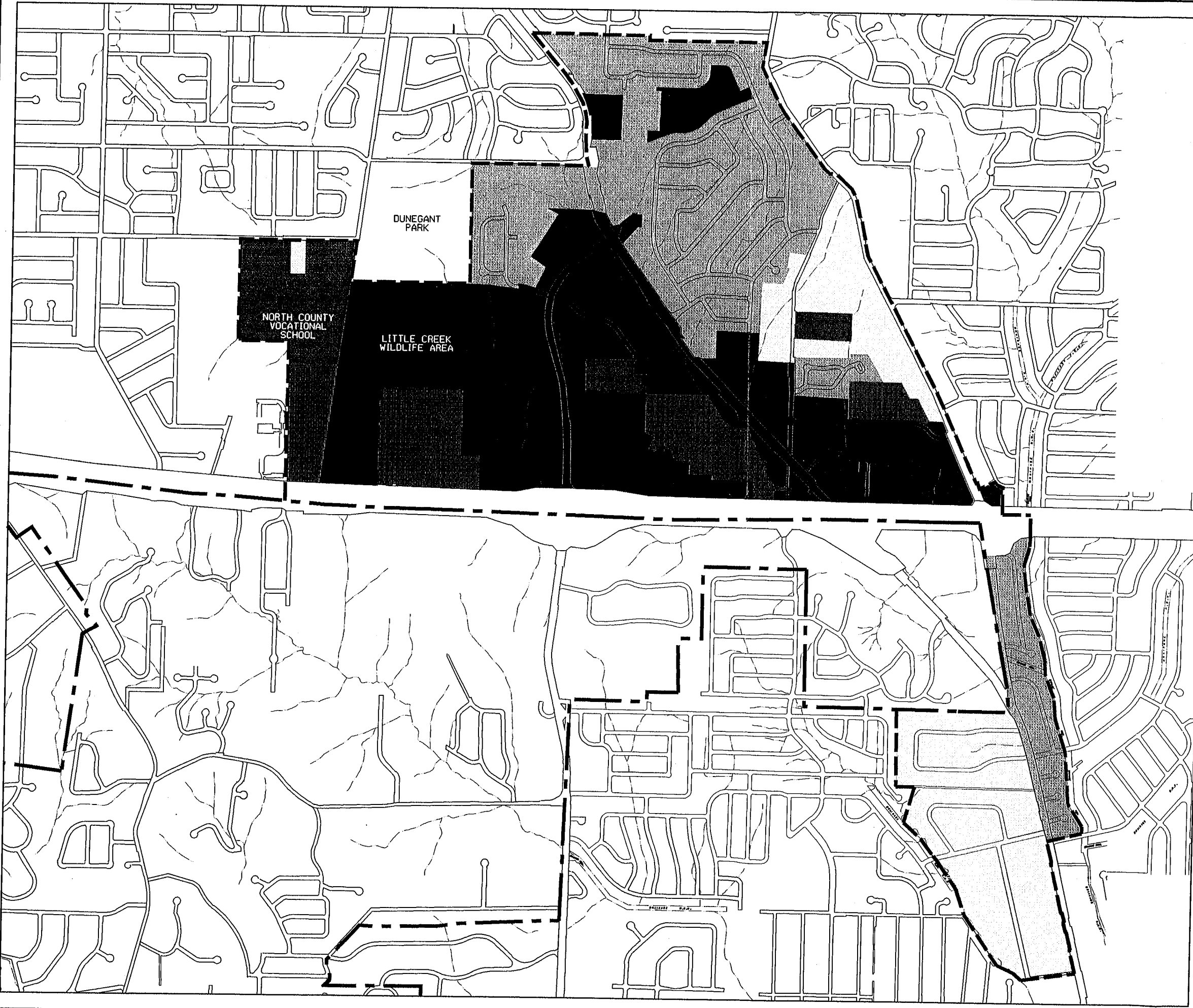
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CITY OF FERGUSON ANNEXATION AREA PLAN

Figure 4

PROPOSED LAND USE

- Existing City Limits
- Annexation Area Boundaries
- Suburban Low-Density
- Urban Low-Density
- Urban Medium-Density
- Commercial
- Public / Semi-Public
- Parks / Open Space



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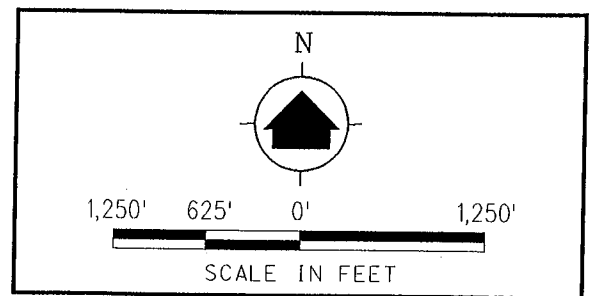
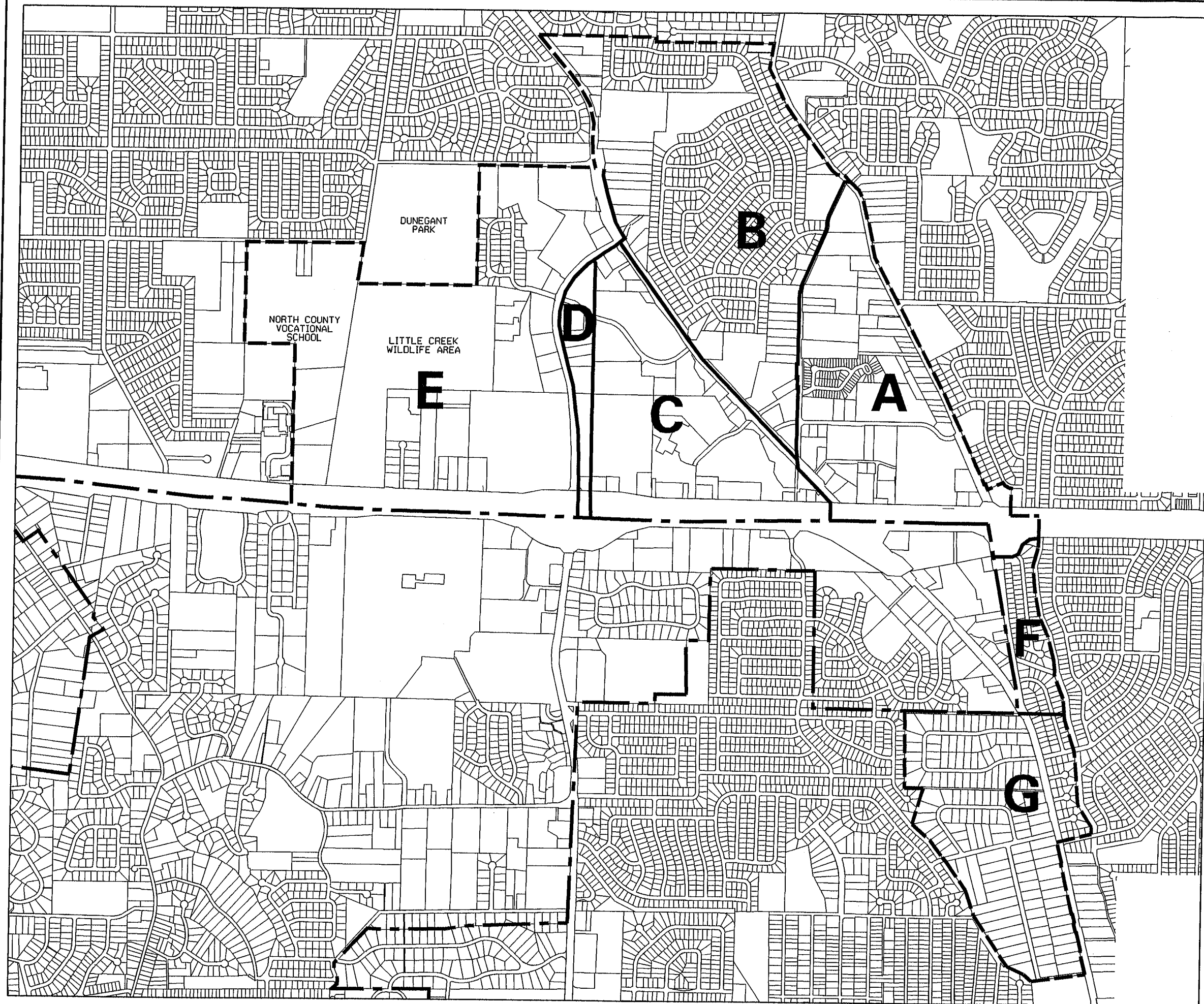
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CITY OF FERGUSON ANNEXATION AREA PLAN

Figure 5

TAX RATE AREAS

- Existing City Limits
- Annexation Area Boundaries
- Annexation Tax Rate Boundaries
- A** Tax Rate Area



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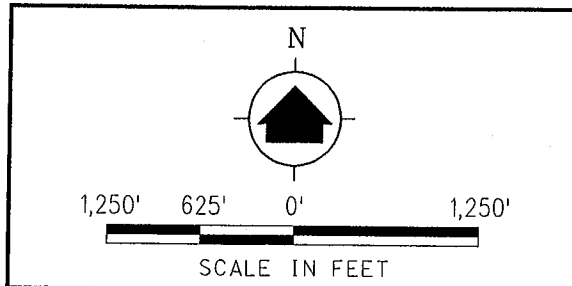
CITY OF FERGUSON ANNEXATION AREA PLAN

Figure 6

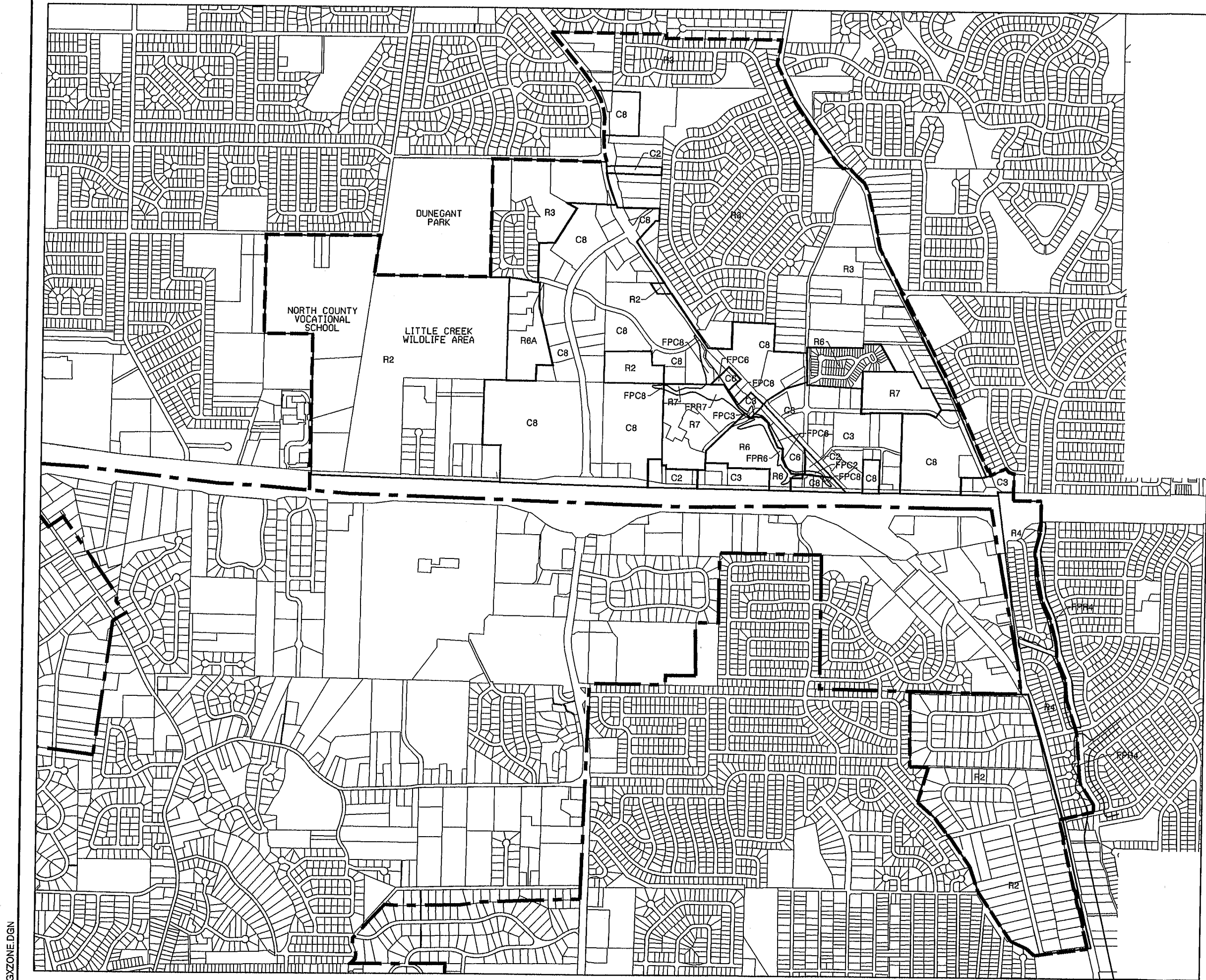
EXISTING ZONING

- Existing City Limits
- Annexation Area Boundaries

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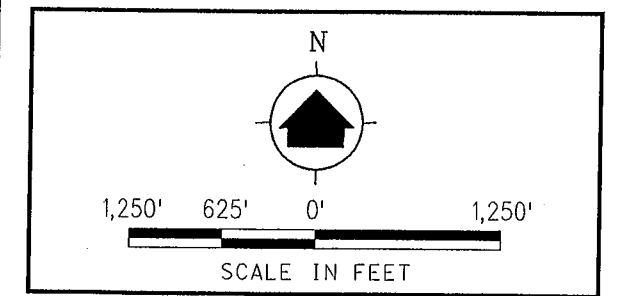
CITY OF FERGUSON ANNEXATION AREA PLAN

Figure 7

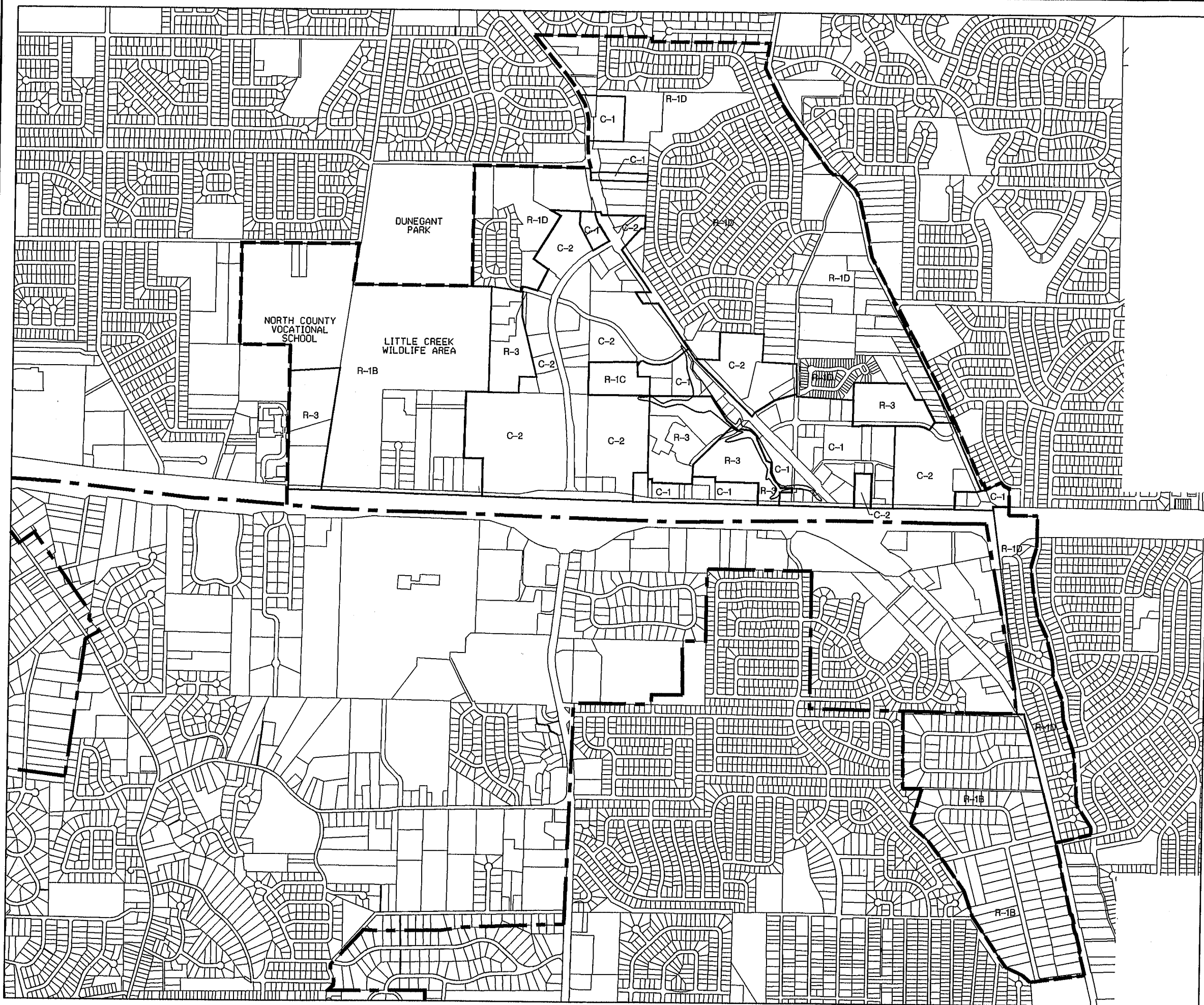
PROPOSED ZONING

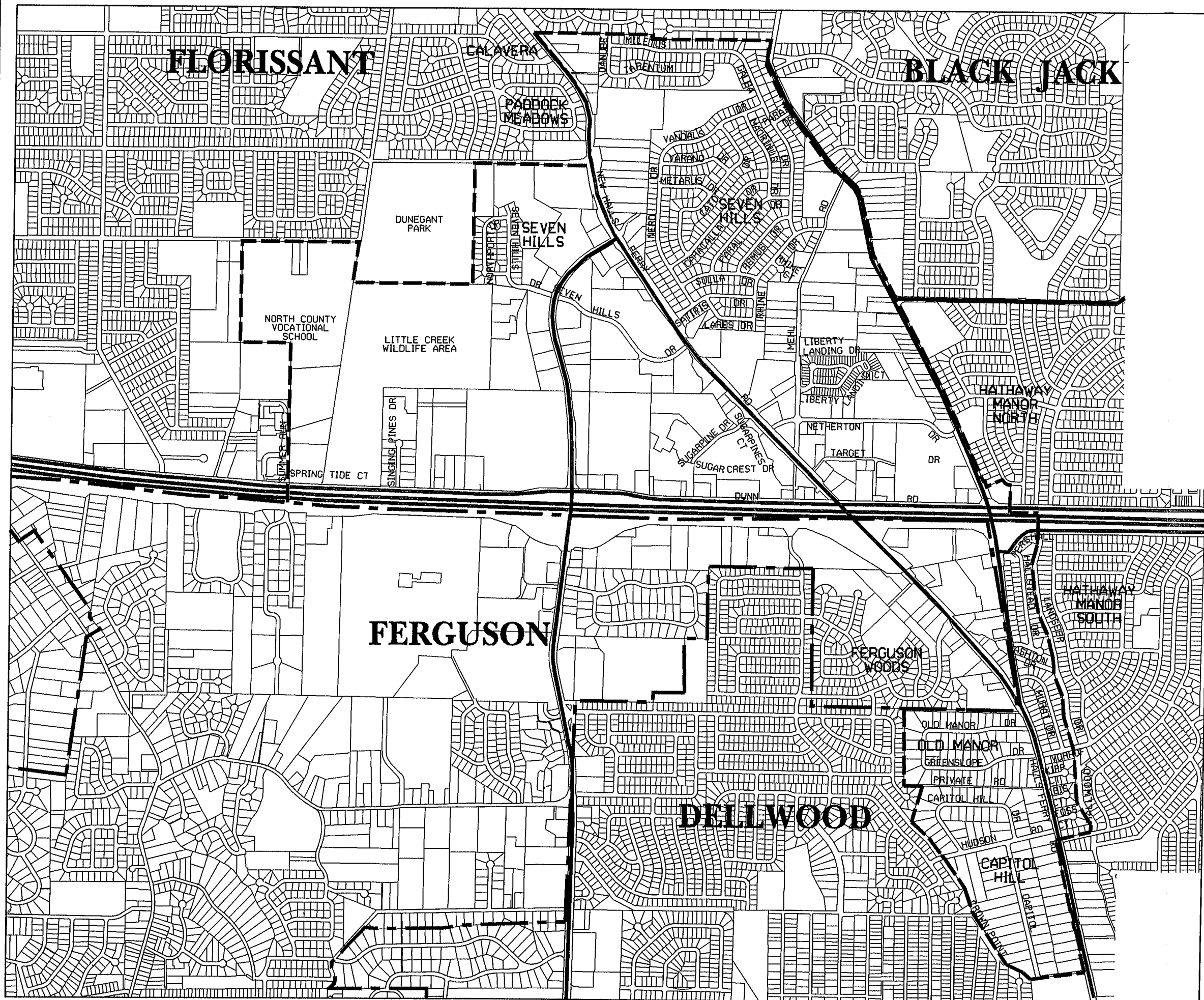
- Existing City Limits
- Annexation Area Boundaries

- R-1B Single-Family Residence District
- R-1C Single-Family Residence District
- R-1D Single-Family Residence District
- R-3 Multiple-Family Residence District
- C-1 General Commercial District
- C-2 Planned Commercial District







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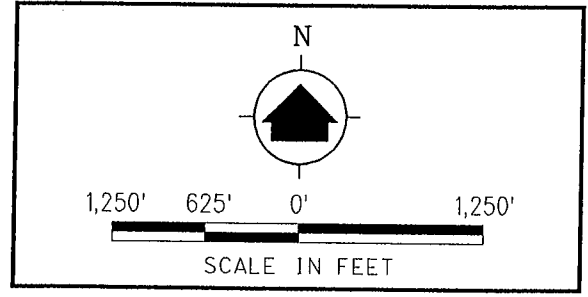




**CITY OF FERGUSON
ANNEXATION
AREA PLAN**

Figure 8
STATE AND COUNTY ROADS

-  Existing City Limits
-  Annexation Area Boundaries
-  St Louis County Arterial Roads
-  State Roads









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ARTERIAL.DGN

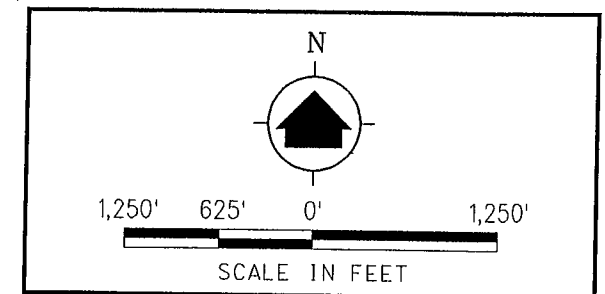
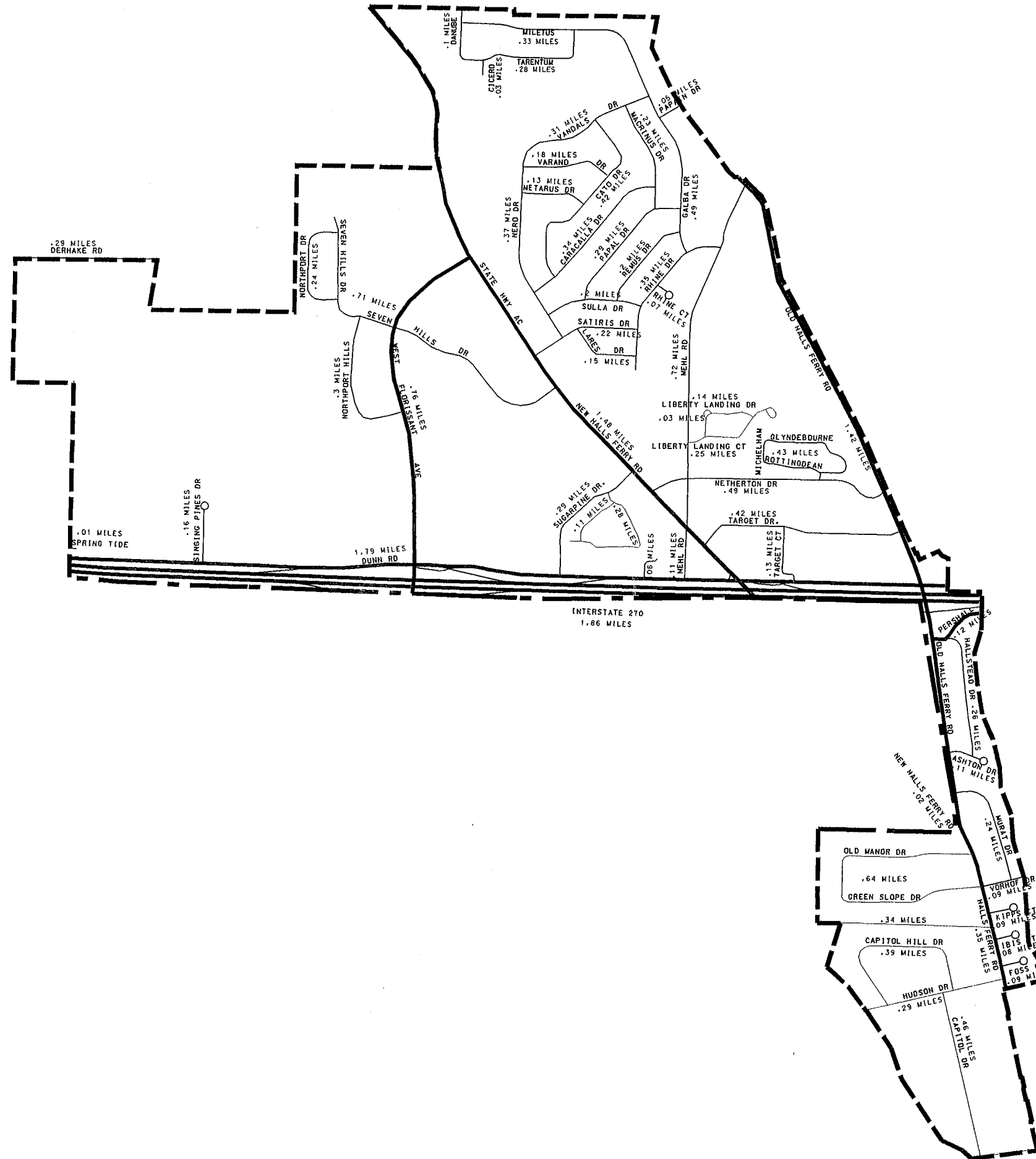
CITY OF FERGUSON ANNEXATION AREA PLAN

Figure 9

ROAD INFORMATION

-  Existing City Limits
-  Annexation Area Boundaries
-  St Louis County Arterial Roads
-  State Roads
-  Private Roads
-  Other Public Roads

State Roads:	5.61 Miles
County Arterials:	2.18 Miles
Other Public Roads:	10.82 Miles
Private Roads:	2.93 Miles
Total Road Mileage:	21.54 Miles
Percentage Mileage of State Roads:	26.0 %
Percentage Mileage of County Arterials:	10.1%
Percentage Mileage of State and County Arterials:	36.1%



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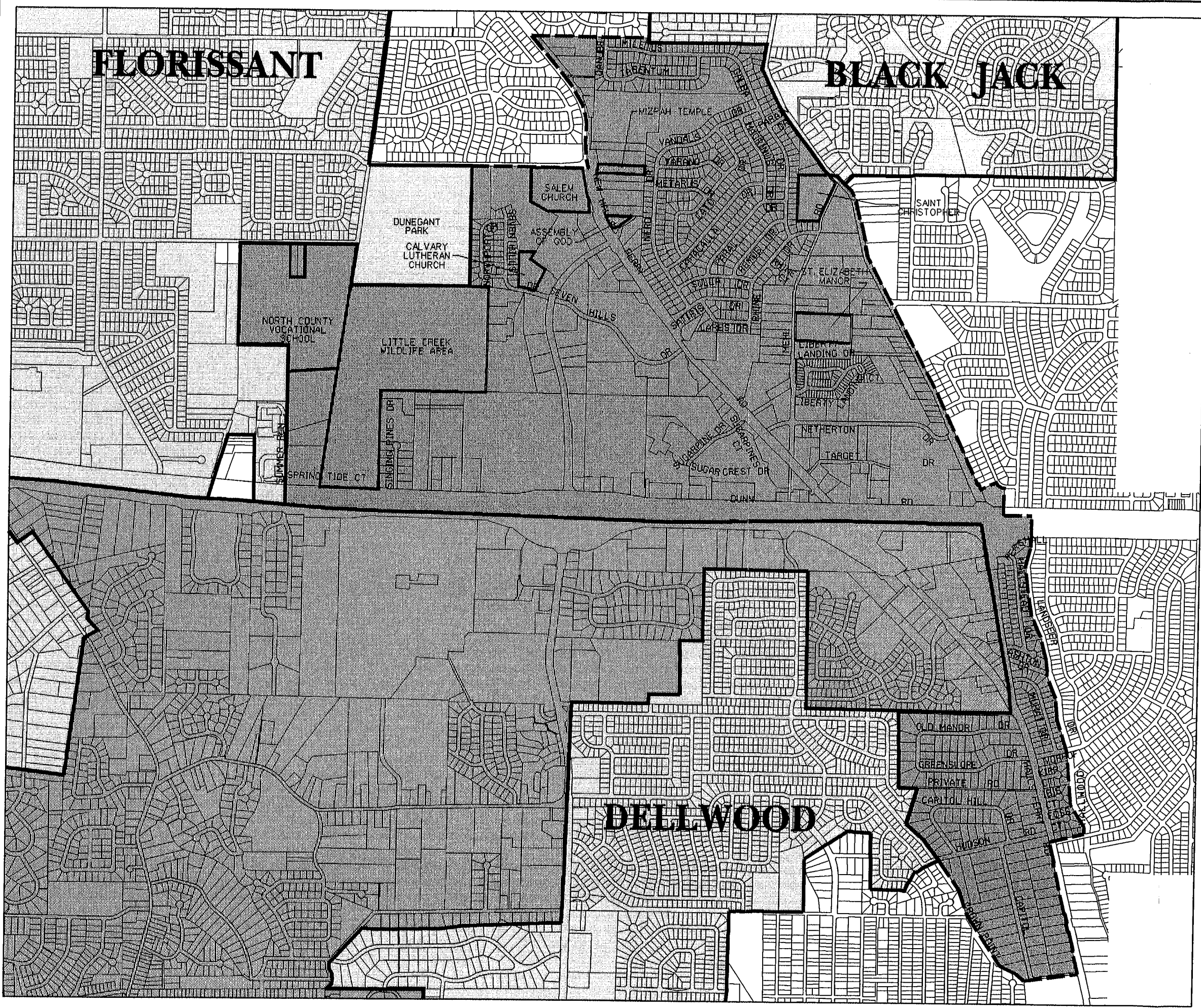
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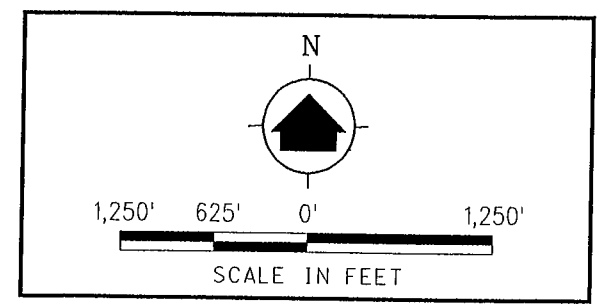
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**CITY OF FERGUSON
ANNEXATION
AREA PLAN**

**Figure 10
CHURCH AND SCHOOL PROPERTY**



- Existing City Limits
- - - Annexation Area Boundaries
- 0.80 Acres ASSEMBLY OF GOD
- 2.86 Acres CALVARY LUTHERAN CHURCH
- 80.16 Acres LITTLE CREEK WILDLIFE AREA
- 1.69 Acres MIZPAH TEMPLE
- 46.73 Acres NORTH COUNTY VOCATIONAL SCHOOL
- 5.58 Acres SAINT CHRISTOPHER
- 6.16 Acres ST. ELIZABETH MANOR
- 9.12 Acres SALEM CHURCH
- 153.1 Acres TOTAL
- 14.5% PERCENTAGE OF TOTAL ANNEXATION AREA

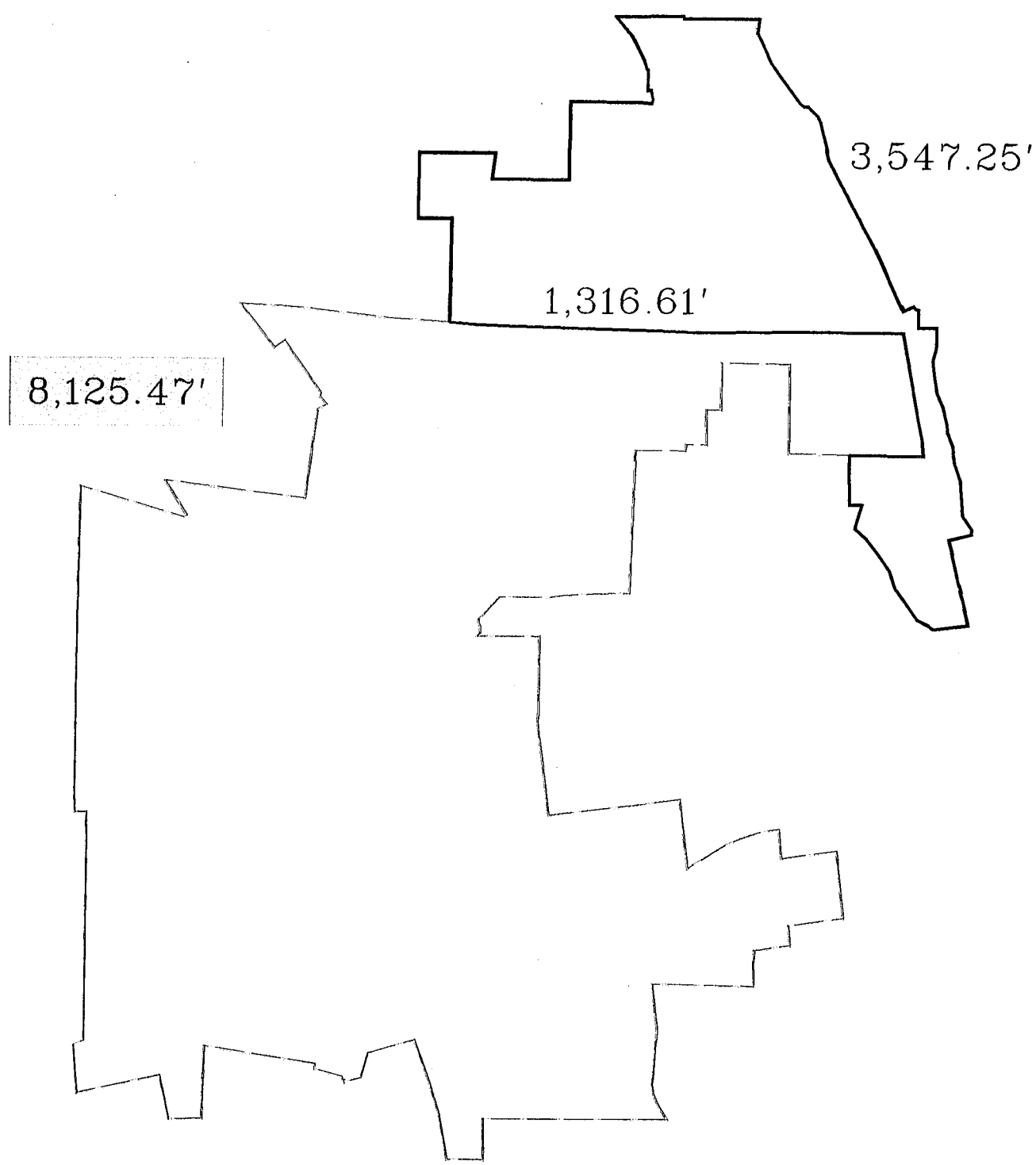


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CITY OF FERGUSON
ANNEXATION
AREA PLAN

Figure 11

CONTIGUOUSNESS

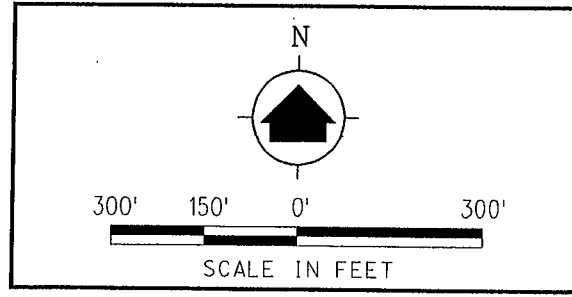


Contiguous
1,316.61'
————— = 27.07%
4,863.86
Annex Total

Common Boundary
1,316.61'
————— = 13.94%
9,442.08'
Current Total

Common Boundary
1,316.61'
————— = 11.28%
11,672.72'
Future Total

Future Total
11,672.72' = 1.24 = 24% Increase
9,442.08'
Current Total



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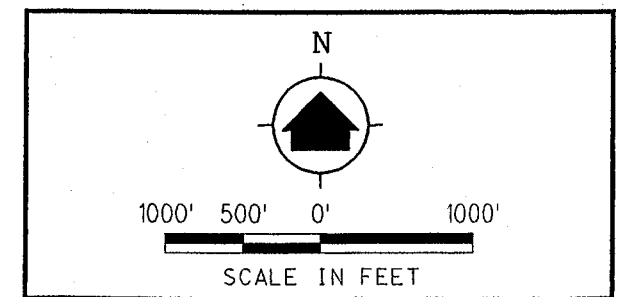
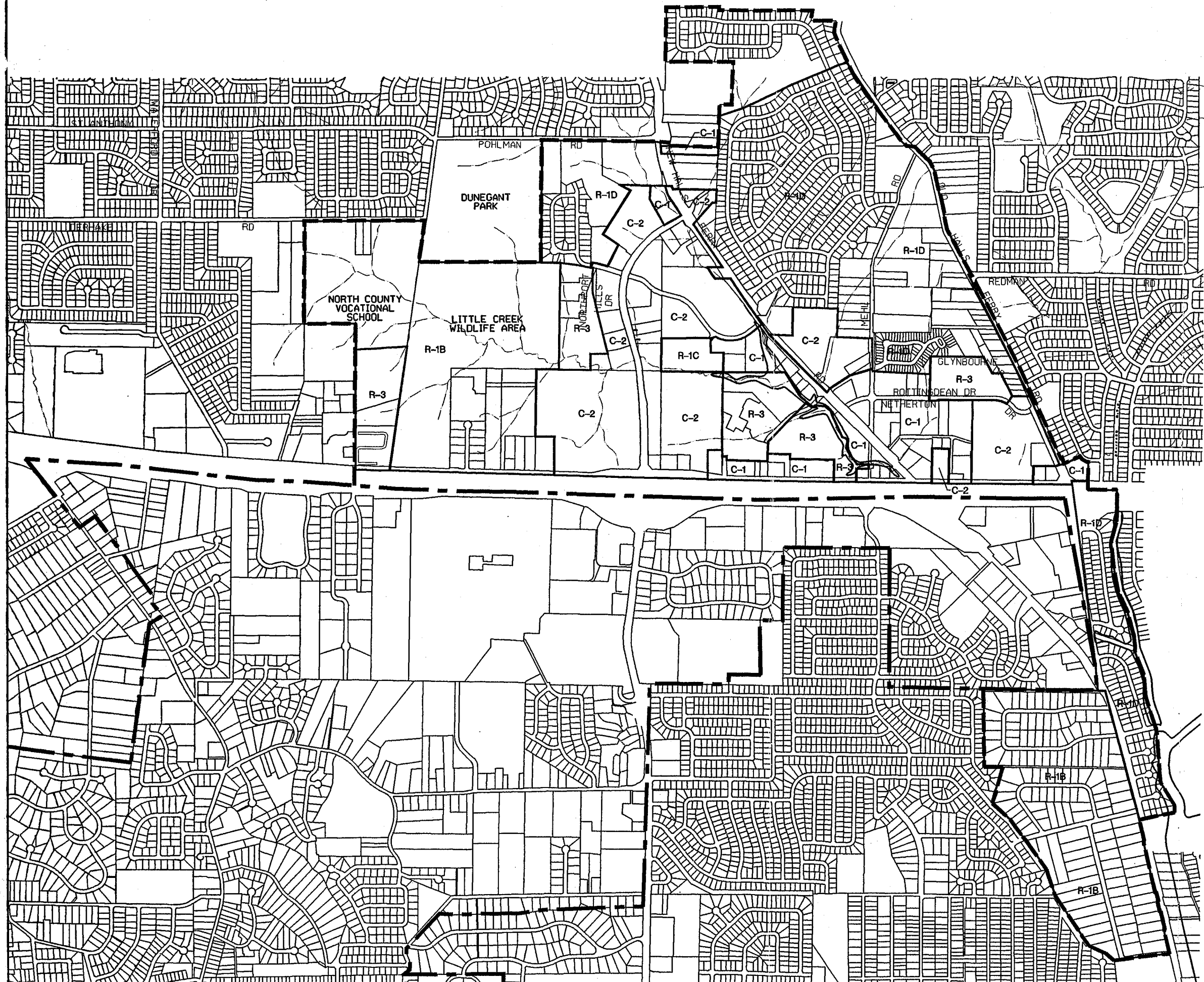
CITY OF FERGUSON ANNEXATION AREA PLAN

Figure 7

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