

PLANNING COMMISSION
Tuesday, September 12, 2023
7:00 PM

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1. CALL TO ORDER	
2. APPROVAL OF MINUTES	
2.1. Approve Planning Commission Minutes	3 - 5
<p>Approve the minutes from the August 8, 2023 regular meeting. Agenda Item: Approve Planning Commission Minutes - Pdf</p>	
3. PUBLIC HEARINGS	
3.1. Ordinance Amendment to Title 10, Chapter 3, Sections 3, 5, & 7 of the City Code: Administrative Requirements for Conditional and Interim Use Permits	6 - 14
<p>Recommend the City Council approve the attached ordinance and summary ordinance regarding CUP and IUP administrative requirements. Agenda Item: Ordinance Amendment to Title 10, Chapter 3, Sections 3, 5, & 7 of the City Code: Administrative Requirements for Conditional and Interim - Pdf</p>	
3.2. Conditional Use Permit for a Grocery Store within the B-1 Zoning District - 705 8th Street - Sultan Haque	15 - 67
<p>Approve the requested conditional use permit for the establishment of a grocery store at 705 8th Street contingent on the following:</p> <ol style="list-style-type: none"> 1. All necessary building permits are obtained. 2. A sign permit shall be obtained for any exterior signage. 3. A revised site plan shall be submitted to Planning staff showing the location of two additional stalls on site. A minimum of 25 off-street parking stalls must be provided on site. 4. The parking lot shall be striped in accordance with the revised site plan to be submitted to and approved by Planning staff. 5. A screening plan for the trash container must be submitted to and approved by Planning staff. 	

[Agenda Item: Conditional Use Permit for a Grocery Store within the B-1 Zoning District - 705 8th Street - Sultan Haque - Pdf](#)

4. DISCUSSION

4.1. 2040 Comprehensive Plan Amendment Update

68 - 81

No action is requested at this time. HKGi will seek input from the Commission based on information presented and will be available to answer questions about the process and next steps.

[Agenda Item: 2040 Comprehensive Plan Amendment Update - Pdf](#)

5. ADJOURN



 430 Third St., Farmington, MN 55024
 651-280-6800
 FarmingtonMN.gov

PLANNING COMMISSION AGENDA MEMO

To: Planning Commission
From: Tony Wippler, Planning Manager
Department: Planning Commission
Subject: Approve Planning Commission Minutes
Meeting: Planning Commission - Sep 12 2023

INTRODUCTION:

Attached, are the minutes from the August 8, 2023 regular meeting.

DISCUSSION:

Not applicable

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

Approve the minutes from the August 8, 2023 regular meeting.

ATTACHMENTS:

[080823 signed pc minutes](#)

**CITY OF FARMINGTON
PLANNING COMMISSION MINUTES
REGULAR MEETING
August 8, 2023**

1. CALL TO ORDER

The meeting was called to order by Chair Rotty at 7:00 p.m.
Members Present: Rotty, Tesky, Windschitl, Lehto, McAbee
Members Absent: None
Staff Present: Tony Wippler – Planning Manager

2. APPROVAL OF MINUTES

a) Approve Planning Commission Minutes

MOTION by McAbee, second by Tesky to approve the meeting minutes of the Planning Commission from the July 11, 2023 regular meeting. **APIF, MOTION CARRIED.**

3. PUBLIC HEARINGS

Chair Rotty opened all public hearings

3.1 – Conditional Use Permit for Grocery Store within the B-1 Zoning District – 705 – 8th St – Sultan Haque – Cont’d – Planning Manager Wippler indicated that Mr. Haque has submitted a request for withdrawal of this conditional use permit application. Mr. Haque is continuing to work with an architect to refine his plans and will resubmit once those plans are ready. **Motion** by Windschitl second by Lehto to close the public hearing. **APIF, Motion Carried.**

Motion by Lehto and second by Windschitl to accept the withdrawal of the conditional use permit. **APIF, Motion Carried.**

3.2 – Ordinance Amendment – 10-6-29: Chickens on Urban Residential Lots – Planning Manager Wippler introduced the proposed ordinance amendment. Planning Commission reviewed the draft of this ordinance during its July regular meeting. The ordinance amendment before them tonight has not been modified from the previously reviewed draft version.

The substantive changes in the ordinance amendment include the following:

- Making the initial permit administrative.
- Removing the requirement of a public hearing for the initial permit. The proposed code does provide that the adjacent property owners be notified that an application has been received.
- Removing the requirement that the property has to be located within the R-1 zoning district. The amendment would allow for a permit on any property developed for a single-family dwelling within a residential zoning district.

- Identifying the exterior finish materials for the coop and run along with the proposed construction method.
- Verbiage added under section (A) of the ordinance adding a #4 under the supporting information/documents required for a permit – verbiage added: “Any other information the Zoning Administrator deems necessary to evaluate the application for compliance with the requirements of this section and this Code.”
- Changing the time period for approval of an administrative renewal permit from yearly to every two (2) years from the date of the initial approval.
- Addition of verbiage that eggs from chickens are for personal use and consumption by the owners of the chickens and may not be offered for sale or sold.

Chair Rotty is comfortable with the ordinance as presented. He did at first have some concern with expanding the zoning districts in which these would be allowed but feels it is worth trying. The intent of these changes is to make the process less formal, less time consuming and less costly to the residents. **Motion** by Windschitl second by Tesky to close the public hearing. **APIF, Motion Carried.**

Motion by Tesky and second by McAbee to recommend approval of the ordinance and summary ordinance regarding chickens on urban residential lots and to forward that recommendation on to the City Council. **APIF, Motion Carried.**

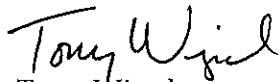
4. ***DISCUSSION***

There were no items for discussion.

5. ***ADJOURN***

MOTION by Windschitl, second by Lehto to adjourn at 7:06 p.m. **APIF, MOTION CARRIED.**

Respectfully submitted,


Tony Wippler
Planning Manager

PLANNING COMMISSION AGENDA MEMO

To: Planning Commission
From: Jared Johnson, Planning Coordinator
Department: Community Development
Subject: Ordinance Amendment to Title 10, Chapter 3, Sections 3, 5, & 7 of the City Code: Administrative Requirements for Conditional and Interim Use Permits
Meeting: Planning Commission - Sep 12 2023

INTRODUCTION:

Staff, with the help and direction of legal, is recommending several ordinance amendments to Title 10, Chapter 3, Sections 3,5, & 7 of the City Code regarding administrative requirements for conditional and interim use permits.

DISCUSSION:

There are two main components to the proposed ordinance amendment. The first part of the amendment transfers authority from the Planning Commission to the City Council to approve interim use permits. The second part of the amendment adds a 6-month timeframe before denied conditional or interim use permit applications can be re-applied for.

The Planning Commission does not have statutory authority to approve or deny interim use permits, only the City Council can approve them. The existing code currently delegates the approval of interim use permits to the Planning Commission without needing City Council approval. In order to align with state statute, the proposed ordinance amendment would transfer this duty from the Planning Commission to the City Council. The Planning Commission would still hold a public hearing and give a recommendation to the City Council.

The existing code currently does not have language that specifies a timeframe before denied conditional or interim use permits can be re-applied for. This allows very similar applications to be submitted within consecutive meetings. Staff is recommending adding a 6-month timeframe to reduce redundancy in repeat applications, save time for staff and decision makers, and allow the applicant to make significant changes that are needed as a result of the initial denial.

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

Recommend the City Council approve the attached ordinance and summary ordinance regarding CUP and IUP administrative requirements.

ATTACHMENTS:

[Ord No. xxx CUP-IUP Admin Requirements](#)

[Summary of Ordinance No. xxx CUP-IUP Admin Requirements](#)

[Amendment Changes \(for reference only\)](#)

**CITY OF FARMINGTON
DAKOTA COUNTY, MINNESOTA**

ORDINANCE NO.

**AN ORDINANCE AMENDING TITLE 10, CHAPTER 3, SECTIONS 3, 5, AND 7 OF
THE FARMINGTON CITY CODE AS IT RELATES TO ESTABLISHING THE CITY
COUNCIL AS THE AUTHORITY TO APPROVE OR DENY INTERIM USE PERMITS
AND ESTABLISHING A PERIOD OF TIME BEFORE DENIED CONDITIONAL OR
INTERIM USE PERMIT APPLICATIONS CAN BE RE-APPLIED FOR**

The City Council of the City of Farmington ordains:

SECTION 1. Title 10, Chapter 3, Section 3 Subsection (C) of the Farmington City Code is hereby deleted in its entirety.

SECTION 2. Title 10, Chapter 3, Section 5 of the Farmington City Code is amended to add a new subsection F to read as follows:

10-3-5: CONDITONAL USES:

(F) Denial of Permit: No application for a conditional use which has been denied wholly or in part by the planning commission or by the city council after an appeal, shall be resubmitted for a period of six (6) months from the date of said order of denial, except on grounds of new evidence or proof of change of conditions found to be valid by the board of adjustment.

SECTION 3. Title 10, Chapter 3, Section 7 of the Farmington City Code is amended by adding the underlined language and deleting the ~~strikethrough~~ language as follows:

10-3-7: INTERIM USES:

(A) Permission And Conditions: The city council, after receiving a recommendation from the board of adjustment-planning commission, may grant permission and set conditions for an interim use of property if:

1. The use conforms to the zoning regulations, performance standards and other requirements;
2. The use meets the standards of a conditional use permit set forth in section 10-3-5 of this chapter;
3. The date or event that will terminate the use can be identified with certainty;
4. The use will not impose additional costs on the public if it is necessary for the public to take the property in the future; and
5. The use will be subjected to, by agreement with the owner, any conditions that the city has deemed appropriate for permission of the use, including a condition that the owner will provide an appropriate financial surety to cover the cost of removing the interim use and an interim structure upon the expiration of the interim use permit.

(B) Termination: An interim use permit shall terminate upon the occurrence of any of the following events, whichever occurs first:

1. The date stated in the permit; or
2. A violation of conditions under which the permit was issued; or
3. A change in the city's zoning regulations which renders the use nonconforming as provided in section 10-4-2 of this title; or
4. Redevelopment of the use and property upon which it is located to a permitted or conditional use as allowed within the respective zoning districts.

(C) ~~Application, Public Hearing, Notice Procedure: Uses defined as “interim uses” shall be processed according to the standards and procedures those~~ for zoning amendments as provided for in section 10-3-~~124~~ of this chapter.

(D) Denial of Permit: No application for an interim use which has been denied wholly or in part by the city council shall be resubmitted for a period of six (6) months from the date of said order of denial, except on grounds of new evidence or proof of change of conditions found to be valid by the city council.

~~(D) Appeal: Upon appeal of a decision by the board of adjustment, the planning coordinator shall set a public hearing, transmit the application directly to the city council and mail a notice to the board of adjustment and property owners adjacent to the subject property disregarding public rights of way. The city council shall within sixty (60) days of the public hearing, decide to affirm or to overturn the decision of the board of adjustment with a four-fifths ($\frac{4}{5}$) vote of the city council. (Ord. 002-469, 2-19-2002)~~

SECTION 4. EFFECTIVE DATE. This ordinance shall be effective upon its passage and publication according to law.

Passed by the City Council of the City of Farmington, Minnesota, this 18th day of September 2023.

ATTEST:

Joshua Hoyt, Mayor

Shirley R Buecksler, City Clerk

**CITY OF FARMINGTON
DAKOTA COUNTY, MINNESOTA**

SUMMARY OF ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 10, CHAPTERS 3, 5 AND 7 OF THE FARMINGTON CITY CODE AS IT RELATES TO ESTABLISHING THE CITY COUNCIL AS THE AUTHORITY TO APPROVE OR DENY INTERIM USE PERMITS AND ESTABLISHING A PERIOD OF TIME BEFORE DENIED CONDITIONAL OR INTERIM USE PERMIT APPLICATIONS CAN BE RE-APPLIED FOR

NOTICE IS HEREBY GIVEN that, on September 18, 2023, Ordinance No. _____ was adopted by the City Council of the City of Farmington, Minnesota.

NOTICE IS FURTHER GIVEN that, because of the lengthy nature of this ordinance, the following summary of the ordinance has been prepared for publication.

NOTICE IS FURTHER GIVEN Ordinance No. _____ includes the following changes:

- Transferring authority to approve or deny interim use permits from the planning commission to the city council. The planning commission must provide a recommendation of approval or denial to the city council.
- Adding a requirement that denied conditional use permit applications cannot be re-applied for six (6) months after the date of denial by either the board adjustment or after a denied appeal to the city council.
- Adding a requirement that denied interim use permit applications cannot be re-applied for six (6) months after the date of denial by the city council.
- Eliminating appeal requirements for interim use permit applications.

A printed copy of the whole ordinance is available for inspection by any person during the city’s regular office hours.

APPROVED for publication by the City Council of the City of Farmington this 18th day of September, 2023.

CITY OF FARMINGTON

By: _____
Joshua Hoyt, Mayor

ATTEST:

By: _____
Shirley R Buecksler
City Clerk

SEAL

Approved as to form the _____ day of _____ 2023.

By: _____
City Attorney

Published in the Dakota County Tribune the _____ day of _____ 2023.

Deleted text is ~~struck~~ and added text is underlined:

10-3-3: BOARD OF ADJUSTMENT:

The planning commission shall act as the zoning board of adjustment with identical composition, membership, officers and terms of office, with the following duties:

(A) Hear, review and authorize variances from the requirements of this title and to attach such conditions to the variance as it deems necessary to assure compliance with the purpose of this title.

(B) Hear and review all applications for conditional use permits provided for within this title and grant approval based upon the criteria and provisions listed.

~~(C) Authorize interim use for the purpose of allowing a temporary use of the property until a particular date, until the occurrence of a particular event or until zoning regulations no longer permit it.~~

~~(C) (D)~~ Hear and review all applications to change lawful nonconforming uses.

~~(D) (E)~~ Submit copies of applications for variances and special exceptions within the floodplain districts to the commissioner of natural resources ten (10) days prior to public hearings and forward copies of all decisions granting variances and special exceptions in these areas to the commissioner of natural resources within ten (10) days of such action. (Ord. 002-469, 2-19-2002)

10-3-5: CONDITONAL USES:

Conditional uses, as specified within each zoning district, may be allowed or denied by the board of adjustment in accordance with the criteria and provisions listed herein. The board of adjustment may establish any reasonable conditions of approval that are deemed necessary to mitigate adverse impacts associated with the conditions of use to protect neighboring properties, and to achieve the objectives elsewhere in this title.

(A) Applications for conditional uses shall be filed with the zoning officer and shall be accompanied by:

1. An application fee in an amount equal to that set by the city council.
2. Six (6) copies of a site plan and supporting data which shows the site size and location; use of adjacent land; the proposed size, bulk, use and location of buildings; the location and proposed junction of yards, open space, parking area, driveways, storage areas and accessory structures; the location of all utilities and timing of proposed construction as the zoning officer may require.

3. The zoning officer, at his discretion, may require a topographic map of the site and reduced copies of all required material suitable for mailing.

4. An abstractor's certificate of property owner(s) name(s) and address(es) within three hundred fifty feet (350') of the outer boundaries of the property in question.

5. When the applicant is requesting a conditional use under section 10-6-14 of this title, an abstractor's certificate of property owner(s) name(s) and address(es) within a distance of the outer boundaries of the property in question as set by the city council after review of the height of the proposed antenna, the proximity of residential development and any other factors as determined by the city council.

(B) The zoning officer shall set a public hearing and forward copies of the application to the board of adjustment. The zoning officer shall also be responsible for notifying the city council when an applicant applies for a conditional use under section 10-6-14 of this title. The city

council shall determine the proper distance for notice as determined under section [10-6-14](#) of this title. The zoning officer shall also be responsible for mailing a notice to property owners within three hundred fifty feet (350') or that distance set by the city council for television and radio antenna of the subject property. Failure of such owners to receive notice shall not invalidate the proceedings.

1. The board of adjustment must take action within sixty (60) days unless the petitioner agrees in writing to a time extension and it may attach such conditions to the approval of any conditional use as may be necessary.

2. The approved site plan and all attached conditions shall be filed by the petitioner with the zoning officer within thirty (30) days of final approval. Any development contrary to the approved plan shall constitute a violation of this title.

(C) A conditional use shall 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 shall not involve any element or cause any conditions that may be dangerous, injurious or noxious to any other property or persons and shall comply with the performance standards listed below.

3. The proposed use shall be constructed, designed, sited, oriented and landscaped to produce harmonious relationship of buildings and grounds to adjacent buildings and properties.

4. The proposed use shall produce a total visual impression and environment which is consistent with the environment of the neighborhood.

5. The proposed use shall organize vehicular access and parking to minimize traffic congestion in the neighborhood.

6. The proposed use shall preserve the objectives of this title and shall be consistent with the comprehensive plan.

(D) All conditional uses shall comply with the requirements of this section. In order to determine whether a proposed use will conform to the requirements of this title, the board of adjustment may obtain a qualified consultant to testify. Said consultant service fees shall be borne by the applicant.

1. Fire prevention and fighting equipment acceptable to the board of fire underwriters shall be readily available when any activity involving the handling or storage of flammable or explosive material is carried on.

2. No activity shall cause electrical disturbance adversely affecting radio or other equipment in the vicinity.

3. Noise which is determined to be objectionable because of volume, frequency, or beat shall be muffled or otherwise controlled, except for fire sirens and related apparatus used solely for public purpose shall be exempt from this requirement.

4. Vibrations detectable without instruments on neighboring property in any district shall be prohibited.

5. No malodorous gas or matter shall be permitted which is discernible on any adjoining lot or property.

6. No pollution of air by fly ash, dust, smoke, vapors or other substance shall be permitted which is harmful to health, animals, vegetation or other property.

7. Lighting devices which produce objectionable direct lighting or reflect glare on adjoining properties or thoroughfares shall not be permitted.

8. No erosion by wind or water shall be permitted which will carry objectionable substances onto neighboring properties.

9. Water pollution shall be subject to the standards established by the Minnesota pollution control agency.

10. Applications for conditional uses in the floodplain districts shall be accompanied by reports from the city engineer on the following material as supplied by the applicant:

(a) Site plans indicating existing and proposed structures, fill, material storage, floodproofing measures and their relationship to the stream channels.

(b) Typical valley cross sections through the site, indicating the elevation of land areas adjoining each side of the channel, landform changes proposed on the site together with high water information.

(c) Soils maps, topographic maps at a two foot (2') contour interval, vegetative cover plus the location and elevation of streets, water supply and sanitary facilities.

(d) Profile showing the slope of the bottom of the stream channel.

(e) Specifications for building construction and materials, floodproofing, filling, dredging, grading channel improvement, material storage, water supply and sanitary facilities.

(f) Plans showing the floor protection measures to be taken in accordance with this section.

(g) An analysis of the above information by a registered professional engineer which includes the following:

(1) An estimate of the peak discharge of the regional flood.

(2) The water surface profile of the regional flood based upon a hydraulic analysis of the stream channel and over bank areas.

(3) The effect of the proposed encroachment on the stage and velocity during the regional flood event.

(E) Prior to the approval and issuance of a permit, there shall be executed by the applicant and submitted to the zoning officer, an agreement to construct required improvements, to dedicate property or easements, if any, to the city and to comply with conditions as may have been established by the board of adjustment. Such agreement shall be accompanied by surety acceptable to the city administrator in the amount of the established costs of complying with the agreement. The aforesaid agreement and surety shall be provided to guarantee completion and compliance with the conditions set forth in the permit within the time to be approved by the board of adjustment. The amount of the surety may be increased or decreased by the zoning officer to reflect inflation, changed conditions, or compliance with permit conditions. (Ord. 002-469, 2-19-2002)

(F) Denial of Permit: No application for a conditional use which has been denied wholly or in part by the planning commission or by the city council after an appeal, shall be resubmitted for a period of six (6) months from the date of said order of denial, except on grounds of new evidence or proof of change of conditions found to be valid by the board of adjustment.

10-3-7: INTERIM USES:

(A) Permission And Conditions: The city council, after receiving a recommendation from the board of adjustment planning commission, may grant permission and set conditions for an interim use of property if:

1. The use conforms to the zoning regulations, performance standards and other requirements;
2. The use meets the standards of a conditional use permit set forth in section [10-3-5](#) of this chapter;
3. The date or event that will terminate the use can be identified with certainty;
4. The use will not impose additional costs on the public if it is necessary for the public to take the property in the future; and
5. The use will be subjected to, by agreement with the owner, any conditions that the city has deemed appropriate for permission of the use, including a condition that the owner will provide an appropriate financial surety to cover the cost of removing the interim use and an interim structure upon the expiration of the interim use permit.

(B) Termination: An interim use permit shall terminate upon the occurrence of any of the following events, whichever occurs first:

1. The date stated in the permit; or
2. A violation of conditions under which the permit was issued; or
3. A change in the city's zoning regulations which renders the use nonconforming as provided in section [10-4-2](#) of this title; or
4. Redevelopment of the use and property upon which it is located to a permitted or conditional use as allowed within the respective zoning districts.

~~(C) Application, Public Hearing, Notice Procedure: Uses defined as “interim uses” shall be processed according to the standards and procedures. The application, public hearing, and public notice requirements for interim use permits before the board of adjustment shall be the same as those for zoning amendments as provided for in section 10-3-1211 of this chapter.~~

~~(D) Denial of Permit: No application for an interim use which has been denied wholly or in part by the city council shall be resubmitted for a period of six (6) months from the date of said order of denial, except on grounds of new evidence or proof of change of conditions found to be valid by the city council.~~

~~(D) Appeal: Upon appeal of a decision by the board of adjustment, the planning coordinator shall set a public hearing, transmit the application directly to the city council and mail a notice to the board of adjustment and property owners adjacent to the subject property disregarding public rights of way. The city council shall within sixty (60) days of the public hearing, decide to affirm or to overturn the decision of the board of adjustment with a four-fifths (⁴/₅) vote of the city council. (Ord. 002-469, 2-19-2002)~~

PLANNING COMMISSION AGENDA MEMO

To: Planning Commission
From: Tony Wippler, Planning Manager
Department: Planning Commission
Subject: Conditional Use Permit for a Grocery Store within the B-1 Zoning District - 705 8th Street - Sultan Haque
Meeting: Planning Commission - Sep 12 2023

INTRODUCTION:

Sultan Haque has applied for a conditional use permit [CUP] to allow the establishment of a grocery store at 705 8th Street. The subject property is owned by Sajid Haque of Triton Properties, LLC.

DISCUSSION:

Background

Mr. Haque is proposing to establish the Farmington Food & Spice House at 705 8th Street.

Per the attached business plan, Farmington Food & Spice House would be a standard grocery store that intends to offer superior and high-quality food products. It would be an Indian grocery store with a product inventory that will include: meat, frozen fish, dairy product, halal slaughtered animals, fresh produce, dry food (sweets, snacks, bakery foods), canned food, spices, packed tea, coffee, beverages, ethnic personal care and beauty product. The proposed use will also include a delicatessen that will allow customers to buy ready-to-eat items such as cold cut meat, sliced cheese, sandwiches, gyros, grill items, salad and fries.

Review

Zoning

The subject property, 705 8th Street, is zoned B-1 (Highway Business) where grocery stores are a conditional use. The property is guided for commercial in the 2040 Comprehensive Plan.

Existing

The subject property is 1.34 acres in size and is located at the northeast intersection of Larch Street and 8th Street. The site is the former location of Oasis Market and currently contains a one story, 5,059 square foot office/retail building. The underground gas tanks of the former gas station were removed from the site in 2013. The grocery store is proposed to occupy the south half of the existing building (currently Overstock Outlet) The northern half of the building contains JG Legend Ink tattoo shop. The proposal does not include any building expansion. A car detailing business is being ran out of the former carwash building located towards the southeast corner of the site.

Proposed - Interior

Farmington Food & Spice House would utilize the southern half of the existing building by renovating the interior to their needs. As shown on the attached floor plan the space is proposed to be arranged in an open floor concept with shelving in the center of the space, deli in the northwest corner, coolers and freezers along the eastern and southern walls and the checkout counter along the western wall of the space.

Proposed - Exterior

As shown on the attached site plan, the trash container is to be located near the northeast corner of the site. If the CUP is approved, a condition of approval should be that the applicant provide staff with a screening plan for the trash container. The container should be screened on three sides and the screening can consist of either six-foot-high privacy fencing or masonry walls.

Parking

The grocery store will utilize the existing bituminous area on the site for parking. The attached site plan shows 23 off-street parking stalls located along the western and southern side of the building along with stalls along the boulevard of Larch Street. Per code, retail facilities (including grocery stores) requires at least 1 off street parking space for each 200 square feet of floor area up to a total floor area of 10,000 square feet. The required parking on site is 25 stalls. It appears there is adequate space on site to accommodate two additional stalls. If the CUP is approved, it should be conditioned upon the applicant revising the site plan showing a minimum of 25 off-street parking stalls. It should also be conditioned that the bituminous area must be striped in accordance to the revised site plan.

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

Approve the requested conditional use permit for the establishment of a grocery store at 705 8th Street contingent on the following:

1. All necessary building permits are obtained.
2. A sign permit shall be obtained for any exterior signage.
3. A revised site plan shall be submitted to Planning staff showing the location of two additional stalls on site. A minimum of 25 off-street parking stalls must be provided on site.
4. The parking lot shall be striped in accordance with the revised site plan to be submitted to and approved by Planning staff.
5. A screening plan for the trash container must be submitted to and approved by Planning staff.

ATTACHMENTS:

[Haque application](#)

[Haque Business Plan](#)

[Haque site plan and floor plan](#)

AUG 03 2023



430 Third St., Farmington, MN 55024
651-280-6800
FarmingtonMN.gov

CONDITIONAL USE PERMIT APPLICATION

Applicant: SULTAN HAQUE Telephone: 6514342915 Fax: _____

Address: 20155 AKIN ROAD FARMINGTON MN 55024
Street City State Zip Code

Owner: Sajid Haque Telephone: 6128456912 Fax: _____

Address: 3900 25th Ave South Minneapolis MN 55406
Street City State Zip Code

Premises Involved: 705 8th street, Farmington MN - 55024
Address/Legal Description (lot, block, plat name, section, township, range)

Current Zoning District B1 Current Land Use retail / Business

Specific Nature of Request: Farmington Food & spices.

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**)

Sajid Haque
Signature of Owner

Sultan Haque 08-03-23
Signature of Applicant Date

Request Submitted to Planning staff on _____ For office use only
Public Hearing Set for: _____ Advertised in Local Newspaper: _____

Planning Commission Action: Approved Denied Fee Paid _____
City Council Action (if necessary): Approved Denied \$250 - City of Farmington

Comments:

Conditions Set:

Planning division: 9/10/2019 Date: _____

DRAFTED BY:
City of Farmington
430 Third Street
Farmington, MN 55024

Farmington Food & Spice House

The Dear City of Farmington,

We are excited to introduce our proposal for a new, innovative grocery store concept that will provide the community with affordable access to high-quality, locally sourced products. Our Farmington Food & Spice House team is passionate about healthy eating and sustainable living, and our store can make a meaningful impact on the local community.

Our store will offer a wide range of foreign and locally sourced products, including fresh produce, meats, dairy, and specialty items such as spices and seasonings. We are committed to sourcing our products from trusted suppliers who share our values of quality, sustainability, and ethical practices.

We seek zoning approval for our proposed location at 705 8th St, Farmington, MN 55024. This location is ideal for our store, as it is easily accessible to the local community and has ample parking for customers. We have attached a detailed proposal for your review, which includes information on our business plan, market analysis, and community impact.

We are committed to working with the community to ensure our store is a positive addition to the neighborhood. We will prioritize initiatives such as composting and recycling programs to minimize waste and work with local organizations to support community events and initiatives.

I appreciate your consideration of our proposal. With your support, we are confident that we can bring our vision to life and positively impact the community. We would be happy to discuss any questions or concerns you may have.

Sincerely,
Sultan Haque



Farmington Food & Spice House

Business Plan

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NON-DISCLOSURE AGREEMENT

The undersigned reader hereby acknowledges that the business plan provided by Sultan Haque contains confidential information and trade secrets of **Farmington Food & Spice House** ("the Company"). The undersigned reader agrees to keep all information contained within the business plan confidential and to use such information solely for the purpose of evaluating a potential business relationship with the Company.

The undersigned reader further agrees not to disclose any portion of the business plan to any third party without the prior written consent of the Company. The undersigned reader acknowledges that the unauthorized disclosure or use of any confidential information contained within the business plan may cause irreparable harm to the Company, and the undersigned reader agrees to indemnify and hold the Company harmless from any such harm.

The undersigned reader also acknowledges that all information contained within the business plan is confidential and proprietary, except for information that is already in the public domain or has been lawfully acquired by the undersigned reader from a source other than the Company.

Upon request, the undersigned reader agrees to promptly return the business plan and any copies thereof to Sultan Haque. The obligations contained in this agreement shall survive the termination of any discussions or negotiations between the undersigned reader and the Company.

Signature

Sultan Haque

Name (typed or printed)

16th November 2021

STATEMENT OF PURPOSE

This business plan is written to describe and analyze the business activities of Farmington Food & Spice House under the management of Sultan Haque to secure an SBA loan of \$600,000 with a 3.99 APR to finance the business's startup requirement and describe strategies to propel our growth.

We will put an adequate marketing strategy in place to ensure that a large population of our target market is informed about the availability of our excellent collection of unique food products. We are poised to be successful and project adequate revenue for our profitability and the sustainability of the business.

This business plan also highlights our operational plan, vision and mission statements, business objectives, products, and services, among other contents of the business plan.

EXECUTIVE SUMMARY

Farmington Food & Spice House is a standard grocery store that intends to offer superior and high-quality food products in our luxurious facility (to be acquired). The Company is located in Farmington, a city in Dakota County, in the state of Minnesota. We are known as Indian grocery store which will integrate the American intended to serve greater community in twin-cities. Our product inventory will include meat, frozen fish, Dairy product, halal slaughtered animals which we will provide the cut based on the customer's choice, Fresh Produce, Dry Food (Sweet, Snacks, Bakery Goods), Canned food, Spices, Packed Tea, Coffee, Beverages (Refrigerated Juice, Syrup, Hot Tea/Coffee from Deli), ethnic personal care and beauty product. Delicatessen will also be provided in the store to allow people to buy ready-to-eat items such as Cold cut meat, sliced cheese, Sandwiches, Gyros, Grill Items, salad, and Fries. We will source our products from various manufacturers and accredited distributors across countries and sell them in our grocery store.

The retail food market is rapidly increasing due to rising disposable income, continuous technology improvements, and the demand for fresh and quality food products. Farmington Food & Spice House has come to join this booming market by providing a state-of-the-art facility where various types of food products can be purchased conveniently, efficiently, and at excellent rates. Our grocery store intends to serve the populace of Farmington with a particular focus on the Muslim population. We want to bring the first grocery store to Farmington.

Farmington Food & Spice House offers the ultimate consumer experience like no other grocery store, with a layout and fixtures that maximize space and highlight the products we sell. Our signage will be visually enticing and highlights the value of our food products, and focus the consumer's attention on our high-quality food products. The merchandise we carry is quality food products with a significant representation of a nationally recognized name brand. Our inventory will provide high quality and value to our customers. The food product mix will be specifically designed, taking into account the demographic traits of Farmington to ensure we are the place to get all their food needs. Our focus will be engaging the customer so that we both delight and provide quick and friendly service.

We will be a retail food store that offers more than just another average or traditional grocery store. We will not only be actively involved in the sale of top-quality food products but also.

Give our customers a positive shopping experience. At Farmington Food & Spice House, our passion and enthusiasm are food products, even though we offer more. We combine experience, accuracy, technological progress, and constant quality control following the latest standards in the retail food industry to provide innovative and high-quality food products at an excellent price and quality level.

Our high-quality food products will be offered to our customers at Farmington Food & Spice House in Farmington city. Instead of pushing a cart through the aisles, consumers can create their grocery order online and pick it up at the store or deliver it to their desired location. Customers will also have the option of ordering through our website and getting their purchase via pick-up or home delivery. This would provide convenience and time-saving benefits for shoppers. Our inventory range will include a wide range of consumer goods, durable and nondurable goods. Our extensive intending range of quality food products, first-class customer service, and the excellent price-performance ratio will make us our customer's ideal grocery store. We will receive cash payments and provide electronic payment methods to make shopping convenient for our customers.

Sultan Haque owns Farmington Food & Spice House. He has good customer service experience as he is also an owner of a motel. He has seen the need for a grocery store in the city of Farmington, as the city doesn't have any corporate chains like Walmart, or Target, to serve the community, and also with the increase of demand for halal meat because of the Muslim population, he intends to start this retail food store. We will spur strategic partnerships with reliable and professional fulfillment companies to handle our supply and our shipping.

At Farmington Food & Spice House, our team members will be highly competent and dedicated to the Company; they will be trained to go the extra mile to resolve any complaint from our customers. We'll ask \$6,00,000 as SBA loan from our local Bank. The funds from the SBA loan will be used to cover a variety of startup costs, including the purchase of equipment, inventory, marketing, and leasehold improvements. With your support, we will be able to launch the store quickly and efficiently, generating revenue and creating jobs in the process.

We will continually uphold our commitment to continually serve the interest of our customers at Farmington Food & Spice House. We will make them the focus of our operations with adequate support of all team members.

Farmington Food & Spice House will profoundly invest in effective marketing strategies to stimulate sales of our products. We have made plans for unique marketing and advertisement strategies that will provide us leverage to capture a good market share by promoting business through social media marketing, creating, and delivering flyers, reach to people in community gathering etc.

We will compete healthily in the retail food business through robust experience in the business industry and expertise, market presence, practical marketing tools, strategic partnerships, and synergies, among others.

In the next three years, Farmington Food & Spice House intends to create an icon food retail brand through laser-focused marketing

VISION AND MISSION STATEMENT

At Farmington Food & Spice House, our mission is to deliver an exceptional shopping experience by offering the best service, value, quality, and fresh products while being good stewards of our environment and giving back to the communities we serve. We aim to capture market share and create more significant than average profits.

Farmington Food & Spice House focuses on creating an environment that is warm, friendly, and clean. We are committed to our employees by treating them with respect, fairness, and integrity and exposing them to an atmosphere that fosters teamwork and professional development. We will be committed to satisfying customers by providing a broad selection of high-quality and competitively priced food products as well as exceptional customer service.

Farmington Food & Spice House is proud to announce its upcoming debut as the premier grocery store in Farmington, Minnesota. Over the next two to three years, our goal is to launch our operations, expand our physical footprint, grow our loyal customer base, enhance our reputation as a trusted provider of high-quality products and services, and generate substantial revenue. We are excited to embark on this new venture and are committed to delivering exceptional value to our customers and stakeholders alike.

BUSINESS OBJECTIVES

- To make quality food products available to the target market
- To train all the employees up to standards and make them aware of customer relationship management.
- Continually evaluate and react to performance issues while proactively hiring,

developing, and retaining the store's team promptly.

- Analyze and measure business trends; develop and implement plans to maximize sales and meet or exceed goals and objectives.
- To keep the environment clean and tidy, so customers don't get messy views.
- Provide high-quality basics at value for affordable prices.
- To purchase a building
- To raise \$600,000 in capital funding

KEYS TO SUCCESS

- Great location with high visibility. A high-traffic place with convenient access.
- Selling products that people need every day for survival.
- The best products and rates – We will use the latest technology and most modern trends in the convenience store line of business.
- The friendly team of professionals with training in customer relations enables them to act cheerfully, professionally, and articulately around clients.
- The owner's good reputation.
- Word-of-mouth, advertising, promotions – one customer can spread the word about our store to friends and family.
- Complying with all relevant regulations of the United States Regulatory Board.
- Welcoming and comfortable business environment and atmospherics, with custom props.
- Maintaining a robust online presence with +5 reviews and ratings.
- We are executing sales and marketing plans which will build customer awareness, customer discovery, and customer loyalty.

OUR CORE VALUES

The following are the values that will guide our operations as a company and give us direction in the conduct of our business:

- **Convenience**

Our facility at Farmington will offer many conveniences to the users of our supermarket. We will simplify the art of shopping. We want our supermarket to be convenient to buy food products from, as well as easy to enter and exit. This is why we will purchase a building with an environment that is luxurious and healthy.

- **Entrepreneurialism**

Our approach fosters the highest professionalism, personal ownership, and entrepreneurial spirit in all our people while never compromising on their money and health. This is important to our success and the superior returns we aim to achieve for all our stakeholders.

- **Inspiration**

Life should be fun. For our customers, that means affording them a good shopping experience and comfort. For employees, it means building a great place to work. Showing community with extra love and care.

- **Respect, Integrity, and Inclusion**

We do not just want to win; we want to win the right way. We will celebrate differences and the ways they can change how we work and lead to bigger wins. We will invite diverse perspectives, ensuring we take on challenges honestly, openly, and respectfully.

- **Consumers**

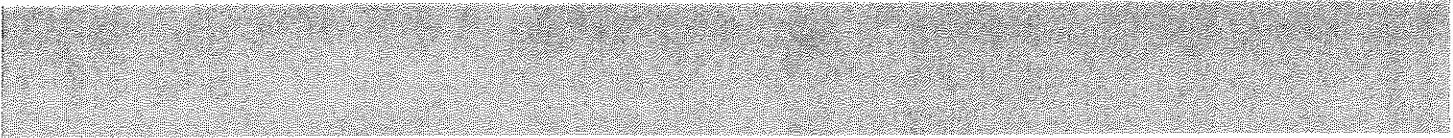
Farmington Food & Spice House are consumer focused business. We are committed of focusing consumer feedback. Everything we do should begin and end with our consumers. When consumers view us as a daily habit, it will mean we solve fundamental challenges and deliver fantastic value. We are willing to be diligent and provide a comprehensive range of food products for long-term consumer happiness.

- **Reliability**

Farmington Food & Spice House will take its promises very seriously. The Company will deliver on its promises. This will influence all parts of the business.

- **Simplicity**

We aim to achieve our key deliverables efficiently as a path to industry-leading returns while maintaining a clear focus on excellence, quality, sustainability, and continuous improvement in everything we do.

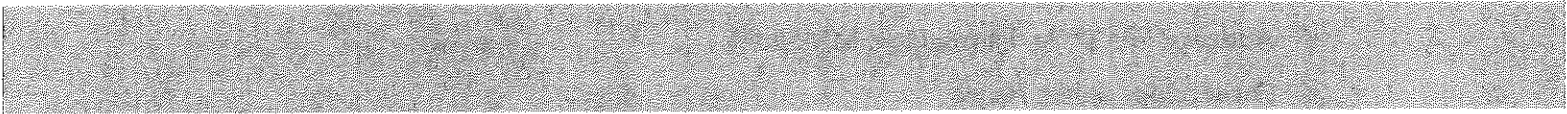


- **Openness**

We value open relationships and communication based on integrity, cooperation, transparency, mutual benefit, with our people, customers, suppliers, governments, and society in general.

BUSINESS MODEL CANVAS

Key Partners	Key Activities	Value Proposition	Customer Relationship	Customer Segments
<ul style="list-style-type: none"> ▪ Banks 	<ul style="list-style-type: none"> ▪ Food products sales ▪ Sourcing of food products from different suppliers ▪ E-commerce website development ▪ Products delivery ▪ Advertising and marketing ▪ 	<ul style="list-style-type: none"> ▪ Quality food products sales ▪ The convenient and positive shopping experience ▪ Timely delivery of processed orders ▪ Affordable and less costly goods when compared with the market value ▪ Money-back guarantee on defective food products ▪ Good return policy 	<ul style="list-style-type: none"> • Grocery Store at Farmington, Minnesota, United States ▪ Farmington Food & Spice House's website ▪ Social networks: Facebook, Twitter, Instagram, and so forth. 	<ul style="list-style-type: none"> ▪ The Asian and Muslim population ▪ The Farmington States populace
	<p>Key Resources</p> <ul style="list-style-type: none"> ▪ Human resources: Founder Computer/Technological resources: Computer Internet Mobile phone 		<p>Channels</p> <ul style="list-style-type: none"> ▪ Supermarket location ▪ Farmington Food & Spice House's websites ▪ Social Media 	



Cost Structure	Revenue Streams	
<ul style="list-style-type: none">▪ Computers (Low budget)▪ Marketing (mid-level budget)▪ General and Administrative (High Budget)▪ Research and Development (High Budget)	<ul style="list-style-type: none">▪ Sales of food products in our supermarket▪ Money realized from the delivery of goods	

COMPANY SUMMARY

COMPANY INFORMATION

- ✓ **Company Name:** Farmington Food & Spice House
- ✓ **Address:** 705 8th St, Farmington, MN 55024
- ✓ **Ownership:** Sultan Haque
- ✓ **Website:** ***
- ✓ **E-mail:** haquesultan88@yahoo.com
- ✓ **Telephone No:** 651-434-2915
- ✓ **Legal Status:** Inc.

COMPANY CONCEPTUALIZATION

Farmington Food & Spice House was established because Farmington city does not currently have any grocery stores. Farmington and neighboring cities is a growing population of different ethnicity and background. Serving such a big community, we researched the demand for grocery stores for local and neighboring residents within a convenient distance. We are established to fill this.

We are in business to make a profit. Thus, we will sell quality and healthy food products to people who come to patronize us. We will give them value in exchange for their money. We will employ effective marketing and operational strategies to ensure that Farmington Food & Spice House becomes a household brand in the United States.

COMPANY LOCATION

Farmington Food & Spice House will be located in Farmington, Minnesota, United States of America. This location will be a luxurious building that will be used for retailing our food products. We will also operate an online store where customers can order from and get their goods delivered to them.

DEMOGRAPHICS OF FARMINGTON CITY, MINNESOTA

In 2019, Farmington, MN had a population of 22.9k people with a median age of 33.7 and a

median household income of \$95,331. Between 2018 and 2019, the population of Farmington, MN grew from 22,714 to 22,869, a 0.682% increase, and its median household income grew from \$92,699 to \$95,331, a 2.84% increase.

The five largest ethnic groups in Farmington, MN are White (Non-Hispanic) (88%), Two+ (Non-Hispanic) (3.38%), White (Hispanic) (2.86%), Asian (Non-Hispanic) (1.64%), and Black or African American (Non-Hispanic) (1.6%). 0% of the households in Farmington, MN speak a non-English language at home as their primary language. 99.2% of the residents in Farmington, MN are US citizens.

In 2019, the median property value in Farmington, MN was \$254,200, and the homeownership rate was 86.3%. The average car ownership in Farmington, MN was two cars per household. Most people in Farmington, MN drove alone to work, and the average commute time was 27.5 minutes.

COMPANY RESOURCES

The following are the resources that services will utilize
be Farmington Food & Spice House

- Website
- Company Store (Building)
- Human Resources
 - Owner
 - Manager
 - Customer Service

MANAGEMENT SUMMARY

Sultan Haque owns the business of Farmington Food & Spice House. He will be in operation with Raihana Khanam as the store manager. They both experience customer service as owners of a motel. Sultan Haque will make executive and administrative decisions regarding the Company's operations and functionality. He is very

Creative, forward-thinking, robust, hands-on team leader, highly efficient, and results-oriented with exceptional management and organizational skills. He is an expert in executing team-driven process improvements to increase revenue growth, operational efficiency, and excellent stewardship of revenue. He also has a strong customer service orientation to work effectively with employees, leadership, volunteers, and investors. He also has outstanding interpersonal skills and a proven ability to drive profitability, manage and nurture talent, deliver sales growth, form strategic partnerships, and successfully implement challenging projects.

Sultan and Raihana's joint responsibility is to oversee and decide what goes on in the business, which aligns with the stated goals and objectives. They will devise all means and strategies in operation, putting their entrepreneurship skills and experience into the business world to help Farmington Food & Spice House achieve its best standard and become the people's first choice.

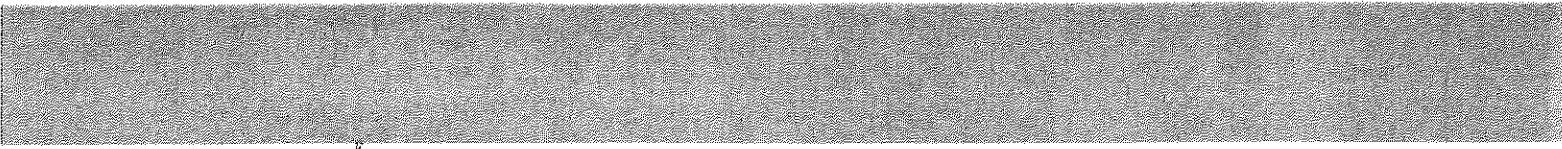
Organizational structure

In our beginning days of operation, Farmington Food & Spice House will operate on a lean model as there will only be Sultan Haque, Raihana Khanam, and a few full-time and part-time Customer service staff. We estimated for the working for the Farmington Food & Spice House is total 160 hours. Sultan Haque and Raihana Khanam will be paid monthly salary. Rest of the staff will be paid by hourly according to the State guideline and market rate.

BUSINESS RISKS AND MITIGATION PROCESSES

As expected, Farmington Food & Spice House is not exempted from the generic risks faced by all other businesses in the retail food industry in the United States. With the emergence of our Company, possible risks will lie in areas having to do with acceptability as a viable substitute for other, more established supermarkets and grocery stores. However, as the scenario warrants, strategic steps will be taken to understand these likely challenges and prepare to efficiently prevent or deal with them.

Another challenge that we may encounter is securing sufficient funds to support the growth of our business. In addition, we recognize the importance of developing an innovative marketing strategy that effectively aligns with our corporate image and reaches our target audience.



We will implement various strategies to mitigate these risks and ensure the continued success of our business.

- It invests sufficient funds in the business, sourcing the best personnel crop and adopting effective strategies to promote the Company and its overall services.
- I am minimizing overhead costs, which increases the bottom-line profit.
- We are building strategic and symbiotic partnerships with the necessary companies.
- We are providing customers with an efficient and effective feedback structure.

PRODUCTS AND SERVICES DESCRIPTION

Farmington Food & Spice House will be a grocery store selling various food products. We will source many different products from multiple industries, all of which are food products, including Meat/Fish (Frozen/Unfrozen), Deli, Dairy Products, Fresh Produce, Grains, Spices, Baking Products, Packaged food item such as Snacks, Bakery, Dry Fruits, Canned Food (Beans, Vegetables, Fruits, Tuna Fish, Tomato Sauce, Corn). We will also sell halal slaughtered animals provided in cut according to our customers' choice.

We are poised to handle a variety of things. We will focus on innovation with quite a broad range of items at affordable prices that customers can trust and rely on occasionally. We'll offer local and imported food items that are rare in the local groceries. As a grocery store providing grocery pick-up and deliveries, we will develop a functional website and register on Doordash or Instacart. Like most grocery stores, the grocery store will operate between 6 am and 11 pm. Shoppers who want to make contactless payments can easily create a purchase using Apple pay and or Google Pay.

We will be licensed and registered to operate in and around Farmington City. With our intention to acquire more funds, we hope to expand our scope of operations. Our services include:

- Welcoming each of our customers
- We prioritize our customer's needs and give them the best customer experience.
- We are sourcing items locally and internationally to meet the choices of our customers.
- Etc.

METHODS OF PAYMENT

Our payment policy will be inclusive because we know that different people prefer different payment options as it suits them simultaneously.

Therefore, the following are the payment options that will be available to our customers;

- Cash Payment
- Payment via bank transfer

- Credit Card Payment
- Apple pay and Google Pay.
- Point of Sales

Given the above, we have chosen banking and online bill payment platforms to enable our customers to pay us quickly.

We will have a team of people who source products for use in wholesale companies with food products for sale that we can purchase in bulk. We sell all our food products in the US and via the website we intend to build.

Pricing Structure:

Farmington Food & Spice House Pricing structure defines and organizes price products and services. Product price will be written on the product/shelf and found on the websites. Also, meat corner product prices will be noted on the board.

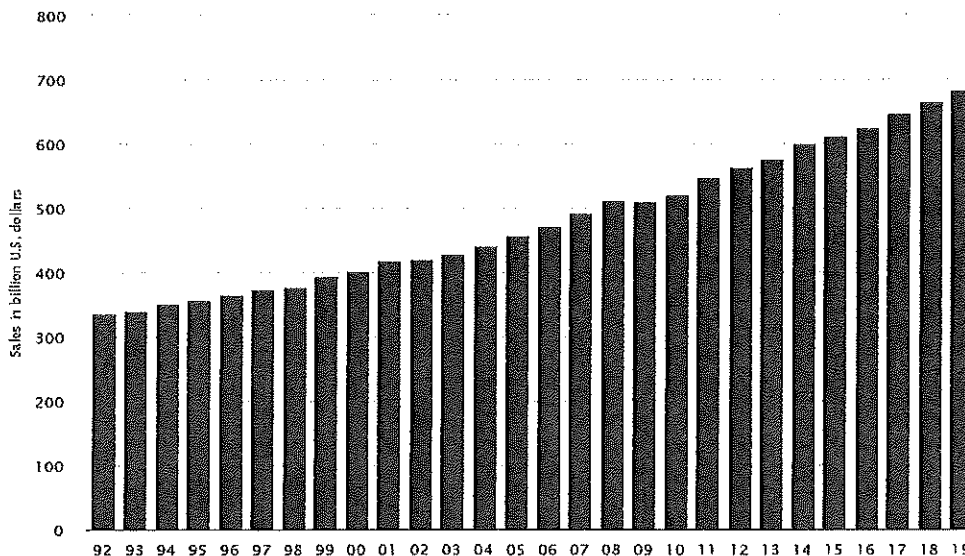
- Premium Pricing
 - We are categorizing premium pricing for rare grocery items and seasonal items unavailable in the typical grocery store.
- Economy Pricing
 - We offer sale prices during certain Holidays, seasonal and promotional sales.
- Bundle Pricing
 - We'll be offering sale prices on bulk purchase

MARKET ANALYSIS

According to Grand View Research, global food and grocery retail is estimated at a value of \$11.7 trillion in 2019 and has been projected to grow at a CAGR of 5.0% from 2020 to 2027. The market is propelled by increasing disposable income, the middle-class population, and raising brand awareness.¹ The emergence of e-commerce also immensely contributes to the rapid growth of the food and grocery retail market. The rise in mobile phone usage has fostered the global retail e-commerce industry growth in recent years. It has revolutionized the overall online shopping market growth.

The US food and grocery retail market

In 2019, the total sales from the United States grocery retail were \$682.86 billion. This is almost twice the market revenue in 1992.



Source: <https://www.statista.com/statistics/197621/annual-grocery-store-sales-in-the-us-since-1992/#:~:text=The%20total%20sales%20generated%20by,to%20682.86%20billion%20U.S.%20dollars.>

On <https://www.grandviewresearch.com/industry-analysis/food-grocery-retail-market#:~:text=The%20global%20food%20and%20grocery,5.0%25%20from%202020%20to%202027.>

The retail food industry comprises foods sold at food retailers such as grocery stores, mass merchandisers, drug stores, convenience stores, and food service facilities. Total retail and food service sales in the United States amounted to about 5.75 trillion US dollars in 2017.² The American retail landscape is characterized by leading food retailers such as Walmart, Kroger, and Costco.³ Walmart (excluding Walmart International and Sam's Club) generated net sales⁴ amounting to 318.48 billion US dollars in 2018 and operated 4,761 stores nationwide.⁵ Shoppers in the United States made about 1.6 trips to grocery stores per week in 2018.⁶ Surveys have shown that US consumers tend to spend the most on groceries at warehouse clubs such as Costco, with an average of about 89 dollars per shopping trip. Even though online grocery shopping has existed for years, most consumers still prefer to buy groceries in stores.⁷

Market Need

The retail food market is expected to witness continuous growth owing to the rising population of millennials, the booming food products market, and increasing demand for healthy and quality food products, among many others.⁸

The halal industry in Minnesota has been growing in recent years, with an increasing number of businesses offering halal products and services to meet the needs of the state's Muslim population. Several halal-certified restaurants, food trucks, and grocery stores are currently operating throughout the state, particularly in the Twin Cities area.

In addition to food-related businesses, there are halal-certified banks, financial services, and healthcare providers in MN. The state is also home to several halal-certified meat processors supplying halal meat to local and regional markets.

The growing demand for halal products and services in MN has led to the establishment of several halal certification agencies in the state. These agencies certify halal products and services to comply with Islamic dietary laws and ethical standards.

Overall, the halal industry in MN is expected to grow in the coming years, as the state's Muslim population continues to increase and more consumers become interested in halal products and services.

We will fulfill these demands by providing a grocery store that retails Halal meat. Farmington Food & Spice House will offer high-quality food products in our cutting-edge, customer-centric supermarket. We will focus on providing our target market with food products as we satisfy their needs, especially in the South side of the Metro area.

-
1. <https://www.statista.com/statistics/197569/annual-retail-and-food-services-sales-in-the-us-since-1992/>
 2. <https://www.statista.com/statistics/240473/food-retail-revenues-of-the-leading-food-retailers-of-north-america/>
 3. <https://www.statista.com/statistics/269403/net-sales-of-walmart-worldwide-by-division/>
 4. <https://www.statista.com/statistics/269405/number-of-stores-of-walmart-worldwide-since-2006-by-division/>
 5. <https://www.statista.com/statistics/251728/weekly-number-of-us-grocery-shopping-trips-per-household/>
 6. <https://www.statista.com/statistics/292933/us-shoppers--primary-food-shopping-locations-by-type/>
 7. <https://www.globenewswire.com/news-release/2020/02/17/1985657/0/en/United-States-Online-Grocery-Market-2020-2024-Rising-Demand-for-Grocery-Apps-Expansion-of-Business-Models.html>
 8. <https://www.alliedmarketresearch.com/online-grocery-market>

MARKET SEGMENTATION⁹

The market is segmented as follows:

✓ **Based on Category**

- Beverages and Dairy Products
- Fresh Produce
- Bakery, Breakfast, and Cereal
- Meat and Poultry Products

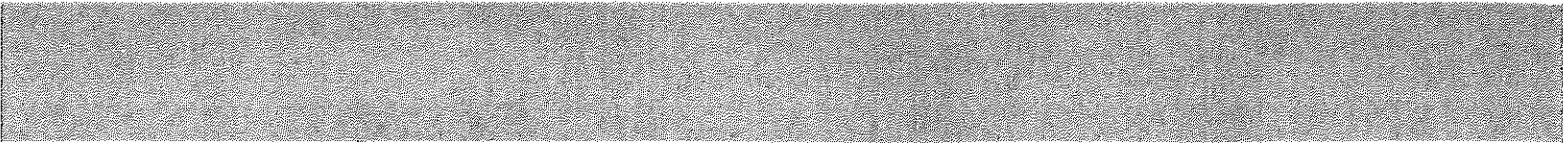
As shown in the segmentations of what is sold in grocery stores, Farmington Food & Spice House will retail all the products that are found in the segmentation of the products categories of a grocery store to operate at a standard level and ensure shoppers always trust that they can find products that they need in our grocery store.

✓ **Based on Shoppers**

- Generation X
- Generation Z
- Baby Boomers
- Millennials (Gen Y)
- Silent Generation

Farmington Food & Spice targets and will benefit everyone in Farmington and surrounding areas. These show the segmentations of shoppers who shop in grocery stores; we are established to serve all markets. However, a specific target is placed on the South Asian, African, and Somali populations because of our Halal meat.

Grocery store food service shoppers are most commonly Generation Y or Generation X members, with 36 and 35 percent, respectively. Boomers make up under a quarter of all such shoppers. Convenience stores see younger shoppers, with virtually no members of the Silent Generation using such stores. Online shopping was the domain of the younger generations, and 45 percent of Millennials have used online-only grocery retailers, while 18 percent of Boomers were attracted



By these online-only stores. In June 2020, online grocery services became widespread and were used by two-thirds of the members of Generation Z.

TARGET MARKET

In generating a high, consistent, and predictable level of the sales result, our target market for the high-quality products in our store will be people (men and women). We put a specific target on the Muslim population of Farmington and its surroundings, especially South Asians and African community Somalian populations.

Demography Analysis of South Asian and African, and Somali Population in Dakota

In Dakota county in 2009, the African/Black population and Asian population were 15873, and Asian Population was 18066. In 2019, the African/Black population was 31116, and the Asian population was 22343, which shows that diversity has increased significantly over the past ten years.

PESTEL ANALYSIS

Political analysis

- The United States is politically stable.
- Tax rates are not outrageous at 6.875%, as Minnesota

Economic analysis

- The GDP growth is projected to come down to 2.0% in 2020, 1.9% in 2021, and 1.8% in 2022.¹⁰
- There is an excellent economic and financial environment for the food retail sector
- The inflation rate is minimal at 1.90%.¹¹
- The bank lending rate remains at 4.75% per annum.¹²
- The labor cost is expected to be around 115.97 points this year.¹³
- EIA forecasts retail electricity price at an average of 13 Cents/kWh.¹⁴
- The unemployment rate is currently pegged at 3.5%.¹⁵

Social analysis

- High mobile penetration at 260,237,000 smartphone users representing 79.1% smartphone penetration.¹⁶
- Increasing disposable income
- Increasing adoption of internet shopping because of the outbreak the coronavirus pandemic
- Affordable rates of internet packs

¹⁰ <https://www.thebalance.com/us-economic-outlook-3305669>

¹¹ <https://tradingeconomics.com/united-states/inflation-cpi>

¹² <https://www.ceicdata.com/en/indicator/united-states/bank-lending-rate>

¹³ <https://tradingeconomics.com/united-states/labour-costs>

¹⁴ <https://www.eia.gov/outlooks/steo/report/electricity.php>

¹⁵ <https://tradingeconomics.com/united-states/unemployment-rate>

¹⁶ <https://newzoo.com/insights/rankings/top-countries-by-smartphone-penetration-and-users/>

Technological Analysis

- Growing technological deployment
- Internet shopping is on the rise globally
- Introduction of the latest retail technologies

Environmental Analysis

- There is a growing concern about the sound management of the environment to attain sustainable development, poverty reduction, and excellent health of the population and the environment.
- There is premium environmental security in the country with the use of technologies.
- The need to reduce carbon footprint by shifting to a renewable energy source rather than coal, nuclear, and gas to generate power.

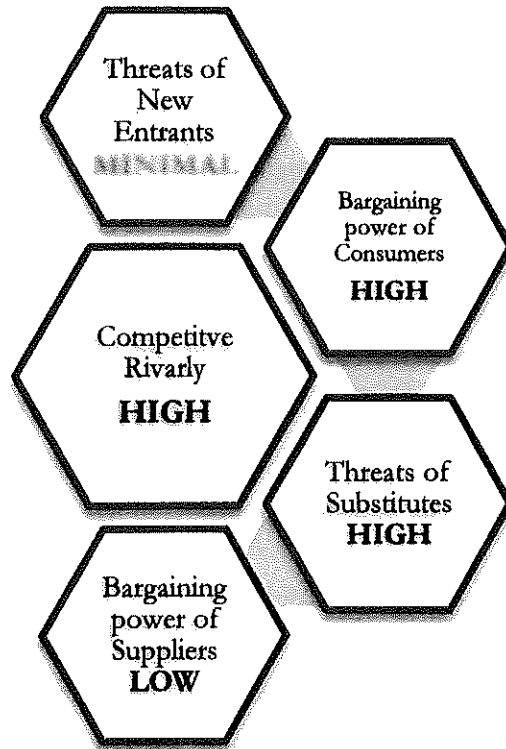
Legal Analysis¹⁷

- Differing states and country tax expectations and standards.
- Patents, trademarks, and copyrights infringements
- Privacy intrusion and data breach¹⁸
- Shipping Restrictions
- Necessary PCI compliance

¹⁷ <https://www.bigcommerce.com/blog/online-business-laws/>

¹⁸ <https://www.eurologo.org/common-legal-issues-faced-by-e-commerce-businesses/>

PORTER'S FIVE FORCES OF PROFITABILITY



Threats of New Entrants

The threats of new entrants are considered **MEDIUM**, as the industry requires professionalism and experience in delivering best practices. It also requires low capital investment when starting on a standard scale. We will differentiate the business with our strategic location, quality architectural and modern facilities for the relative target market, quality of service and food products, and motivated staff. We will stay informed in the market to maximize the opportunities and changing trends.

Bargaining power of Buyers

Farmington Food & Spice House will penetrate the market and expand to other service areas through competitive prices, high-quality food products, less costly delivery, and exceptional customer service. The bargaining power of consumers in the industry is considered **HIGH**. Customers get high expectations and the right to make more demands concerning the information provided to them regarding the quality and price of products.

Threat of Substitutes

The threat of substitutes in the industry is considered **HIGH**. Competing standard food products retailers and online retailers also offer the same products as ours. Therefore, we will focus on differentiating our service from competitors by selling high-quality products and providing a better overall customer experience in a grocery store while leveraging the convenience and luxury our facility offers.

Bargaining power of suppliers

Although the suppliers are one of the forces that shape the competitive landscape of the food and grocery retail industry, they may threaten to raise prices or reduce the quality of goods. However, they have limited power over the business as the Company has higher switching costs. Hence, the bargaining power of suppliers in the industry is considered **MEDIUM**.

Competitive Rivalry

The industry's rivalry level is **HIGH** because of the large number of players, which has also led to higher competition. Increased competition has given buyers the upper hand over sellers, with transparency in product pricing and a more comprehensive range of products being easily accessible at the best prices.

SWOT ANALYSIS

The SWOT analysis stands for the Strength of the Company, its Weakness that needs to be worked on; Opportunities opened to the Company as it starts operation, and the threat against its existence.

❖ Strengths

- Diverse consumer product options: The grocery store will have different types of products sold in the store ranging from Dairy products, Meat, frozen fish, Fresh Produce, etc., from which consumers can choose from.
- Cost advantages: We will ensure we cut our costs in every way we can by reducing the amount spent on marketing and the number of employees employed to offer our products at lower prices.
- Experienced management team: Sultan M Haque and Raihana Khanam are experienced in customer service as they are owners of a motel. They will drive the grocery store to an enviable height with excellent customer service.
- Customer loyalty: Our excellent customer service will help increase customer loyalty in our store because they are assured we will always serve them.

❖ Weaknesses

- Lack of finance: The fund to finance and kick start our business operation is 700,000, which is not readily available as the owner can only invest \$100,000 in personal funds.
- Cost structure: Opening a standard grocery store requires many funds. As stated above, the owner cannot carry all these expenses without additional funds.
- Lack of scale compared to our peers who have already gained ground in the industry: As a new company, we do not have the name that our competitors, such as Walmart and Target, have made. They may order their products online and have them delivered since there is none in Farmington City.

❖ Opportunities

- New products and services: We are a new company. People generally patronize new establishments to test their products and services.
- First grocery stores in Farmington
- Increase in disposable income: When disposable income increases, households have more money to spend. An increase in consumption will increase our sales and earnings.
- The online market: The internet bridges the gap between our consumers and us. Consumers can easily visit our website or use Instacart or Doordash to visit our store from the comfort of their homes.
- Latest technology: We will integrate the newest technology on our website to ensure we provide easy purchases for all consumers.

❖ Threats

- Mature markets: This is the stage where the rate of growth slows. Because there is little growth, companies in the industry end up with excess inventory and or capacity. This can often pressure profits, as companies discount prices to eliminate spare capacity.
- Economy downturn: Recessions impact many businesses due to tightening credit conditions and slower demand.
- Stiff competition: Facing intense competition from similar companies.
- Volatile costs: Fluctuations in pricing can affect our business; we may buy a product when the pricing is high and sell at a lower cost depending on the available price the product is being priced.
- Inflation: Inflation reduces purchasing power since more money is needed to purchase the same items.

COMPETITOR ANALYSIS

We have carried out our research and realized that we do not have competitors in the locality of our facility as we will be the first grocery store in our location. However, our competitors are other convenience stores and chain supply stores in surrounding cities.

Our business is modeled after competitors, but the management has concluded research. It has been able to strategize and fashion out ways to enable the Company to capture a sizeable chunk of the market in the industry.

We'll offer local and imported food items that are rare in the local groceries. Also, we will offer freshly halal slaughtered animals (such as cow, goat, lamb, and chicken) from state-certified slaughterhouses weekly. We'll provide the cut based on customer preference, such as T-bone steaks, Ground Beef, Chuck, Ribs, Short loin, Round, shank, etc. Also, we will cut and skill fish according to the customer's choice.

Everyone associated with the Company will do everything possible to ensure that all the clients get quality and healthy food products and satisfactory services so that future business and referrals are not at risk. Marketing strategies will build on this model, taking advantage of precipitating events, fostering word-of-mouth recommendations, and creating satisfaction through interacting with future and present customers.

MARKETING AND SALES STRATEGY

MARKETING STRATEGY

At Farmington Food & Spice House, our strategy will be based on capturing a high percentage of market shares by offering excellent and affordable food products and customer-friendly, high-quality service to all our customers.

Marketing Objectives

- a. To attract many American shoppers so that we gain a significant market share and establish our client base.
- b. Establish relationships with customers within the targeted market. We will make a proper approach by having these customers listed out and reached with our strategies, so they know the benefits of allowing us to serve them.
- c. Implement a local campaign with the Company's targeted market via the use of:
 - Search Engine Optimization
 - Media Advertisements.
 - Social Media Marketing.
 - Get involved with Social activities (CSR)
 - Special Promotions

Implementation

We will divide our marketing campaign into two parts,

1. Online/Web-based Marketing
2. Offline/Domestic Marketing

Our primary focus will be online/web-based marketing because we are willing to cover every region of Minnesota, United States.

Online / Web-based Marketing

The web-based marketing campaign can be divided into five different categories. The roadmap is as follows.



1. SEO

- a) On-page Optimization – before doing anything, we will optimize our blog page first. It will include titles, headings, content, and images.
- b) Guest Posting – We will publish articles on several forums, websites, and blogs. Even today, it generates results and is a better way to get an excellent contextual link

2. **E-mail Marketing** - E-mail marketing is an excellent way to communicate with potential customers. The more we make the benefits of our services known and the more e-mails are sent, the higher our chance of getting more customers on each of our websites. We will thus employ the use of the following marketing methods:

- Send e-mails to old and new customers about our latest products and improvements.
- A monthly e-mail message to hold them accountable.
- Great attitude in every e-mail sent to them.
- It would be great to keep the discussion in every e-mail friendly.
- We will send them e-mails during the holidays, wishing them well. It is good

that we write them for something other than money.

3. PPC

- a) Google AdWords – We will use Google AdWords to get our websites off the ground fast by driving targeted traffic.
- b) Facebook Ads – Facebook Ads are an excellent way to build up a mass e-mail list or fan base for the business. We will make use of Facebook ads to increase our user base.

4. Social Media

- a) Social Media Profiles – Having Twitter, Facebook, and Google+ profiles helps communicate with customers and build brand awareness. We will use this as a path to get closer to our customers.
- b) Service Reviews – This is also a strong marketing strategy. We hope to serve our customers with quality and affordability, making them introduce our supermarket to others. A good review of a satisfied customer is valuable to attract many other people.

5. Website Promotion - Farmington Food & Spice House will also offer website promotion to ensure a massive awareness of our website and its benefits. This will see many internet users turning to our apps

6. Others

- a) Video Marketing – Video marketing is also suitable, mainly done via YouTube. We use this to introduce our platform.
- b) Forums and Q and sites – Provide solutions for Q & A sites to let people know about Farmington Food & Spice House and post on media to start conversations about the benefits of our platform.

Offline Marketing

Offline marketing is the second part of our marketing campaign. It is critical in the early days to bring our service to the attention of our target market. Moving forward, client word-of-mouth

recommendations and visual tributes will accelerate the potential customer's knowledge of our products and services and contribute significantly to the ongoing growth of our customer base.

This will mainly include

- a) **Media Marketing** – We will advertise our supermarket on television, radio, and many popular programs. This is a high-cost marketing method but is needed at the early stage of the business. It will lead people to come to our supermarket to learn what we are all about.

- b) **Street Banners** – Another way to get information about Farmington Food & Spice House is to engage roadside banners, which have been researched to have high coverage of a target audience. Our banners will be placed strategically on various streets to make many more people aware of the great benefits they are missing in our supermarket.

- c) **Corporate Social Responsibility** – We will get involved with related social activities with our brand name to generate a positive picture of our supermarket towards society. This is one of the modern marketing strategies that many organizations are using. Contributing to the community will bring them back to our supermarket.

SALES STRATEGY

- We will ensure a luxurious facility that gives people a convenient and positive shopping experience.
- We will ensure our website has a user-friendly interface and is easily navigated.
- We will make ensure our website is always up and without any glitches. We are thus going to make use of a reliable hosting company.
- We will engage our customers in Loyalty Programs
- Our product costs will be at affordable prices.

FINANCIAL PLAN

The financial plan will describe the economic activities of Farmington Food & Spice House, the use of the funds required to keep up our business, along with the projected income statement and statement of financial position.

ASSUMPTIONS

- The corporate income tax rate is assumed to be 9.80%.
- The startup requirements of the business will be financed with a loan of \$600,000 alongside an owner's equity of \$100,000.

General Assumptions	Year 1	Year 2	Year 3	Year 4	Year 5
Tax Rate	9.80%	9.80%	9.80%	9.80%	9.80%
Debt	\$ 600,000.00				
Interest Rate	3.99%				
Projected Investment	\$ -				
Owner's Equity	\$ 100,000.00				
WACC	3%				

LOAN AMORTIZATION

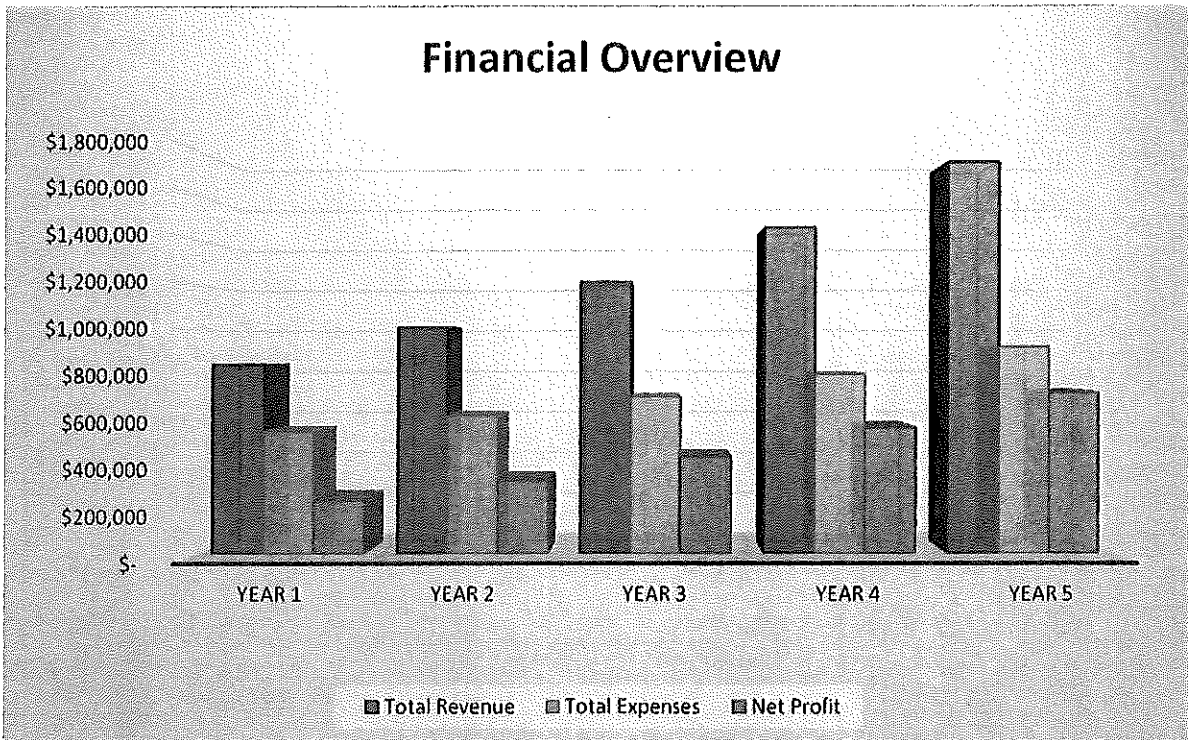
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Equity Contribution		100,000						
Loan Principal		600,000						
Loan Term		30						
Interest Rate		3.99%						
Loan Year		1	2	3	4	5	6	7
Interest Payment		(23,940)	(23,512)	(23,068)	(22,605)	(22,125)	(21,625)	(21,105)
Principal Payment		(10,716)	(11,144)	(11,588)	(12,051)	(12,531)	(13,031)	(13,551)
Total Debt Service		(34,656)	(34,656)	(34,656)	(34,656)	(34,656)	(34,656)	(34,656)
Remaining Principal	600,000	589,284	578,141	566,552	554,502	541,971	528,939	515,388

	Monthly Interest Payment		(1,995)	(1,959)	(1,922)	(1,884)	(1,844)	(1,802)	(1,759)
	Monthly Principal Payment		(893)	(929)	(966)	(1,004)	(1,044)	(1,086)	(1,129)
	Total Monthly Debt Service		(2,888)	(2,888)	(2,888)	(2,888)	(2,888)	(2,888)	(2,888)

FINANCIAL OVERVIEW

The table below presents a summary of our business operations. It shows the revenue we project to realize in the first five years, alongside our expenses and net income.

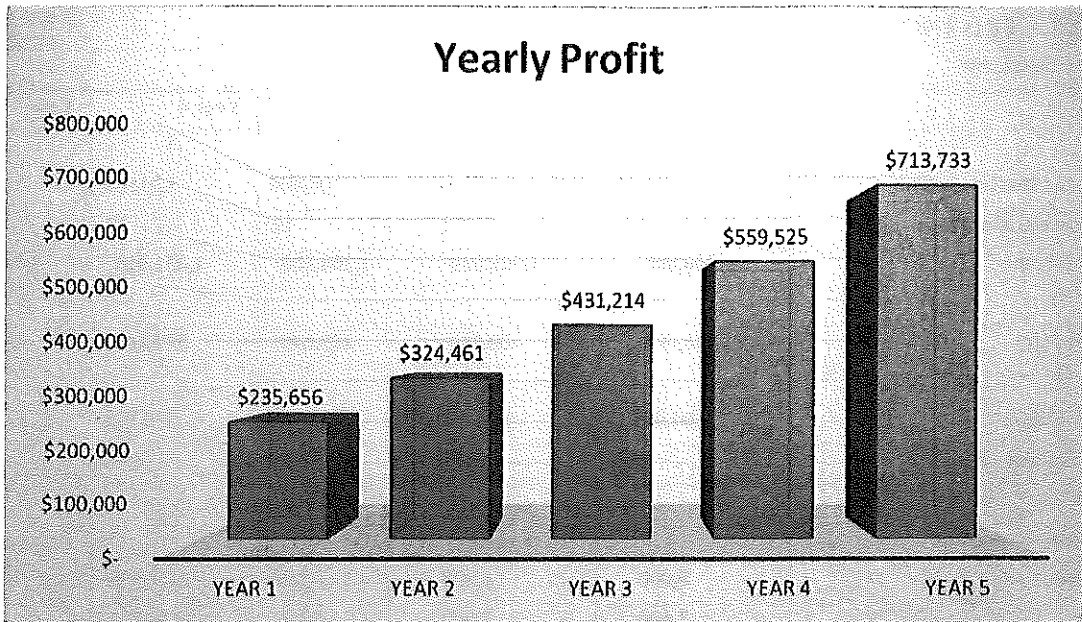
Financial Overview	Year 1	Year 2	Year 3	Year 4	Year 5
Total Revenue	\$ 840,000	\$ 1,008,000	\$ 1,209,600	\$ 1,451,520	\$ 1,741,824
Total Expenses	\$ 544,200	\$ 614,220	\$ 697,962	\$ 798,142	\$ 918,017
Net Profit	\$ 235,656	\$ 324,461	\$ 431,214	\$ 559,525	\$ 713,733



PROJECTED INCOME STATEMENT

Income Statement	Year 1	Year 2	Year 3	Year 4	Year 5
	\$	\$	\$	\$	\$
Average Monthly Income	70,000	84,000	100,800	120,960	145,152
Operational Months	12	12	12	12	12
Total Income	840,000	1,008,000	1,209,600	1,451,520	1,741,824
Cost of Sales	336,000	403,200	483,840	580,608	696,730
Gross Margin	504,000	604,800	725,760	870,912	1,045,094
Gross Margin %	60%	60%	60%	60%	60%
Operating Expenses					
Internet	6,000	6,600	7,260	7,986	8,785
Phone	3,600	3,960	4,356	4,792	5,271
Rent	60,000	60,000	60,000	60,000	60,000
Salaries	120,000	120,000	120,000	120,000	120,000
Advertisements	12,000	13,200	14,520	15,972	17,569
Website	3,600	3,960	4,356	4,792	5,271
Miscellaneous	3,000	3,300	3,630	3,993	4,392
Total Operating Expenses	208,200	211,020	214,122	217,534	221,288
EBITDA	295,800	393,780	511,638	653,378	823,807
Depreciation	8,000	8,000	8,000	8,000	8,000
EBIT	287,800	385,780	503,638	645,378	815,807
Interest Expense	23,940	23,512	23,068	22,605	22,125
Income Tax Incurred	28,204	37,806	49,357	63,247	79,949
Net Profit	\$ 235,656	\$ 324,461	\$ 431,214	\$ 559,525	\$ 713,733
Net Profit/Sales %	28%	32%	36%	39%	41%

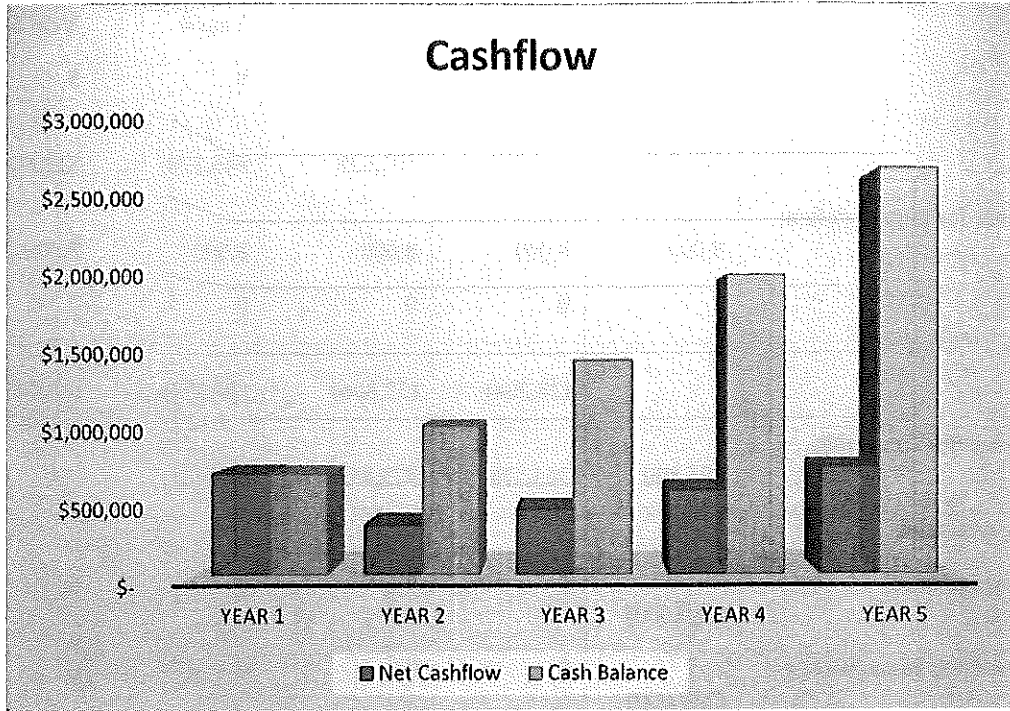
The graph below shows a brief overview of our income statement. Our net profits are shown in the first five years of operation.



PROJECTED CASH FLOW STATEMENT

PROJECTED CASH FLOW STATEMENT	Year 1	Year 2	Year 3	Year 4	Year 5
	\$	\$	\$	\$	\$
EBIT	287,800	385,780	503,638	645,378	815,807
Adjustment for non-cash item	8,000	8,000	8,000	8,000	8,000
Payables	0	0	0	0	0
Tax paid	0	(28,204)	(37,806)	(49,357)	(63,247)
Cash Flow from Operation	295,800	365,576	473,832	604,021	760,560
Investing Activities					
Capital expenditure	(280,000)	0	0	0	0
Cash Flow from Investment	(280,000)	0	0	0	0
Financing Activities					
Proceeds from Investors' Equity	100,000	0	0	0	0
Long term borrowings	600,000				
Repayment	(34,656)	(34,656)	(34,656)	(34,656)	(34,656)
Dividend paid	0	0	0	0	0
Cash Flow from Financing	665,344	(34,656)	(34,656)	(34,656)	(34,656)
Net cash generated in the year	\$ 681,144	\$ 330,920	\$ 439,176	\$ 569,365	\$ 725,904
Closing cash balance	\$ 681,144	\$ 1,012,064	\$ 1,451,239	\$ 2,020,605	\$ 2,746,508

This table presents a brief overview of our cash flow. Cash flow from operations shows how much is left to join the business after paying both direct and indirect costs.



PROJECTED STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION					
	Year 1	Year 2	Year 3	Year 4	Year 5
	\$	\$	\$	\$	\$
Non-Current Assets					
Non-Current Assets	280,000	280,000	280,000	280,000	280,000
Accumulated Depreciation	(8,000)	(16,000)	(24,000)	(32,000)	(40,000)
	272,000	264,000	256,000	248,000	240,000
Total Non-Current Asset	272,000	264,000	256,000	248,000	240,000
Current assets					
Cash and cash equivalents	681,144	1,012,064	1,451,239	2,020,605	2,746,508
Total current assets	953,144	1,276,064	1,707,239	2,268,605	2,986,508
Total assets	953,144	1,276,064	1,707,239	2,268,605	2,986,508
Current Liabilities					
Payables	0	0	0	0	0
Other payables	28,204	37,806	49,357	63,247	79,949
Total Current Liabilities	28,204	37,806	49,357	63,247	79,949
Non-Current Liabilities					
Long term borrowings	589,284	578,141	566,552	554,502	541,971
Total Liabilities	617,488	615,947	615,909	617,749	621,920
Equity					
Preference Share Capital					

	100,000	100,000	100,000	100,000	100,000
Retained Earnings	235,656	560,117	991,330	1,550,856	2,264,589
Total equity	335,656	660,117	1,091,330	1,650,856	2,364,589
Total Equity and Liabilities	953,144	1,276,064	1,707,239	2,268,605	2,986,508

The above table shows the financial position of the business. It shows our total assets, equity, and the addition of equity and liabilities.

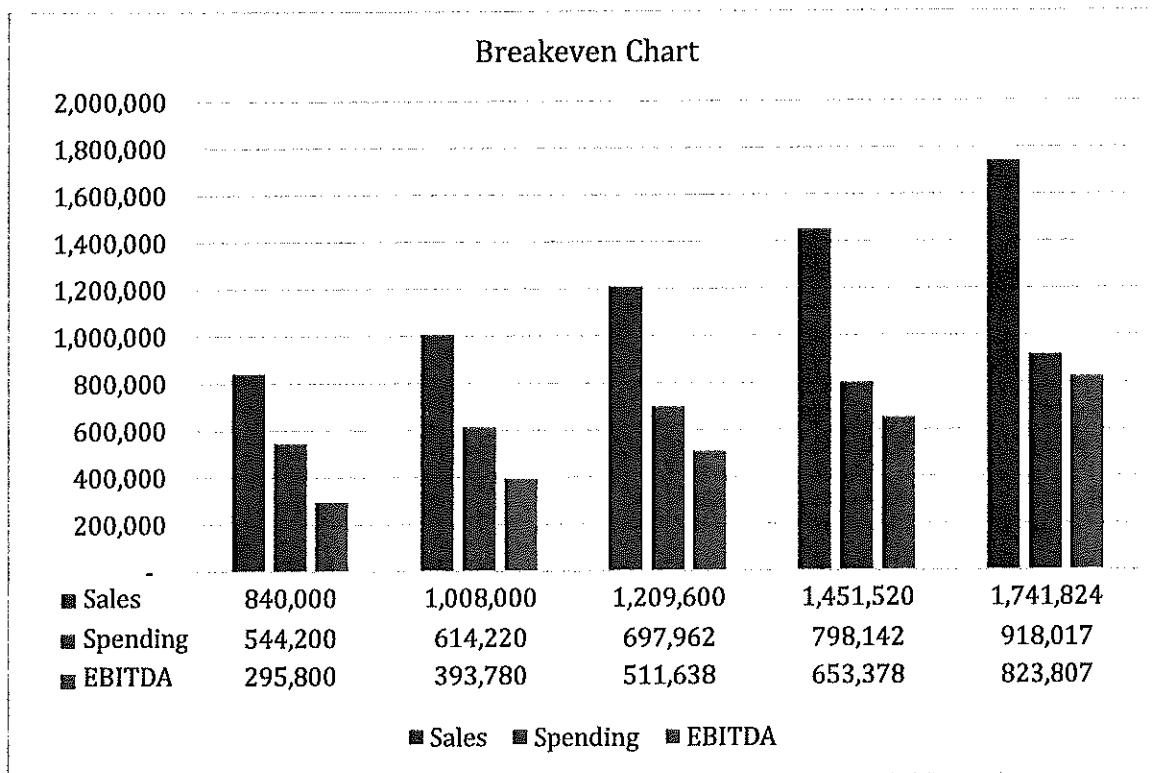
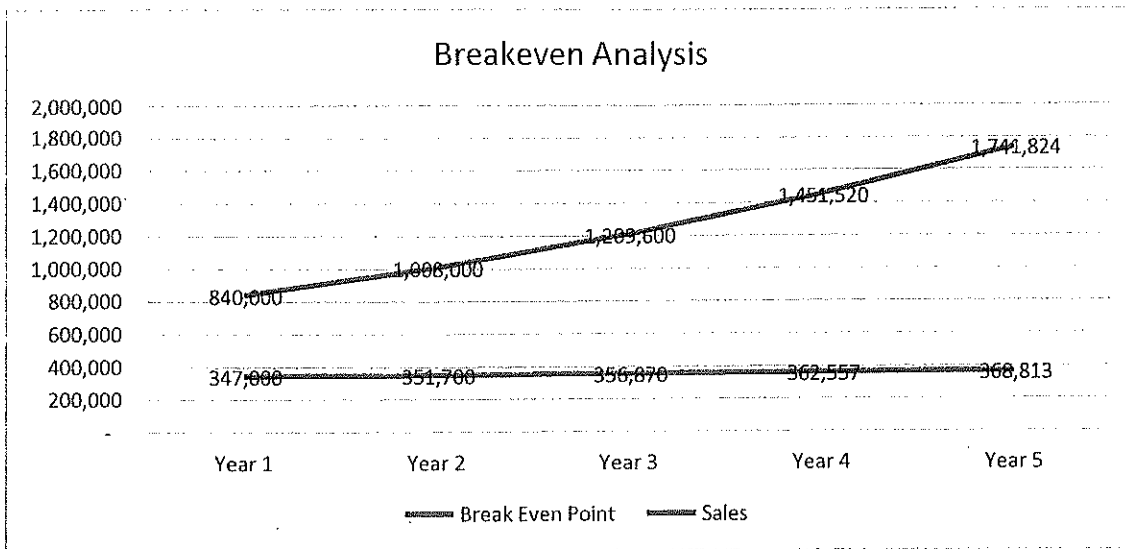
BREAKEVEN ANALYSIS

Breakeven is where the business neither makes a profit nor a loss. This means that the business can only pay up its fixed and variable expenses at breakeven without any excess. The essence of breakeven is determining the number of sales that could lead to profitability. Below is the table for breakeven.

Breakeven Analysis		Year 1	Year 2	Year 3	Year 4	Year 5
		\$	\$	\$	\$	\$
Fixed Cost		208,200	211,020	214,122	217,534	221,288
Spending		544,200	614,220	697,962	798,142	918,017
Gross Margin		504,000	604,800	725,760	870,912	1,045,094
Variable Cost		336,000	403,200	483,840	580,608	696,730
Sales		840,000	1,008,000	1,209,600	1,451,520	1,741,824
Gross Margin %		0.60	0.60	0.60	0.60	0.60
Break Even Point		347,000	351,700	356,870	362,557	368,813
Profit After Breakeven		493,000	656,300	852,730	1,088,963	1,373,011

This means that there must be more than \$347,000, \$351,700, \$356,870, \$362,557, and \$368,813 worth of sales in the first five years, respectively, before any profit can be achieved in the

Business. This means the business will break even in the first year since we have higher sales than the breakeven starting from the first year.



NET PRESENT VALUE

A positive net present value means that the projected earnings generated by an investment in the current amount exceed the anticipated costs, also in the present amount. With the NPV being positive at \$1,800,896, this is a good investment for the Company as the Company's earnings in the current dollar are more than the projected expenses in the current dollar. Below is the NPV, which is used to determine the value of the business.

Years	Net Cash Flow	PV.	Net Income	Discount Rate
Initial	(700,000)	(700,000)		3%
Year 1	681,144	660,761	235,656	
Year 2	330,920	311,410	324,461	
Year 3	439,176	400,916	431,214	
Year 4	569,365	504,210	559,525	
Year 5	725,904	623,599	713,733	
	Average	Total	Average	
	549,302	1,800,896	452,918	
NPV	\$ 1,800,896			
ARR	0.65%			
PI	1.573			
TIR/IRR	67.76%			

The Average Rate of Return shows the profitability potential for startup investment. At 0.65%, the Company is expected to earn an annual \$0.65 out of each \$1 invested.

The Profitability Index shows that this is a good business as it shows that investing in this business will increase Farmington Food & Spice House's value more significantly than 1.

The Internal Rate of Return shows an annualized earnings rate on an investment. That means that the business is an attractive and profitable investment to venture into, seeing the Company's revenues exceed the capital funding of the business by more than 67%.

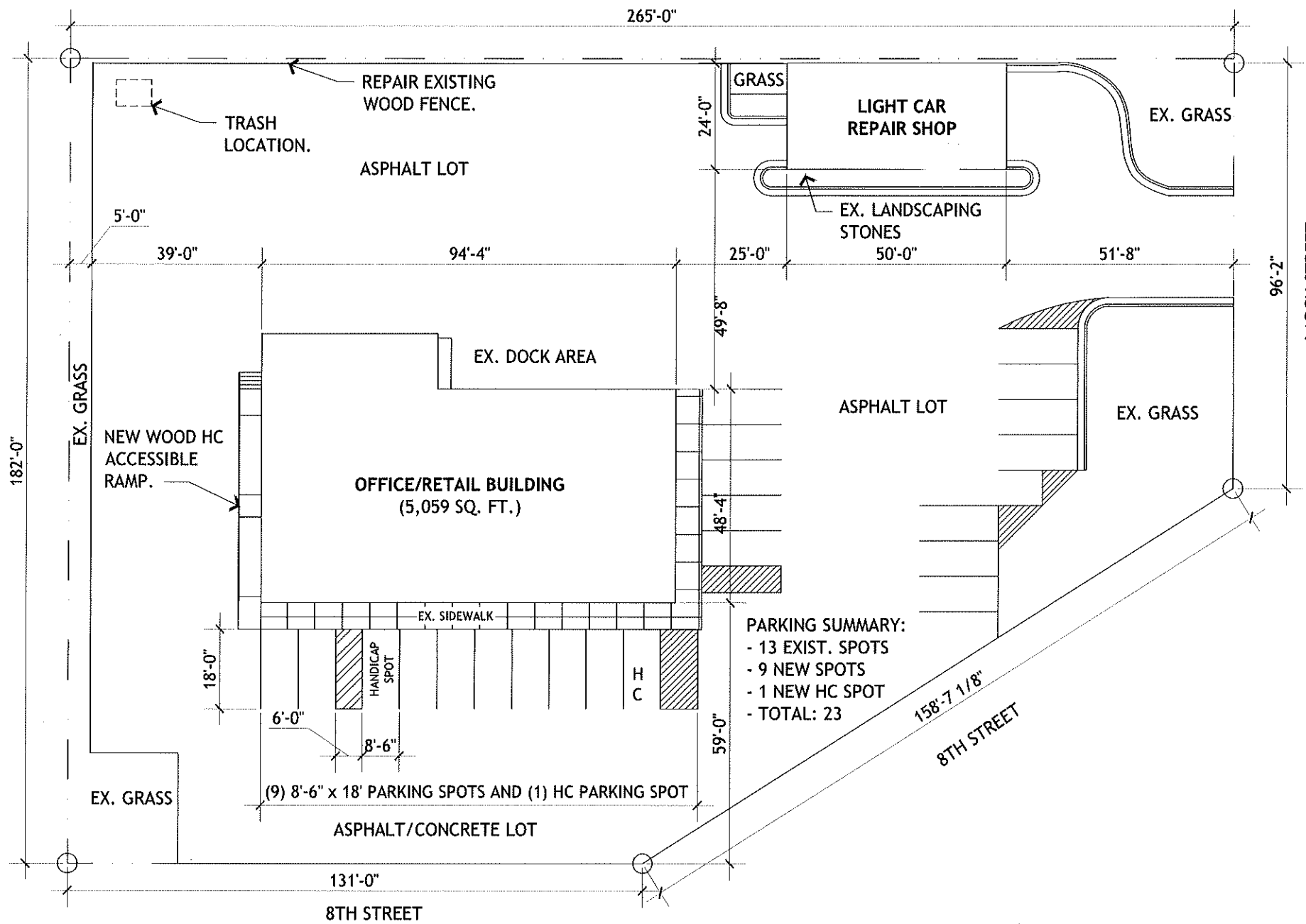
CLOSING STATEMENT

"Dear Reader,

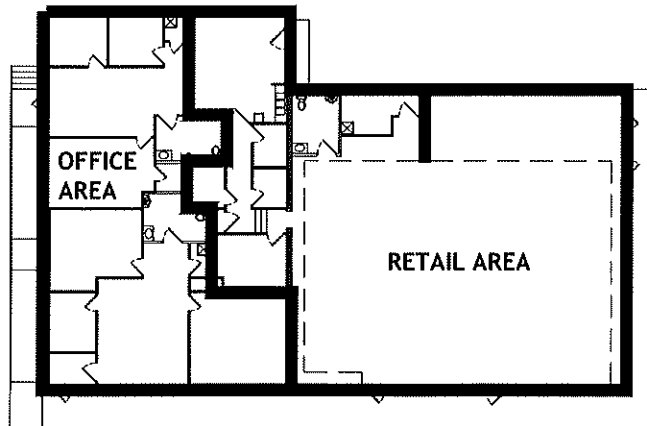
Thanks for taking the time to go through our business plan document. We express our gratitude as you consider our proposal. We can promise that this is a profitable venture capable of surviving off its cash flow as we aim to provide good products and excellent customer services in reasonable consideration of creating a loyal customer base and fostering increased business patronage. We are sure of raking home adequate profit for the sustainability of this business and financing the debt incurred while launching the Company's operations.

Many thanks once again.

Sultan M Haque



1 SITE PLAN
 A1 Scale - 1" = 30'-0"



2 AREA LAYOUT
 A1 Scale - 1" = 30'-0"

SHEET INDEX	
A1	TITLE SHEET / SITE PLAN / AREA PLAN
A2	OFFICE-RETAIL 1ST FLR DEMO PLAN / CODE SUMMARY
A3	OFFICE-RETAIL FIRST FLOOR PLAN
A4	TOILET RM. ELEV'S / CAR WASH FLR PLAN / RAMP DTL.

ARCHITECT:

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OWNER:

TRITON PROPERTIES, LLC
 3121 39TH AVE SOUTH
 MINNEAPOLIS, MN 55406
 PHONE: 612-845-6912

GENERAL NOTES:

1. ALL WORK FOR THIS PROJECT SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE NATIONAL, STATE, COUNTY, AND/OR CITY BUILDING CODES AND ZONING REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL NEW AND EXISTING DIMENSIONS AND ANY ERRORS SHALL BE RECTIFIED BEFORE COMMENCING ANY WORK.
3. DESIGN AND INSTALLATION OF ELECTRICAL, PLUMBING, AND MECHANICAL SYSTEMS SHALL BE COORDINATED BY CONTRACTOR. ELECTRICAL AND MECHANICAL DESIGN IS TO BE DESIGN/BUILD.
4. DISPOSE OF ALL DEMOLITION MATERIALS OFF SITE IN A LEGAL MANNER.
5. PROVIDE DUST PROTECTION AS DIRECTED BY THE OWNER AND LANDLORD.
6. CLEAN DIFFUSERS AND MECHANICAL EQUIPMENT FILTERS AT THE COMPLETION OF THE WORK.
7. PROVIDE TREATED WOOD WHERE IT IS IN DIRECT CONTACT WITH CONCRETE.
8. CONTRACTOR SHALL PROVIDE GYP. BD. CONTROL JOINTS AS RECOMMENDED PER MANUF'S. SPEC'S. VERIFY FINAL LOCATIONS W/OWNER.
9. ALL DIMENSIONS ARE MEASURED FROM EDGE OF STUD OR EDGE OF CONCRETE.
10. CONTRACTOR SHALL VERIFY CONDITION OF ALL EXISTING MATERIALS AND STRUCTURE. CONTRACTOR SHALL REPORT TO ARCHITECT ANY POOR OR QUESTIONABLE CONDITIONS.
11. ALL HEADERS WITH LESS THAN A 4'-0" OPENING SHALL BE (2) 2x10's.

TOM OSOSKI
 DESIGN SERVICES, L.L.C.

1550 EUSTIS STREET, SUITE K
 SAINT PAUL, MN 55108
 TELEPHONE: 651-208-4949
 E-MAIL: nelsonososki@yahoo.co.uk

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of Minnesota.

Print Name: Thomas Donald Ososki

Signed:

Date:

License No.: 44829

**OLD OASIS
 REDEVELOPMENT**
 705 8TH STREET, FARMINGTON, MN

DATE
 11-18-2013

DRAWING
 TITLE SHEET

SHEET
A1

N ↑





 430 Third St., Farmington, MN 55024
 651-280-6800
 FarmingtonMN.gov

PLANNING COMMISSION AGENDA MEMO

To: Planning Commission
From: Tony Wippler, Planning Manager
Department: Planning Commission
Subject: 2040 Comprehensive Plan Amendment Update
Meeting: Planning Commission - Sep 12 2023

INTRODUCTION:

Lance Bernard from Hoisington Koeigler Group, Inc. (HKGi) will be in attendance at the September 12th regular meeting to provide an update to the Commission regarding the Community Vision and 2040 Comprehensive Plan Update.

DISCUSSION:

Mr. Bernard will present the progress that has been made thus far in regards to the public engagement, the community vision, and guiding principals for the update. Attached are the draft guiding principals for the Commission's review and discussion.

Additionally, Mr. Bernard will provide the Commission with the next steps for this project.

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

No action is requested at this time. HKGi will seek input from the Commission based on information presented and will be available to answer questions about the process and next steps.

ATTACHMENTS:

[Draft Vision and Guiding Principles](#)

Celebrating Our Past. Boldly Defining Our Future.

The City Farmington has adopted a vision statement that reflects the community’s values and aspirations for the future. It is intended to be a broad statement that is supported by guiding principles and policy statements. The community’s vision for the future is reflected below.

“In the City of Farmington people and neighborhoods are valued, natural resources matter, and businesses and traditions are celebrated. We are bold in pursuing opportunities and investments that support quality and sustainable growth, a vibrant and resilient economy, and a complete and connected community.”

Guiding Principles and Policies

There are several key elements expressed in the vision statement. This section provides additional context behind those elements and what they mean to the community. The City will work towards these elements by embracing their guiding principles and policies (see sidebar). The guiding principles and policies should be reflected upon and used in all decision making.

Guiding Principles: The guiding principles are statements that describe the desired outcome the City hopes to achieve. The guiding principles are organized under common themes described in the vision statements.

Policies: Policies are statements that describe a general course of action to make progress towards the guiding principles

Quality and Sustainable Growth

This element of the vision is focused on building quality neighborhoods that embrace the City’s plans for growth, while recognizing that natural resources are valued and contribute to the community’s identity.

Guiding Principles

- 1) Guide the location and form of development to ensure growth is managed in a sustainable manner.**

Policies

- The City will support development within the City’s existing MUSA over the expansion of the MUSA.
- The City will phase growth and development that maintains efficient use and expansion of local and regional infrastructure.
- The City will prioritize the redevelopment of vacant and underutilized properties in older areas to revitalize these vital community areas.

2) Create interesting neighborhoods that strengthens Farmington’s hometown feel.

Policies

- a) The City will emphasize design standards and the use of high-quality materials for new development.
- b) The City will emphasize development patterns that connect neighborhoods to one another, as well as area parks, commercial centers, and trail corridors.
- c) The City will locate educational land uses in a manner that capitalizes on the importance of schools in increasing the community’s livability.

3) Preserve and protect historical and cultural resources.

Policies

- a) The City will ensure no significant heritage preservation resource is destroyed, damaged, or defaced as a result of any action permitted, licensed, funded, or assisted by the City of Farmington.
- b) The City will make every reasonable effort to preserve and protect heritage resources of historical, architectural, archaeological, and cultural significance, including those properties which have been found eligible for designation, but have not been designated.
- c) The City will make heritage preservation information made available to all City departments, other public agencies, developers, property owners, and the citizens of Farmington.

4) Guide the location and form of development to ensure natural resources are preserved and protected.

Policies

- a) The City will incorporate environmental impact considerations into municipal decision-making.
- b) The City will protect surface water resources during subdivision and development planning processes to preserve their environmental, visual, recreational and economic benefits for the community.
- c) The City will preserve, protect, and enhance woodland areas and retain substantial existing tree cover, as much as practicable, during subdivision and development of land as a means for improving air quality, protection against wind and water erosion, shade, energy conservation, wildlife habitat, scenic beauty, and protecting the integrity of the natural environment.

- d) The City will encourage private and public developments to retain or restore natural areas planted with native species to enhance the health and diversity of wildlife populations, promoting connectivity of habitat when possible, or restore natural areas planted with native species to enhance the health and diversity of wildlife populations, promoting connectivity of habitat when possible.
- e) The City will ensure that any excavation or mining of aggregate resources are compatible with existing and planned development of the surrounding area and do not negatively impact the natural environment or city infrastructure.
- f) The City will continue to participate in the GreenStep Cities Programs to develop sustainable best practices that help reduce greenhouse gas emissions and increase the use of renewable energy.

Vibrant and Resilient Economy

This element of the vision is focused on creating a vibrant and resilient economy that celebrates our past, supports existing businesses, and provides opportunities for others to thrive.

Guiding Principles

5) Promote and support a dynamic economy that distinguishes itself from the region.

Policies

- a) The City will celebrate and promote its agricultural history and farming community through events.
- b) The City will maintain a three-year strategic plan for economic development that provides a dynamic and actionable tool for achieving the community's economic development vision.
- c) The City will promote development of retail, restaurant, and service uses as anchors of mixed-use areas to create desirable and viable commercial destinations.
- d) The City will ensure that adequate developable land is available with access to urban services for commercial and industrial growth.
- e) The City will actively work to help diversify the growth of existing and new businesses to achieve the community's 2030 and 2040 employment projections.

6) Support innovative ideas and projects that embrace emerging trends and new technologies.

Policies

- a) The City will cultivate strong relationships between existing businesses and the city to increase business retention.

- b) The City will leverage the mixed-use commercial/industrial land use designation to allow greater flexibility for development of offices, business parks, and light industry.
- c) The City will actively recruit and promote Farmington as a place for business.
- d) The City will give priority to projects that offer high-quality jobs.

7) Enhance the vitality and vibrancy of Farmington’s downtown commercial district.

Policies

- a) The City will promote the preservation and reuse of vacant historic buildings.
- b) The City will work to identify public and private sector reinvestments in downtown to revitalize it as the community’s commercial, cultural, civic, and recreational center.
- c) The City will give priority to projects that incorporate mixed-used developments through redevelopment initiatives or located on vacant/underutilized sites.
- d) The City will encourage reinvestment and redevelopment within the downtown to strengthen its role as an employment center.

Complete and Connected Community

This element of the vision is focused on creating high-quality neighborhoods that are connected to parks, open spaces, and transportation systems.

Guiding Principles

8) Create high-quality neighborhoods that are connected by parks, open spaces, and trails.

Policies

- a) The City will require new subdivisions to provide adequate roadway and trail connections between residential and neighborhoods, transit stops, schools, commercial nodes, and other key destinations.
- b) The City will evaluate transportation projects to ensure they preserve and enhance environmental features and resources.
- c) The City will require new subdivisions to be integrated and connected to parks, open spaces, and multiuse trails.
- d) The City will develop a park and open space system that includes active and athletic spaces.
- e) The City will develop a park and open space system that includes natural areas and environmentally sensitive areas for passive and un-programmed space.

9) Provide a transportation system that is efficiently integrated with land use plans.

Policies

- a) The City will guide development for a greater mix and higher density of uses adjacent to key corridors, nodes, and amenity areas.
- b) The City will evaluate transportation projects to ensure they are integrated with city land use and development plans.
- c) The City will maintain a roadway system which is consistent with the principals of functional classification and access management, thus helping ensure that roads are planned and designed in an integrated and efficient manner.

10) Provide a transportation system that supports the efficient and effective movement of people and goods for all modes of transportation.

Policies

- a) The City will promote transportation alternatives ensuring that non-motorized, transit, and motorized travel needs are met in a balanced manner consistent with community values and preferences.
- b) The City will ensure that applicable professional/engineering standards are met in the planning and design of transportation improvements.
- c) The City will improve the transportation system in a cost-effective manner in which each expenditure satisfies a clearly defined public transportation priority.
- d) The City will enlist and encourage private sector participation in meeting the travel needs of the city's citizens and businesses.

People are Valued

This element of the vision recognizes that all people irrespective of race, income, sex, faith, etc. have inherent value and are celebrated and welcomed.

Guiding Principles

11) Consider and weigh the interconnectedness among social areas when making decisions.

Policies

- a) The City will provide opportunities for all to participate in the planning and decision-making process.

- b) The City will support cultural and social events that are inclusive and welcoming to the community.

12) Ensure a healthy balance of housing types that meet the needs of a diverse population with diverse needs.

Policies

- a) The City will give priority to projects that provide a wide variety of housing types for people in all stages of life.
- b) The City will give priority to projects that contain a mix of market-rate and affordable units.
- c) The City will achieve its identified regional allocation of need for affordable housing by planning enough residential areas throughout the city at densities that are high enough to allow for affordable development.

Opportunities and Investments

This element of the vision is focused on maintaining a fiscally responsible budget, while finding opportunities to investment in the future.

Guiding Principles

13) Maintain a positive and pro-active approach to the City budget, ensuring investment decisions provide the greatest long-term benefit.

Policies

- a) The City will make strategic investments in infrastructure that will facilitate well-planned growth that is in alignment with phasing plans.
- b) The City will maintain and update an annual budget and capital improvement program.
- c) The City will maintain a long-term financial plan for the development and redevelopment of parks, open space, and trails.

14) Provide cost-effective public services, facilities, and infrastructure systems that are consistent with the needs, demands, and desires of the community.

Policies

- a) The City will provide programs to assist home owners and property owners of multi-unit buildings with the maintenance and improvements of their property.

- b) The City will work to streamline the housing development processes and consider other methods, such as incentive bonuses, to encourage the building of market-rate/unsubsidized affordable housing by private developers.
- c) The City will explore opportunities with agencies and organizations to develop more subsidized affordable housing within the city to meet the housing needs of very low-income residents.
- d) The City will develop maintenance standards for recreational facilities.
- e) The City will improve the transportation system in a cost-feasible manner in which each expenditure satisfies a clearly defined public transportation priority.

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Existing Goals and Policies

- 39 Goals
- 95 Policies

Existing Goals

1. Efficient, well-planned land use expansion and development that meets the needs of the city's projected population, household and employment growth.
2. Balance of residential, commercial, employment, and public land uses that promotes the city's long-term economic stability.
3. Farmington's existing hometown character is maintained and strengthened through its future growth.
4. The diversity of housing options available is expanded as part of the community's growth and redevelopment
5. A mix of convenient and attractive commercial areas are distributed around the city.
6. Employment centers are expanded in the community to increase job opportunities as well as increase and diversify the tax base.
7. Downtown is reinvigorated as the community's commercial, cultural, and recreational center as well as a great place to live.
8. Environmental resources are protected for the benefit of the overall health of the community's natural and human environment.
9. Farmington's significant, scarce, and non-renewable heritage resources are preserved, protected and used in appropriate ways to reflect the community's shared values (public and private sectors) for its unique heritage.
10. Maintain high-quality housing options.
11. Provide a wide variety of housing types for people in all stages of life.
12. Have housing that is affordable to all residents at all stages of life.
13. Ensure that housing is located within livable, well-connected neighborhoods.
14. Encourage measured residential growth that meets pent-up regional demand for housing, while also recognizing the regional constraints for unchecked growth.
15. Provide a transportation system that is integrated with city land use and development plans, that preserves city historical resources, and conserves and, where possible, enhances environmental features and resources.
16. Provide a system which supports the efficient and effective movement of people and goods in a comprehensive yet cost-effective manner.
17. Effectively and responsibly manage local water resources.
18. Protect and enhance surface water quality in the city.
19. Provide flood risk reduction measures for persons and property, and manage the rate and volume of runoff entering rivers, streams, lakes, and wetlands within the city.
20. Protect groundwater quality and quantity to preserve it for sustainable and beneficial purposes.
21. Maintain and enhance the functions and values of wetlands within the city.
22. Preserve floodplains and manage adjacent uses to minimize flood risks and associated damages.

23. Develop or improve recreational open space areas, fish and wildlife habitat, and public accessibility in conjunction with water quality improvement projects.
24. Protect and conserve water and natural resources by promoting sustainable growth and integrated land use planning.
25. Increase public awareness of the function and value of surface water resources and the impacts associated human activities.
26. Maintain adequate funding for surface water management.
27. Achieve recognition as a step 3 Minnesota GreenStep City.
28. Environmental impacts are reduced in Farmington.
29. Increased conservation of non-renewable energy.
30. Reduction of greenhouse gas emissions.
31. Increased use of renewable energy.
32. Healthy and diversified growth of existing and new businesses to achieve the community's 2030 and 2040 employment projections.
33. A desirable commercial environment for residents is created through growth from existing and new businesses.
34. Redevelopment of vacant and underutilized properties in older areas to revitalize these vital community areas.
35. A well-trained and adaptable workforce is maintained within the community to support the projected business and job growth.
36. Diverse housing options and quality of life amenities that support the needs and preferences of the community's workforce into the future.
37. A three-year strategic plan for economic development that provides a dynamic and actionable tool for achieving the community's economic development vision.
38. Public and private sector reinvestment in downtown to revitalize it as the community's commercial, cultural, and recreational center.
39. Cultivation of strong relationships between existing businesses and the city to increase business retention.

Existing Policies

1. Support residential development within the city's existing Metropolitan Urban Service Area (MUSA) over expansion of the MUSA.
2. Prioritize development of areas with existing lots and utilities.
3. Make strategic investments in infrastructure that will facilitate well-planned growth.
4. Promote development of a greater mix and higher density of uses adjacent to key corridors, nodes and amenity areas.
5. Phase growth and development that maintains efficient use and expansion of local and regional infrastructure.
6. Promote a mix and pattern of land uses that enable the community to become a place to live, work, shop, and play.
7. Ensure adequate developable areas that allow opportunities for growth of employment, retail, and services.

8. Diversify the city's tax base by allowing for a wide variety of non-residential uses throughout the community.
9. Create land use patterns that create connections between residential neighborhoods and the city's parks, downtown, and other amenities.
10. Expand park and open space land uses to create a system of parks and open spaces throughout the community.
11. Locate educational land uses in a manner that capitalizes on the importance of schools in increasing the community's livability.
12. Ensure that the community's significant natural resources are preserved, protected and enhanced as part of the community's growth, creating connected open space corridors where feasible.
13. Increase the mix of residential land uses throughout the community to meet the needs of residents in all stages of life and all income levels.
14. Support increasing the variety of residential land uses within and adjacent to neighborhoods to provide residents options for moving to meet their lifecycle housing needs.
15. Promote adding more residential uses in and adjacent to downtown through redevelopment.
16. Support the development of mixed-use commercial/residential areas near downtown and commercial centers/nodes
17. Support the development of complementary commercial centers within the community including downtown, spruce street area, major roadway corridors, and key roadway intersections.
18. Allow for commercial uses to locate at key roadway intersections throughout the community to meet the retail and service needs of surrounding neighborhoods.
19. Promote development of retail, restaurant and service uses as anchors of mixed-use areas to create desirable and viable commercial destinations.
20. Ensure that adequate developable land is available with access to urban services for commercial and industrial growth.
21. Leverage the mixed-use commercial/industrial land use designation to allow greater flexibility for development of offices, business parks, and light industry.
22. Increase the city's commercial/industrial identity and growth potential by clearly identifying employment centers.
23. Encourage reinvestment and redevelopment within the downtown to strengthen its role as an employment center.
24. Promote commercial and mixed-use development on vacant and underutilized downtown core sites.
25. Expand the community's housing options through downtown redevelopment.
26. Promote preservation and reuse of vacant historic buildings and other commercial buildings in downtown core.
27. Retain and expand civic uses in downtown.
28. Improve and expand outdoor public spaces in downtown.
29. Increase street and trail connections to downtown from other parts of the city.
30. Support implementation of the redevelopment initiatives established in the downtown redevelopment plan.

31. Protect surface water resources during subdivision and development planning processes to preserve their environmental, visual, recreational and economic benefits for the community.
32. Preserve, protect and enhance woodland areas and retain substantial existing tree cover, as much as practicable, during subdivision and development of land as a means for improving air quality, protection against wind and water erosion, shade, energy conservation, wildlife habitat, scenic beauty, and protecting the integrity of the natural environment.
33. Encourage private and public developments to retain or restore natural areas planted with native species to enhance the health and diversity of wildlife populations, promoting connectivity of habitat when possible.
34. Or restore natural areas planted with native species to enhance the health and diversity of wildlife populations, promoting connectivity of habitat when possible.
35. Ensure that any excavation or mining of aggregate resources are compatible with existing and planned development of the surrounding area and do not negatively impact the natural environment or city infrastructure.
36. All historic properties identified by a heritage resource survey are evaluated by the HPC and staff to determine eligibility for designation as a Farmington heritage landmark or the national register of historic places.
37. A property must be demonstrably significant in history, architecture or archaeology and it must also be adaptable to modern needs and uses to be considered for heritage resource designation.
38. No significant heritage preservation resource is destroyed, damaged, or defaced as a result of any action permitted, licensed, funded, or assisted by the city of Farmington.
39. Every reasonable effort is made to preserve and protect heritage resources of historical, architectural, archaeological, and cultural significance, including those properties which have been found eligible for designation but have not been designated.
40. Heritage preservation is entirely compatible with economic development and growth; therefore, heritage preservation pays and everybody profits by recycling historically significant resources and adapting them to new, economically viable uses.
41. Heritage preservation information shall be made available to all city departments, other public agencies, developers, property owners, and the citizens of Farmington.
42. Provide programs to assist home owners and property owners of multi-unit buildings with the maintenance and improvements of their property.
43. Emphasize design standards and the use of high-quality materials for new development.
44. Encourage a mixture of housing types and densities within the same neighborhood.
45. Promote the mixing of types and densities close to schools and other amenities.
46. Explore ways to allow for more senior-friendly housing opportunities (one-floor living, accessory dwelling units [ADUs], group living, assisted living, etc.).
47. Achieve identified regional allocation of need for affordable housing by planning enough residential areas throughout the city at densities that are high enough to allow for affordable development.
48. Explore opportunities with agencies and organizations to develop more subsidized affordable housing within the city to meet the housing needs of very low-income residents.
49. Streamline housing development processes and consider other methods, such as incentive bonuses, to encourage the building of market-rate/unsubsidized affordable housing by private developers.

50. Build connections between residential neighborhoods and centers of employment, transit access, schools, and commercial nodes.
51. Emphasize high-quality design of neighborhoods that connect to one another as well as area parks, open space, and trail corridors.
52. Develop housing in areas served by infrastructure and phase growth appropriately.
53. Locate housing in areas that can be well-connected to other city services and amenities.
54. In a thorough and systematic manner, consider the impacts of transportation improvements on economic development, land use, environmental resources, and social, historical, and cultural resources.
55. Promote transportation alternatives ensuring that non-motorized, transit, and motorized travel needs are met in a balanced manner consistent with community values and preferences.
56. Facilitate an appropriate level of mobility for persons and goods within and through the city by providing effective connections to the regional transportation network.
57. Provide a roadway system which is consistent with the principals of functional classification and access management, thus helping ensure that roads are planned and designed in an integrated and efficient manner.
58. Provide sufficient capacity in the transportation system to accommodate existing and future travel demand, thus limiting the potential for congestion and safety concerns.
59. Improve the transportation system in a cost-feasible manner,
60. In which each expenditure satisfies a clearly defined public transportation priority.
61. Enlist and encourage private sector participation in meeting the travel needs of the city's citizens and businesses.
62. Ensure that applicable professional/engineering standards are met in the planning and design of transportation improvements.
63. Develop a park and open space system that includes active and athletic spaces.
64. Develop a park and open space system that includes natural areas and environmentally sensitive areas for passive and un-programmed spaces.
65. Expand the city's trail and sidewalk system, including adding regional trails that are safe and provide connections between schools, parks, neighborhoods, commercial areas, open space/natural areas, other communities and regional parks.
66. Develop a long-term financial plan for the development and redevelopment of parks, open space and trails.
67. Develop maintenance standards for recreational facilities.
68. Increase marketing of parks and recreation (recreational programs, parks, open space, trails and recreational facilities) to the community.
69. All city parks should have approved master plans to guide their development.
70. Construct new recreational facilities when it may not be financially feasible or structurally possible to make improvements to existing recreational facilities.
71. Acquire land in a manner that maximizes the size of parks when possible.
72. Explore opportunities to expand youth, teen, adaptive, adult and senior programs including possible partnerships with other organizations or governmental agencies
73. Maximize and optimize recreational facility usage when possible.
74. Look for ways to expand community gathering spaces and events.
75. Develop and implement a bike and pedestrian plan.

76. In new residential developments make sure there are adequate pedestrian connections through sidewalk and trail construction.
77. Utilize volunteer resources to assist with parks, open space, recreational facilities and recreation maintenance and operations.
78. Implement sustainability practices in recreational facilities, parks and open spaces.
79. When financially feasible, utilize existing and emerging technology in the parks and recreation department's maintenance and operations.
80. Continue to maintain parks and recreation system so it continues to be a community asset.
81. Construct the facilities identified in the jim bell park and preserve master plan and in the aquatic feasibility study including athletic facilities and a new aquatic facility.
82. Create a system that is equitable and diverse, so it accommodates uses by all demographic groups represented in the community.
83. Continue to monitor, lead, coordinate, report to and engage community members on the implementation of GreenStep best practices.
84. Regularly prioritize and evaluate best practices and actions to be implemented on an annual basis.
85. Continue to support the actions and initiatives of the green team
86. Develop programs, events, and incentives for residents to increase involvement in sustainability initiatives.
87. Participate in tracking and monitoring programs, such as the regional indicators initiative, to inform future sustainability initiatives.
88. Develop standards and review procedures that support adequate indoor and outdoor space for improved recycling opportunities (including organics such as food waste, as appropriate) in commercial development.
89. Incorporate environmental impact considerations into municipal decision-making.
90. Encourage residents and property owners to take advantage of energy monitoring and conservation programs offered through the local utilities.
91. Research, evaluate, and promote LEED principles and other green infrastructure practices for new buildings, developments, and public projects.
92. Follow the state energy goal guidelines of reducing greenhouse gas emissions to 20% of the city's 2015 baseline levels by the year 2050.
93. Establish interim goals every 5 to 10 years.
94. Protect solar access in new developments and subdivisions to enable potential development of solar energy systems.
95. Encourage businesses and residents to participate in renewable energy programs or install renewable energy systems.