

PLANNING COMMISSION
Tuesday, February 13, 2024
7:00 PM

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1. CALL TO ORDER	
1.1. Election of Officers	3
<p>Elect a Planning Commission Chair and Vice Chair for 2024. Agenda Item: Election of Officers - Pdf</p>	
1.2. Appointment to Committees	4 - 5
<p>The Planning Commission should discuss and appoint who will represent the Commission on each of the above mentioned committees during the 2024 calendar year. Agenda Item: Appointment to Committees - Pdf</p>	
2. APPROVAL OF MINUTES	
2.1. Approve Planning Commission Minutes	6 - 9
<p>Approve the minutes from the January 9, 2024 regular meeting. Agenda Item: Approve Planning Commission Minutes - Pdf</p>	
3. PUBLIC HEARINGS	
3.1. Application for Conditional Use Permit and Variance to allow the construction of an accessory structure within the B-2 (Downtown Business) zoning district - 306-312 Oak Street - Continued	10
<p>Accept the withdrawal and close the public hearing. Agenda Item: Application for Conditional Use Permit and Variance to allow the construction of an accessory structure within the B-2 (Downtown Business) - Pdf</p>	
3.2. Request for a Conditional Use Permit to Construct a Storage Shed at 705 Willow Street (Dairy Queen)	11 - 18
<p>Approve the requested Conditional Use Permit to construct a storage shed at 705 Willow Street with the following condition:</p> <ol style="list-style-type: none"> 1. The storage shed must be anchored to the ground. 	

[Agenda Item: Request for a Conditional Use Permit to Construct a Storage Shed at 705 Willow Street \(Dairy Queen\) - Pdf](#)

- 3.3. Ordinance Amendments to Title 10, Chapters 2 and 5 of the Farmington City Code 19 - 25

Recommend the City Council approve Ordinance 2024-03, an ordinance amending Title 10, Chapters 2 and 5 of the Farmington City Code.

[Agenda Item: Ordinance Amendments to Title 10, Chapters 2 and 5 of the Farmington City Code - Pdf](#)

4. DISCUSSION

- 4.1. 2040 Comprehensive Plan Update 26 - 38

Listen to the presentation by Ms. Trapp and be prepared to discuss and provide any input as deemed necessary regarding the Update.

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

- 4.2. Open Meeting Law

Review the attached information and ask any questions that the Commission may have.

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: Election of Officers
Meeting: Planning Commission - Feb 13 2024

INTRODUCTION:

Each year the Planning Commission is asked to elect a Chair and Vice Chair from its membership.

DISCUSSION:

Commission Member Rotty served as Chair in 2023, with Commission Member Tesky serving as Vice Chair.

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

Elect a Planning Commission Chair and Vice Chair for 2024.

PLANNING COMMISSION AGENDA MEMO

To: Planning Commission
From: Tony Wippler, Planning Manager
Department: Planning Commission
Subject: Appointment to Committees
Meeting: Planning Commission - Feb 13 2024

INTRODUCTION:

The Planning Commission needs to discuss which Commissioner(s) should represent the following committees for the 2024 calendar year.

DISCUSSION:

A) Empire/Farmington Planning Advisory Committee (EFPAC)

This committee meets periodically to discuss topics pertinent to the cities of Farmington and Empire. Councilmember Porter represents the City Council on this committee. The 2023 representative was Planning Commissioner Windschitl.

B) Castle Rock Discussion Group

This committee meets periodically to discuss topics pertinent to Farmington and Castle Rock Township. Mayor Hoyt represents the City Council on this committee. The 2023 representative was Planning Commissioner Lehto.

C) Eureka Farmington Planning Group

This committee meets periodically to discuss topics pertinent to Farmington and Eureka Township. Council Member Bernatz represents the City Council on this committee. The 2023 representative was Planning Commissioner Tesky.

D) MUSA Review Committee

This committee meets periodically to discuss the growth of Farmington and where the next extension of sewer will occur in the future. Council Members Bernatz and Lien represent the City Council on this committee. Two Planning Commission Members are needed to represent the commission on this committee. The committee is also made up of two members from the Parks and Recreation Commission/staff and two members from the School Board/staff. The 2023 representatives were Chair Rotty and former Commissioner McAbee.

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

The Planning Commission should discuss and appoint who will represent the Commission on each of the above mentioned committees during the 2024 calendar year.

PLANNING COMMISSION AGENDA MEMO

To: Planning Commission
From: Tony Wippler, Planning Manager
Department: Planning Commission
Subject: Approve Planning Commission Minutes
Meeting: Planning Commission - Feb 13 2024

INTRODUCTION:

Attached, are the minutes from the January 9, 2024 regular meeting.

DISCUSSION:

Not applicable

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

Approve the minutes from the January 9, 2024 regular meeting.

ATTACHMENTS:

[PC Minutes 010924 signed](#)

**CITY OF FARMINGTON
PLANNING COMMISSION MINUTES
REGULAR MEETING
January 9, 2024**

1. CALL TO ORDER

The meeting was called to order by Chair Rotty at 7:00 p.m.

Members Present: Rotty, Windschitl, Lehto, McAbee

Members Absent: Tesky

Staff Present: Tony Wippler, Planning Manager
Jared Johnson, Planning Coordinator

2. APPROVAL OF MINUTES

2.1 - Approve Planning Commission Minutes

MOTION by Windschitl, second by McAbee to approve the meeting minutes of the Planning Commission from December 12, 2023 regular meeting. **APIF, MOTION CARRIED.**

3. PUBLIC HEARINGS

Chair Rotty opened all public hearings

3.1 – Ordinance Amendments to Title 10, Chapters 2, 4 and 5 of the Farmington City Code.– Planning Coordinator Jared Johnson explained that staff is seeking an amendment to Title 10, Chapters 2,4 and 5 of the City Code. The amendments include adding missing definitions, deleting an irrelevant definition, correcting spelling errors and capitalization fixes.

Motion by McAbee second by Lehto to close the public hearing. **APIF, Motion Carried.**

Motion by Lehto second by Windschitl to recommend to the City Council, approval of Ordinance 2024-02, amending Title 10, Chapters 2, 4 and 5 of the Farmington City Code. **APIF, Motion Carried.**

3.2 – Application for Conditional Use Permit and Variance to allow the construction of an accessory structure within the B-2 (Downtown Business) zoning district – 306-312 Oak Street – Planning Manager Tony Wippler indicated that the applicant is in the process of preparing updated information for the application. At this time, staff will be requesting that the public hearing be continued to the February 13th regular meeting.

Motion by Windshitl second by McAbee to continue the public hearing until the February 13th meeting. **APIF, Motion Carried.**

4. DISCUSSION -

4.1 – Meadowview Preserve Final Plat and Planned Unit Development - Planning Manager Tony Wippler shared with the commission, the final plat and PUD for Meadowview Preserve. The development is located west of the Troyhill development and north of Meadowview Elementary School off 195th Street West. The final plat consists of 63 single family lots in 61.07 acres. The preliminary plat consists of 138 lots.

The minimum lot area proposed within this development (all phases) is 8,119 square feet, with an average lot area of 9,659 square feet. The minimum lot width and depth proposed

are 60 feet and 130 feet, respectively. The proposed setbacks for the development are as follows: • Front yard: 20 feet • Side interior yard: 6 feet • Side corner yard: 20 feet • Rear yard: 6 feet • Setback from arterial roads (195th Street): 50 feet.

The final plat contains 3 outlots (A-C). A description of the outlots are as follows:

Outlot A: Combination of wetland, floodplain and storm water ponding

Outlot B: Combination of future development and floodplain

Outlot C: Future development

Outlot A will be deeded to the City with this final plat.

There are two points of access for this final plat phase. 193rd Street West from the Troyhill development to the east and 195th Street West.

The County Plat Commission reviewed the final plat on December 6, 2023 and approved the final plat conditioned upon the access at 195th Street (Everfield Avenue) be restricted to a right-in, right-out with a raised median to be constructed within the right-of-way of 195th Street W along with a right-turn lane

Sidewalks are shown on the south and west side of Everglade Path and the west side of Everfield Avenue. A bituminous trail is shown in Outlot A that leads to the existing trail within 195th Street W. and also connects into Everglade Path. Trail is also on the south side of 195th St. W.

PUD - • Reduced lot size to a minimum of 8,119 square feet (R-1 zone requires a minimum of 10,000 square feet for lots).
• Reduced lot width to a minimum of 60 feet (R-1 zone requires a minimum width of 75 feet for lots).

Chair Rotty –asked about the area between lots at the southwest edge. Planner Wippler indicated that is for a trail.

Brian Tucker with Summergate addressed the commission. He indicated they will be working with staff on the development agreement in the following weeks.

Member McAbee asked about the sidewalks. Planner Wippler showed on the plat, where the sidewalks are proposed.

Member Windschitl asked about the cash-in-lieu and if we knew how much that was and how it is calculated. Planner Wippler stated they don't know how much as of now. Calculation is based on density and appraised value of land.

Chair Rotty asked what type of housing? Mr. Tucker indicated it would be single family homes. Summergate will build in this development and may have other builders as well. The valuation would be around \$550,000 per house. Hoping to get model homes in early summer or fall. There will be 75 lots in the second phase. Chair Rotty also verified that

Summergate reviewed the PUD and agrees with before sending on to the city council. Mr. Tucker replied, yes.

Motion by Windschitl second by Lehto to approve the final plat and the PUD, contingent upon to following, and forwarding that recommendation to the City Council:

1. The satisfaction of all engineering comments related to the construction plans for grading and utilities.
2. A Development Contract between the developer and City of Farmington shall be executed and security fees and costs shall be paid. Submission of all other documents required under the Development Contract shall be required.

APIF, Motion Carried.

4.2 2024 - Meeting Calendar – The August meeting will be on Wednesday, August 14th due to the election.

Chair Rotty thanked Member McAbee for her service and wished her well.

5. **ADJOURN**

Motion by McAbee, second by Lehto to adjourn at 7:22 p.m. **APIF, MOTION CARRIED.**

Respectfully submitted,

Tony Wippler

Tony Wippler
Planning Manager

PLANNING COMMISSION AGENDA MEMO

To: Planning Commission
From: Tony Wippler, Planning Manager
Department: Planning Commission
Subject: Application for Conditional Use Permit and Variance to allow the construction of an accessory structure within the B-2 (Downtown Business) zoning district - 306-312 Oak Street - Continued
Meeting: Planning Commission - Feb 13 2024

INTRODUCTION:

Ms. Holly Hewitt, Raising the Barre DSD, LLC, had applied for a conditional use permit and variance to allow the construction of an accessory structure within the B-2 (Downtown Business) zoning district at the property located at 306-312 Oak Street.

A public hearing had been set for the January 9th regular Planning Commission meeting but that hearing was continued to the February 13, 2024 meeting as the applicant was in process of updating plans.

DISCUSSION:

The applicant has since decided to do an addition to the existing building instead of an accessory structure therefore not needing to proceed with the conditional use permit and variance.

Due to this, the applicant has requested that the applications be withdrawn at this time.

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

Accept the withdrawal and close the public hearing.

PLANNING COMMISSION AGENDA MEMO

To: Planning Commission
From: Jared Johnson, Planning Coordinator
Department: Planning Commission
Subject: Request for a Conditional Use Permit to Construct a Storage Shed at 705 Willow Street (Dairy Queen)
Meeting: Planning Commission - Feb 13 2024

INTRODUCTION:

James Alpaugh, owner of the Dairy Queen located at 705 Willow Street, has applied for a conditional use permit (CUP) to construct a small storage shed. Per City Code Section 10-6-6(B), any accessory structure, regardless of size, must go through the CUP process.

DISCUSSION:

Background

The subject property (Dairy Queen) is located at 705 Willow Street, adjacent to Highway 3. It is zoned B-1 Highway Business and contains a commercial building with a drive through. A single-family home abuts the property to the west, a car wash to the north, Highway 3 to the east, and Willow Street to the south.

Review

The applicant would like to construct an 8-foot by 12-foot storage shed at the northwest corner of the property near the existing dumpster. Accessory structures require a minimum 10-foot setback from both the north and west property lines. Plans show the shed would be setback 18 feet from the north property line and 12 feet from the west property line. The height of the shed would be 9 feet, 3 inches. Specs of the shed are attached. Per City Code, storage sheds must be anchored to the ground. Staff has included this as a condition of approval. The proposed storage shed meets all other City Code requirements.

Approval Criteria

Per City Code Section 10-3-5(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.

Staff believes the proposed storage shed meets all applicable criteria listed above.

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

Approve the requested Conditional Use Permit to construct a storage shed at 705 Willow Street with the following condition:

1. The storage shed must be anchored to the ground.

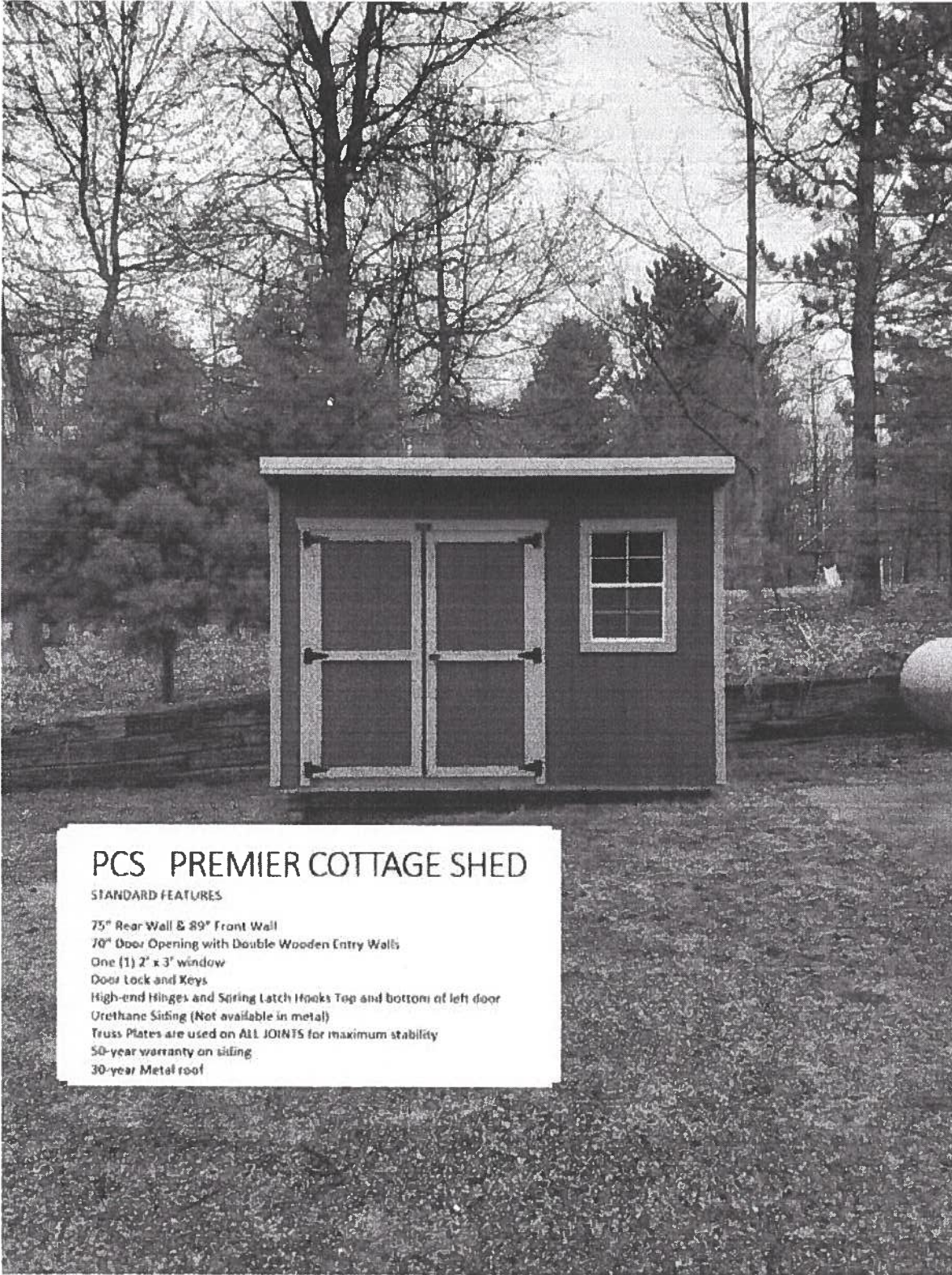
ATTACHMENTS:

[Application 1-26-24](#)

[Aerial](#)

[Shed Specs](#)





PCS PREMIER COTTAGE SHED

STANDARD FEATURES

- 75" Rear Wall & 89" Front Wall
- 70" Door Opening with Double Wooden Entry Walls
- One (1) 2' x 3' window
- Door Lock and Keys
- High-end Hinges and Spring Latch Hooks Top and bottom of left door
- Urethane Siding (Not available in metal)
- Truss Plates are used on ALL JOINTS for maximum stability
- 50-year warranty on siding
- 30-year Metal roof

PLANNING COMMISSION AGENDA MEMO

To: Planning Commission
From: Jared Johnson, Planning Coordinator
Department: Planning Commission
Subject: Ordinance Amendments to Title 10, Chapters 2 and 5 of the Farmington City Code
Meeting: Planning Commission - Feb 13 2024

INTRODUCTION:

Staff is proposing several ordinance amendments to Title 10, Chapters 2 and 5 of the Farmington City Code.

DISCUSSION:

At the November 2023 Planning Commission meeting, staff presented a laundry list of minor zoning code amendments for discussion only. After receiving positive feedback, staff brought forward some of these zoning code amendments for approval at the January 9th Planning Commission meeting. This initial round of amendments focused on fixing spelling errors and edits to zoning definitions. The City Council formally approved those amendments at their January 16th meeting.

Staff is bringing forward another round of zoning code amendments from that list, with this round focused on zoning districts and uses. The following is a summary of the proposed amendments:

- Adding window tinting and service into the definition of “Auto Repair, Minor”.
- Removing “Group homes, commercial” as an allowable use from the R-2 Low/Medium Density, R-3 Medium Density, and R-4 High Density residential zoning districts.
- Increasing the maximum lot coverage from 25% to 40% in the B-1 Highway Business zoning district.
- Adding “mixed use buildings” and “retail sales and services” as permitted uses in the B-1 Highway Business zoning district.
- Replacing “retail facilities” with “retail sales and services” as a permitted use in the B-2 Downtown Business and B-3 General Business zoning districts. The 3,000 square foot requirement will also be removed from the B-3 General Business zoning district.
- Replacing “Dwellings, multiple-family” with “Dwelling, apartment” as a conditional use in the SSMU Spruce Street Mixed Use zoning district.
- Removing “hotels” as a conditional use in the MUCI – Mixed Use Commercial/Industrial zoning district.
- Replacing “Dwellings, multi-family” with “Dwelling, apartment” as a conditional use in the MUCR Mixed Use Commercial/Residential zoning district.
- Removing “retail sales and services, less than three thousand (3,000) square-feet” as a permitted use but keeping it as a conditional use without the 3,000 square-foot requirement in the MUCR Mixed Use Commercial/Residential zoning district.

Staff has included a table of these amendments which include their rationale.

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

Recommend the City Council approve Ordinance 2024-03, an ordinance amending Title 10, Chapters 2 and 5 of the Farmington City Code.

ATTACHMENTS:

[2024-03 Amending Title 10 Zoning Districts and Uses Code Update Table - Feb Only](#)

**CITY OF FARMINGTON
DAKOTA COUNTY, MINNESOTA**

ORDINANCE 2024-03

**AN ORDINANCE AMENDING TITLE 10, CHAPTERS 2 AND 5 OF THE
FARMINGTON CITY CODE AS IT RELATES TO EDITS TO ZONING DISTRICTS
AND USES**

The City Council of the City of Farmington ordains:

SECTION 1. Title 10, Chapter 2, Section 1 of the Farmington City Code is amended by adding the underlined language and deleting the ~~strikethrough~~ language as follows:

10-2-1: ZONING DEFINITIONS:

AUTO REPAIR, MINOR: The replacement of any part or repair of any part which does not require removal of the engine head or pan, engine transmission or differential; incidental body or fender work, minor painting and upholstering service; window tinting and service; or minor automotive service including changing oil and transmission fluid.

SECTION 2. Title 10, Chapter 5, Sections 7, 8, 9, 11, 12, 13, 14, 15, and 16 of the Farmington City Code is amended by adding the underlined language and ~~deleting~~ the strikethrough language as follows:

10-5-7: R-2 LOW/MEDIUM DENSITY RESIDENTIAL DISTRICT:

(C) Uses:

2. Conditional:

~~Group homes, commercial.~~

10-5-8: R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT:

(C) Uses:

2. Conditional:

~~Group homes, commercial.~~

10-5-9: R-4 HIGH DENSITY RESIDENTIAL DISTRICT:

(C) Uses:

2. Conditional:

~~Group homes, commercial.~~

10-5-11: B-1 HIGHWAY BUSINESS DISTRICT:

(B) Bulk And Density Standards:

1. Minimum Standards:

Maximum lot coverage of all structures – ~~25~~ 40%

(C) Uses:

1. Permitted:
Mixed use building.
Retail sales and services.

10-5-12: B-2 DOWNTOWN BUSINESS DISTRICT:

(C) Uses:

1. Permitted:
~~Retail facilities.~~ Retail sales and services.

10-5-13: B-3 GENERAL BUSINESS DISTRICT:

(C) Uses:

1. Permitted:
~~Retail facilities, greater than three thousand (3,000) square feet.~~ Retail sales and services.

10-5-14: SSMU SPRUCE STREET MIXED USE DISTRICT:

(C) Uses:

2. Conditional:
~~Dwellings, multiple family.~~ Dwelling, apartment.

10-5-15: MUCI – MIXED USE COMMERCIAL/INDUSTRIAL DISTRICT:

(C) Uses:

2. Conditional:
~~Hotels and motels.~~

10-5-16: MUCR MIXED USE COMMERCIAL/RESIDENTIAL DISTRICT:

(C) Uses:

1. Permitted:
~~Retail sales and services, less than three thousand (3,000) square feet.~~
2. Conditional:
~~Dwellings, multi-family.~~ Dwelling, apartment.
~~Retail sales and services, greater than three thousand (3,000) square feet.~~ Retail sales and services.

SECTION 3. SUMMARY PUBLICATION. Pursuant to Minnesota Statutes Section 412.191, in the case of a lengthy ordinance, a summary may be published. While a copy of the entire ordinance is available for inspection and without cost by any person at the office of the City Clerk, the following summary is approved by the City Council and shall be published in lieu of publishing the entire ordinance.

This ordinance includes the following changes relating to Title 10, Chapters 2 and 5:

- Adding window tinting and service into the definition of “Auto Repair, Minor”.
- Removing “Group homes, commercial” as an allowable use from the R-2 Low/Medium Density, R-3 Medium Density, and R-4 High Density residential zoning districts.
- Increasing the maximum lot coverage from 25% to 40% in the B-1 Highway Business

- zoning district.
- Adding “mixed use buildings” and “retail sales and services” as permitted uses in the B-1 Highway Business zoning district.
 - Replacing “retail facilities” with “retail sales and services” as a permitted use in the B-2 Downtown Business and B-3 General Business zoning districts. The 3,000 square foot requirement will also be removed from the B-3 General Business zoning district.
 - Replacing “Dwellings, multiple-family” with “Dwelling, apartment” as a conditional use in the SSMU Spruce Street Mixed Use zoning district.
 - Removing “hotels” as a conditional use in the MUCI – Mixed Use Commercial/Industrial zoning district.
 - Replacing “Dwellings, multi-family” with “Dwelling, apartment” as a conditional use in the MUCR Mixed Use Commercial/Residential zoning district.
 - Removing “retail sales and services, less than three thousand (3,000) square-feet” as a permitted use but keeping it as a conditional use without the 3,000 square-foot requirement in the MUCR Mixed Use Commercial/Residential zoning district.

SECTION 6. 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 20th day of February 2024.

ATTEST:

Joshua Hoyt, Mayor

Shirley R Buecksler, City Clerk

CODE UPDATES (DISCUSSION ONLY)

<u>City Code Section</u>	<u>Existing Language/Summary</u>	<u>Proposed Change</u>	<u>Comments/Rationale</u>
<p>10-2-1 Zoning Definitions – Auto Repair, Minor</p>	<p>AUTO REPAIR, MINOR: The replacement of any part or repair of any part which does not require removal of the engine head or pan, engine transmission or differential; incidental body or fender work, minor painting and upholstery service; or minor automotive service including changing oil and transmission fluid.</p>	<p>AUTO REPAIR, MINOR: The replacement of any part or repair of any part which does not require removal of the engine head or pan, engine transmission or differential; incidental body or fender work, minor painting and upholstery service; window tinting and service; or minor automotive service including changing oil and transmission fluid.</p>	<p>Window tinting and service added due to a past zoning inquiry if the use could fall under “Auto Repair, Minor”</p>
<p>10-5-7, 10-5-8, and 10-5-9 Conditional Uses in the R-2, R-3, and R-4 zoning districts</p>	<p>“Group homes, commercial” are listed as conditional uses in these three districts. There is no definition for this use and staff finds the use irrelevant as there are two other group home uses in code.</p>	<p>Remove “group homes, commercial” from conditional uses in the R-2, R-3, and R-4 zoning districts.</p>	<p>Removing an irrelevant use from code</p>
<p>10-5-11, 10-5-12, 10-5-13, 10-5-14, 10-5-15, and 10-5-16 Retail uses in the B-1, B-2, B-3, SSMU, MUCI, and MUCR zoning districts.</p>	<p>There is no definition for “retail facilities” but is listed as a use in several zoning districts. This use is very similar to “retail sales and services” which has a definition and is listed as a use in several zoning districts.</p> <p>Retail facilities are listed as a permitted use in the B-1 and B-2 districts, and permitted if over 3,000 SF in the B-3 district.</p> <p>Retail sales and services are listed as a permitted use in the SSMU and the MUCI districts, and permitted if under 3,000 SF in the MUCR district but conditional if over 3,000 SF.</p>	<p>Consolidate the two uses into “retail sales and services” as there the two uses are practically the same and there is an exiting definition.</p> <p>Retail sales and services would be permitted in B-1, B-2, B-3, SSMU, and MUCI but conditional in the MUCR. The 3,000 SF standard would be eliminated altogether.</p>	<p>Consolidating and simplifying retail uses</p>
<p>10-5-15 MUCI – Mixed Use Commercial/Industrial District - Uses</p>	<p>Permitted: Hotels Conditional: Hotels and motels</p>	<p>Permitted: Hotels Conditional: Hotels and m Motels</p>	<p>Remove contradicting language</p>
<p>10-5-14 (C) SSMU Spruce Street Mixed Use District - Uses</p>	<p>Conditional: Dwellings, multiple-family</p>	<p>Conditional: Dwellings, multiple-family Dwelling, Apartment</p>	<p>“Dwellings, multiple-family” was replaced with “Dwelling, Apartment” in 2021.</p>
<p>10-5-16 (C) MUCR –Mixed Use Commercial/Residential District – Uses</p>	<p>Conditional: Dwellings, multiple-family</p>	<p>Conditional: Dwellings, multiple-family Dwelling, Apartment</p>	<p>“Dwellings, multiple-family” was replaced with “Dwelling, Apartment” in 2021.</p>

CODE UPDATES (DISCUSSION ONLY)

<p>10-5-11 B-1 Highway Business District – Lot Coverage</p>	<p>Maximum lot coverage of all structures – 25%</p>	<p>Maximum lot coverage of all structures – 2540%</p>	<p>This was a missed code change/recommendation from the Highway 3 Overlay Plan</p>
<p>10-5-11 B-1 Highway Business District - Uses</p>	<p>Mixed use buildings are not permitted in the B-1 district</p>	<p>Add mixed use buildings as a permitted use in the B-1 district</p>	<p>This is a popular redevelopment use that could help enhance the Highway 3 corridor</p>

PLANNING COMMISSION AGENDA MEMO

To: Planning Commission
From: Tony Wippler, Planning Manager
Department: Planning Commission
Subject: 2040 Comprehensive Plan Update
Meeting: Planning Commission - Feb 13 2024

INTRODUCTION:

Rita Trapp from HKGi will be present at the February 13th Planning Commission meeting to provide an update on the 2040 Comprehensive Plan Update.

DISCUSSION:

Attached, for the Commission's information is a memorandum from Ms. Trapp outlining the current status of the Update including, among other items, the draft Guiding Principles and Strategies, and proposed land use changes.

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

Listen to the presentation by Ms. Trapp and be prepared to discuss and provide any input as deemed necessary regarding the Update.

ATTACHMENTS:

[20240213 PC Comp Plan Memo](#)

Planning Commission Report

To: Planning Commission
From: Rita Trapp and Natalie Strait, Consulting Planners
Date: February 8, 2024
Subject: 2040 Comprehensive Plan Update

At its February 13th meeting the Planning Commission will be reviewing initial drafts for the 2040 Comprehensive Plan Update. As Commissioners may recall, the project was undertaken to update the 2040 Comprehensive Plan vision and align future land use and major public improvements (roadways, utility corridors, parks, and trail) with that vision. The update process will involve a formal amendment to the Comprehensive Plan. At this time, the Planning Commission is being asked to review and confirm the draft direction so that the proposed amendments can be prepared.

In 2023 a vision was identified through a community engagement process that included pop-up events and online input. The vision, which was reviewed by the Planning Commission in September, is:

“IN THE CITY OF FARMINGTON, WE VALUE PEOPLE AND NEIGHBORHOODS AND WE CELEBRATE BUSINESSES AND TRADITIONS. WE ARE BOLD IN PURSUING OPPORTUNITIES AND INVESTMENTS THAT SUPPORT QUALITY AND SUSTAINABLE GROWTH, A COMPLETE AND CONNECTED COMMUNITY, AND A VIBRANT AND RESILIENT ECONOMY.”

Staff and the consultant team have used this vision to identify guiding principles and strategies that further define the community’s desired outcomes and the actions to achieve it. The guiding principles are organized by four key elements of the vision: Quality and Sustainable Growth, Complete and Connected Community, Vibrant and Resilient Economy, and Opportunities and Investment. As you review the attached guiding principles and strategies, please identify any areas that are confusing and what might be missing. While there will not be time to individually edit each of the statements, please feel free to give Staff or the consultant team any wording suggestions for future consideration.

In addition to the guiding principles and strategies, Staff and the consultant team have been preparing elements of the land use plan. Included in the packet are the Existing Land Use and Future Land Use Maps for your review. The Existing Land Use Map uses county assessor data to categorize how all properties within the City are currently used. The draft Future Land Use Map describes the intended future land use of all properties. The land use category descriptions from the 2040 Comprehensive Plan are included as reference. A new land use category, Downtown

Mixed-Use, is being proposed with this amendment. The proposed description for the Downtown Mixed-Use District is “Land guided to support a variety of uses including pedestrian-friendly commercial, office, residential, institutional, and limited, small-scale manufacturing. Development may be mixed either vertically or horizontally with residential densities between 12 and 65 units per net acre.” The proposed densities reflect the most recent project in Downtown. In addition to the Existing Land Use Map and Future Land Use maps, the consultant team will be reviewing with the Planning Commission proposed development stage phasing.

Celebrating Our Past. Boldly Defining Our Future.

The City Farmington has crafted 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 strategies.

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

Guiding Principles and Strategies

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 achieving these elements by embracing the guiding principles and strategies (see sidebar). It will therefore be important that the guiding principles and strategies be reflected on and used in all decision making.

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

Strategies: Strategies help define and guide a general course of action in order to make progress under 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 and natural resources are protected.**

Strategies

- a) Support phased development that maintains the efficient use and expansion of local and regional infrastructure.
- b) Consider environmental impacts in municipal planning, development review, and policy decision-making.

- c) Protect surface water resources during the development process to preserve their environmental benefits for the community.
- d) Preserve, protect, and enhance woodland areas, including retaining as much tree cover as practical, during the development process in order to improve air quality; protect against wind and water erosion; provide shade; promote energy conservation; provide wildlife habitat; preserve scenic beauty, and protect the integrity of the natural environment.
- e) Encourage private and public developments to retain, and restore where possible, natural areas planted with native or climate adaptive species to enhance the health and diversity of wildlife populations promoting connectivity of habitat when possible.
- f) Promote the connection of natural resource areas to create a green network that extends throughout the community.
- g) Evaluate transportation projects to ensure they preserve and enhance environmental features and resources.
- h) Guide development for a greater mix and higher density of uses adjacent to key corridors, nodes, and amenity areas.
- i) Participate in programs such as GreenStep Cities, Tree City USA, Pollinate Minnesota's pollinate-friendly city, and others, to develop sustainable best practices.

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

Strategies

- a) Encourage the redevelopment of vacant and underutilized properties to help revitalize existing neighborhoods and capitalize on existing community investments.
- b) Support the integration of a variety of housing types which fit the character of the surrounding neighborhood.
- c) Encourage new subdivisions to make landscape features key elements in the subdivision design.
- d) Emphasize the use of high-quality materials and architectural features for new development and redevelopment.
- e) Collaborate with institutions to locate educational land uses in a manner that supports the community's livability.

3) Preserve and protect historical and cultural resources.

Strategies

- a) Strive 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.
- b) Make heritage preservation information available to all City departments, other public agencies, developers, property owners, and the citizens of Farmington.

Complete and Connected Community

This element of the vision is focused on creating a diverse, inclusive, and balanced community that contains a variety of well-connected neighborhoods, businesses, parks, and open spaces.

Guiding Principles

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

Strategies

- a) Emphasize development patterns that connect neighborhoods to one another, as well as to parks, commercial areas, educational facilities, and other key destinations.
- b) Establish an interconnected local trail system that provides access to parks and open spaces and includes multiple looping options and links to regional greenways.
- c) Develop a park and open space system that includes both active uses, and natural and environmentally sensitive areas for passive and un-programmed space.
- d) Promote views and convenient access to parks by locating parks with at least one side fronting on a roadway.

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

Strategies

- a) Provide a balanced transportation system that meets the needs of all transportation modes – including pedestrians, bicycles, automobiles, trucks, and trains.
- b) Maintain a roadway system which is consistent with the principals of functional classification and access management.
- c) Enlist and encourage private sector participation in meeting the travel needs of the city’s citizens and businesses.
- d) Evaluate transportation projects to ensure they are integrated with city land use and development plans.

6) Recognize that all people have inherent value and are celebrated and welcomed.

Strategies

- a) Provide opportunities for all to participate in the planning and decision-making process.
- b) Work with partners to identify and implement ways for people to feel more connected, especially residents who are new to the community.
- c) Support cultural and social events that are inclusive, welcoming, and celebrate the community’s diversity.
- d) Regularly assess the City’s communication methods and technology, and seek opportunities to improve accessibility to news, meetings, and projects.

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

7) Promote and support a dynamic economy that distinguishes itself in the region.

Strategies

- a) Cultivate relationships with existing businesses to increase retention.
- b) Actively recruit and promote Farmington as a place for business.

- c) Identify and work with partners to remove barriers to growth for start-ups, entrepreneurs, and existing businesses.
- d) Ensure that adequate land is available with access to urban services for commercial and industrial growth.
- e) Actively work to help diversify the growth of existing and new businesses to achieve the community's 2030 and 2040 employment projections and lessen impacts from industry-specific economic shifts.
- f) Leverage the mixed-use commercial/industrial land use designation to allow greater flexibility for development of offices, business parks, and light industry.
- g) Support and collaborate with partners on opportunities to provide housing that meets the needs of employees of local businesses.

8) Enhance the vitality and vibrancy of Farmington's commercial districts.

Strategies

- a) Promote development of retail, restaurant, and service uses as anchors of mixed-use areas to create desirable and viable commercial destinations.
- b) Promote the preservation and reuse of vacant historic buildings.
- c) Encourage reinvestment in aging and underutilized commercial properties.
- d) Work to identify public and private sector reinvestments in downtown to revitalize it as one of the community's pedestrian-oriented, mixed-use districts.
- e) Promote the use of high-quality materials and intentional architectural design to create appealing commercial areas.

Opportunities and Investments

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

Guiding Principles

9) Maintain a positive and proactive approach to the City budget, ensuring investment decisions are cost-effective and provide a long-term benefit.

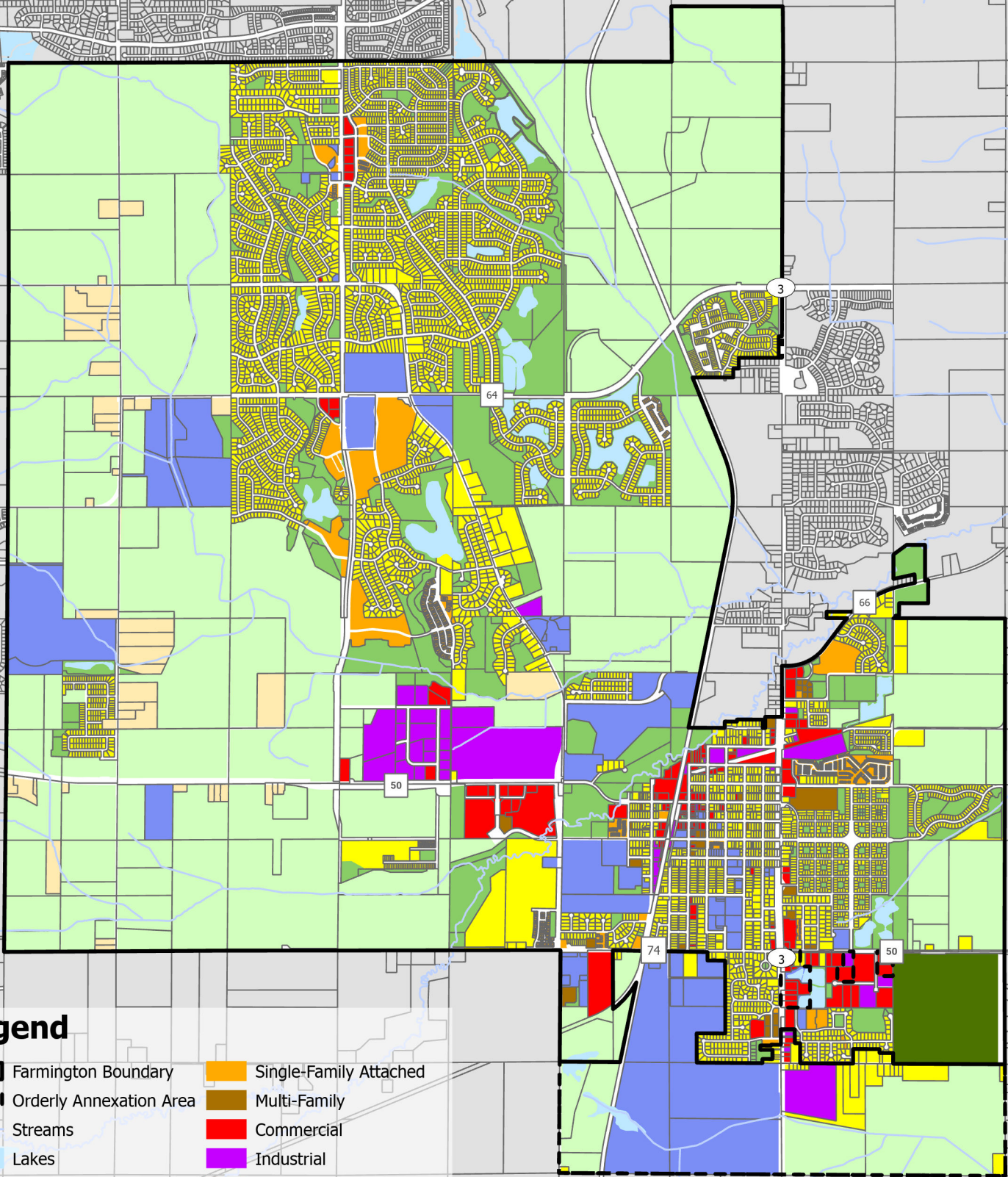
Strategies

- a) Make strategic investments in infrastructure that will facilitate well-planned growth that balances alignment with phasing plans and capitalizes on strategic opportunities.
- b) Maintain and update an annual budget and capital improvement program.

- c) Develop a long-term financial plan to fund the development and redevelopment of parks, open space, and trails.
- d) Improve the transportation system in a cost-effective manner ensuring expenditures satisfy a clearly defined public transportation priority and meet applicable engineering standards.
- e) Develop a long-term financial plan for deferred maintenance of existing and future city facilities.

DRAFT

Existing Land Use



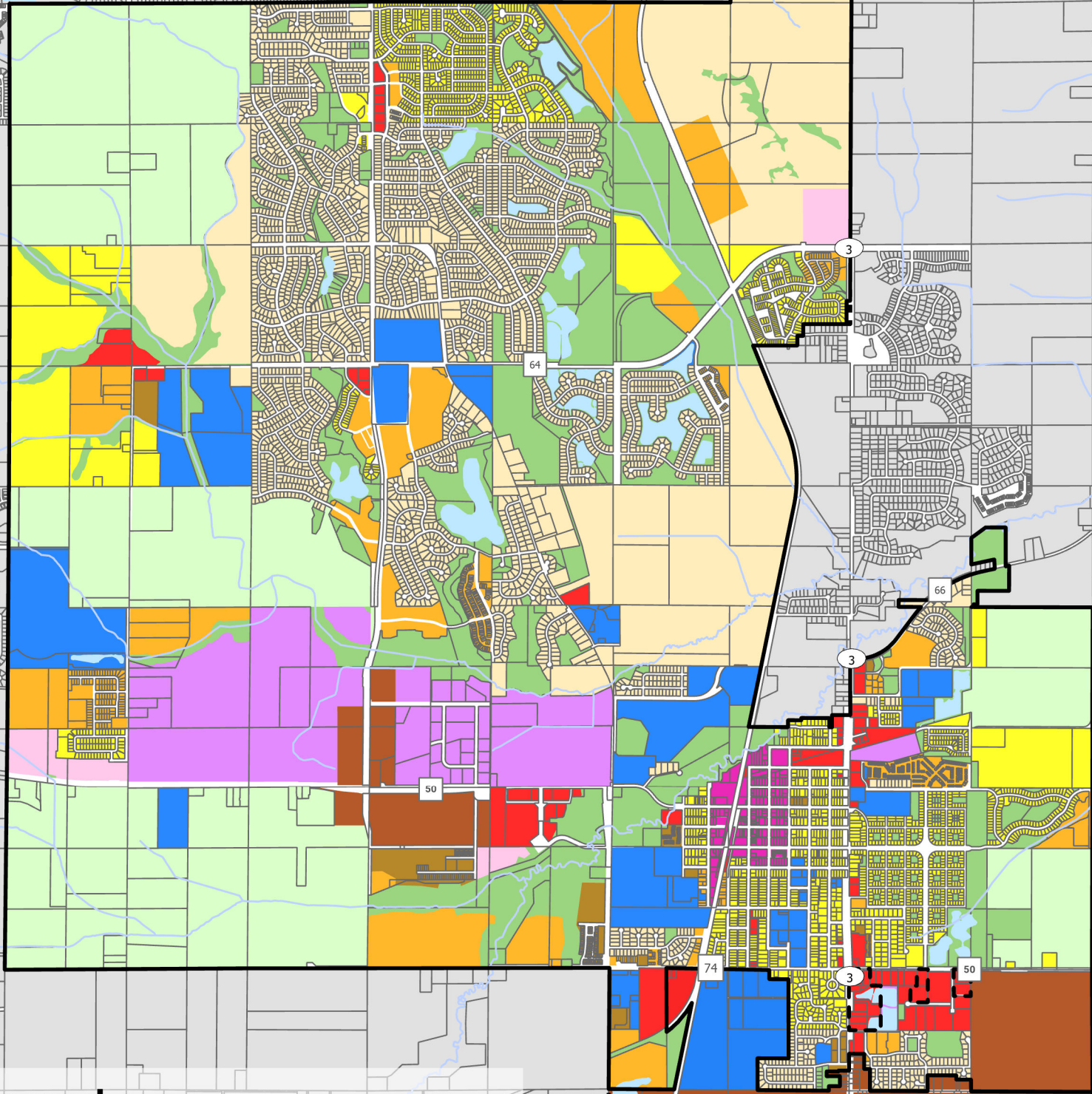
Legend

- | | |
|--------------------------|------------------------|
| Farmington Boundary | Single-Family Attached |
| Orderly Annexation Area | Multi-Family |
| Streams | Commercial |
| Lakes | Industrial |
| Existing Land Use | |
| Agriculture | Park/Open Space |
| Rural Residential | Golf Course |
| Single-Family Detached | Public/Semi-Public |
| | ROW |

0 0.25 0.5 1 Miles

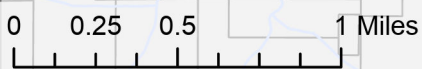


Proposed Future Land Use 2024



Legend

- Farmington Boundary
- Orderly Annexation Area
- Parcels
- Future Land Use**
- Agriculture
- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed-Use (Commercial/Residential)
- Downtown Mixed-Use
- Mixed-Use (Commercial/Industrial)
- Industrial
- Public/Semi-Public
- Park/Open Space
- ROW



Future Land Use

FARMINGTON'S LAND USE CATEGORIES

Regional planning is made more efficient when local municipalities use the Metropolitan Council's standardized land use categories and definitions. Doing so facilitates review of the comprehensive plan and simplifies the compilation of regional land use maps and geographic information system data sets. Nonetheless, municipalities may choose to use their own land use categories and definitions if they prefer to do so. Farmington has chosen to use its own land use categories, but does utilize the Metropolitan Council's Land Use Classification categories as a general guide for the densities and uses.

Agriculture

Intended to preserve land where agricultural uses are currently occurring, rural residential not connected to urban services, as well as to create an urban reserve for such time when there is a need for additional urban development and urban services may be extended.

Low Density Residential

Land guided for development of single-family detached dwellings, including manufactured homes, connected to urban services with a density range of 1.0 to 3.5 units per net acre.

Low/Medium Density Residential

Land guided for a variety of low to medium density housing types, including single-family detached dwellings, duplexes, and twin homes that are connected to urban services with a density range of 3.5 to 6.0 dwelling units per net acre. It is also incorporates existing older residential development in the city.

Medium Density Residential

Land guided for medium density multi-family housing types, including townhouses and row houses, in areas with access to jobs, services, public facilities, transit and urban services with a density range of 6.0 to 12.0 dwelling units per net acre.

High Density Residential

Land guided for high density multi-family housing types, including apartments and condominiums, in areas with access to jobs, services, public facilities, transit and urban services with a density range of 12.0 to 40 dwelling units per net acre.

Commercial

Land guided for commercial businesses, such as retail sales of goods, services, food and beverage, entertainment, and offices.

Mixed Use (Commercial/Residential)

Land guided for the integration of commercial and residential land uses either vertically (e.g. multi-story buildings with residential and/or office uses above and commercial uses at street level) or horizontally as a planned development (e.g. planned mixed use developments designed to integrate complementary land uses). Density allowed is 6.0 to 40.0 dwelling units per net acre including local access streets. Residential uses should generally represent a minimum of 50 percent of the overall mixed use area.

Mixed Use (Commercial/Industrial)

Land guided for the integration of commercial and industrial land uses which are compatible with each other, including office, light industrial, and retail uses. Intent of this land use designation is to provide additional flexibility that supports the creation of employment centers on large sites, generally characterized by a broader diversity of jobs, higher development densities and jobs per acre, higher quality site and architectural design, and increased tax revenues.

Industrial

Land guided for primarily manufacturing and/or processing of products, warehousing, or warehousing in order to increase the city's tax base and provide employment opportunities.

Public/Semi-Public

Land guided for public, semi-public and private government, educational, religious, social and healthcare facilities.

Park/Open Space

Land guided for recreational and leisure opportunities through publicly owned land and recognizes vital environmental resources including steep slopes, wetlands, and floodplains.

Right-of-Way

Land guided for public or private vehicular, transit and/or pedestrian rights-of-way.

FUTURE LAND USE DISTRIBUTION

Table 3.3 and Figure 3.3 show the land use proposed in the 2040 Comprehensive Plan.