

FARMINGTON

PLANNING COMMISSION MEETING - MAY 14, 2024



DEVELOPMENT PROCESS

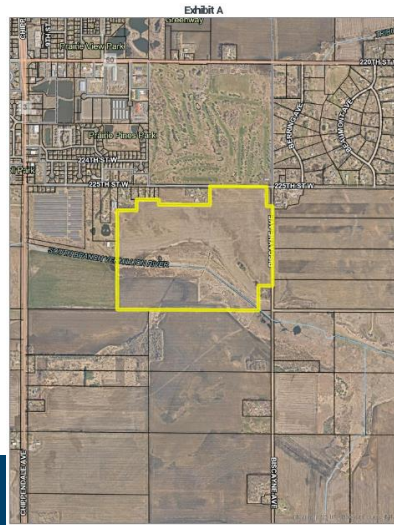
The rezonings are one step within many for this potential development project. Other future steps required to have a level of public input include:

- Alternative Urban Areawide Review (AUAR)
- Comprehensive Plan Update
- Platting of property
- Site plan review

REQUEST

Kimley-Horn has submitted petitions for rezoning of the following parcels of land:

1. PID 07-00500-76-011 (Exhibit A)
2. PID 07-00500-76-012 (Exhibit B)
3. 2830 220th Street W (Exhibit C)



Disclaimer: Map and parcel data are believed to be accurate but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraised survey, or zoning resolution. Map Scale: 1 inch = 1000 feet 5/16/2024



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PARCELS 07-00500-76-011 AND 07-00500-76-012

- Currently owned by Independent School District 192.
- Were annexed into the city effective April 24, 2024.
- Per code properties annexed into the city automatically are zoned A-1 (Agriculture) until such time they are rezoned by City Council.

The requested rezone for these parcels is from A-1 (Agriculture) to MUCI (Mixed Use Commercial/Industrial).

2830 220TH STREET W (FOUNTAIN VALLEY GOLF COURSE)

- Currently owned by Bryce and Carole Olson
- Existing zoning consists of a mixture of B-1 (Highway Business), R-1 (Low Density Residential), R-2 (Low/Medium Density Residential), R-3 (Medium Density Residential) and P/OS (Park/Open Space).

The requested rezone of this parcel is from B-1 (Highway Business), R-1 (Low Density Residential), R-2 (Low/Medium Density Residential), R-3 (Medium Density Residential), and P/OS (Park/Open Space) to MUCI (Mixed Use Commercial/Industrial).

PROPOSED USE

- Master planned technology park.
- Permitted use in the MUCI zoning district.

COMPREHENSIVE PLAN

- City is currently working on a mid-cycle comprehensive plan update for the entire city.
- The amendment will include guiding all three parcels as Mixed Use (Commercial/Industrial)
- It is anticipated that the comprehensive plan update will be approved by the end of 2024.
- Staff is suggesting that the rezonings be contingent upon approval of the comprehensive plan update by the City Council and Metropolitan Council.

ACTION REQUESTED

Recommend approval of the following actions and forward the recommendations to the City Council contingent upon approval of the mid-cycle comprehensive plan amendment:

1. Rezone the properties identified with PID #'s 07-0050076-011 and 07-00500-76-012 from A-1 (Agriculture) to MUCI (Mixed Use Commercial/Industrial).
2. Rezone the property addressed as 2830 220th Street W from B-1 (Highway Business), R-1 (Low Density Residential), R-2 (Low/Medium Density Residential), R-3 (Medium Density Residential) and P/OS (Park and Open Space) to MUCI (Mixed Use Commercial/Industrial).