

**PLANNING COMMISSION**

Tuesday, June 11, 2024  
7:00 PM

		Page
1.	CALL TO ORDER	
2.	APPROVAL OF MINUTES	
2.1.	Approve Planning Commission Minutes	3 - 10
	Approve the minutes from the May 14, 2024 regular meeting. <a href="#">Agenda Item: Approve Planning Commission Minutes - Pdf</a>	
3.	PUBLIC HEARINGS	
3.1.	1. Petition to rezone property from A-1 (Agriculture) to MUCI (Mixed Use Commercial/Industrial) - PID's 07-00500-76-011 and 07-00500-76-012 - CONTINUED	11
	2. Petition to rezone property 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) - 2830 220th Street W - CONTINUED	
	At the request of the applicant, table the public hearing until further notice. <a href="#">Agenda Item: 1. Petition to rezone property from A-1 (Agriculture) to MUCI (Mixed Use Commercial/Industrial) - PID's 07-00500-76-011 and 07-00500-76-0 - Pdf</a>	
3.2.	Vermillion Commons 4th Addition Preliminary Plat and Planned Unit Development	12 - 35
	Recommend approval of the Vermillion Commons 4th Addition Preliminary Plat and Planned Unit Development contingent upon the following:	
	1. The satisfaction of all engineering comments/requirements including construction plans for grading, stormwater, and utilities. <a href="#">Agenda Item: Vermillion Commons 4th Addition Preliminary Plat and</a>	

[Planned Unit Development - Pdf](#)

- 3.3. Petition to rezone properties from MUCI (Mixed Use Commercial/Industrial) to I (Industrial)

36 - 40

PID# 14-25852-00-010

PID# 14-25852-00-020

Recommend approval of the rezoning of Outlot A (PID# 14-25852-00-010) and Outlot B (PID# 14-25852-00-020) Farmington Industrial Park 3rd Addition from MUCI (Mixed-Use Commercial/Industrial) to I (Industrial) and forward that recommendation on to the City Council.

[Agenda Item: Petition to rezone properties from MUCI \(Mixed Use Commercial/Industrial\) to I \(Industrial\)PID# 14-25852-00-010PID# 14-25852-00-020 - Pdf](#)

4. DISCUSSION

- 4.1. Discussion on Cannabis Businesses and Zoning

41 - 45

Discuss the potential location(s) of cannabis related businesses within the City's zoning districts.

[Agenda Item: Discussion on Cannabis Businesses and Zoning - 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 - Jun 11 2024

### INTRODUCTION:

Attached, are the minutes from the May 14, 2024 regular meeting.

### DISCUSSION:

Not applicable

### BUDGET IMPACT:

Not applicable

### ACTION REQUESTED:

Approve the minutes from the May 14, 2024 regular meeting.

### ATTACHMENTS:

[May 14, 2024 PC Minutes](#)

**CITY OF FARMINGTON  
PLANNING COMMISSION MINUTES  
REGULAR MEETING  
MAY 14th, 2024**

**1. CALL TO ORDER**

The meeting was called to order by Chair Rotty at 7:00pm

Members Present: Rotty, Lehto, Tesky, Windschitl, Snobeck

Staff Present: Tony Wippler, Planning Manager

Jared Johnson, Planning Coordinator

Deanna Kuennen, Community and Economic Development Director

**2. APPROVAL OF MINUTES**

**MOTION** by Tesky, second by Lehto to approve minutes of Planning Commission for April 9th, 2024 regular meeting. **APIF MOTION CARRIED**

**3. PUBLIC HEARINGS**

Chair Rotty opened all public hearings

**3.1 Ordinance Amendments to Titles 4 and 10 of the Farmington City Code –Withdrawal.** Planning Coordinator Jared Johnson requested the commission accept the withdrawal and close the public hearing for ordinance amendments to Titles 4 and 10 of the Farmington City Code. **MOTION** by Windschitl, second by Snobeck to accept withdrawal and close the public hearing. **APIF MOTION CARRIED**

**3.2 1. Petition to rezone property from A-1 (Agriculture) to MUCI (Mixed Use Commercial/Industrial) - PID's 07-00500-76-011 and 07-00500-76-012**

**2. Petition to rezone property 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) - 2830 220th Street W**  
Planning Manager Tony Wippler presented the requests for rezoning for these parcels, the proposed use of these parcels is for a master planned technology park, which is a permitted use in the MUCI zoning district. He explained the City is in process of a mid-cycle comprehensive plan amendment. The amendment will include guiding all three of these parcels as Mixed Use (Commercial/Industrial). The rezoning will be contingent upon approval of the comprehensive plan amendment being approved by the City Council and ultimately the Metropolitan Council.

Chair Rotty opened up the public discussion.

- Alan Catchpool from Kimley Horn Engineering on behalf of Tract, introduced himself and stated he is available to answer questions.

- Resident Nathan Ryan 22390 Cambrian Way - made statement for the record. "We believe the request to change the zoning of the Olsen property also known as Fountain Valley Golf Course is not in the best interest of anyone that surrounds this parcel. We believe that by re-zoning this property the city is creating an island of mixed-use commercial, which could also be an illegal use of zoning known as spot zoning and does not follow the guiding principals adopted in the comprehensive plan. We also believe that re-zoning this parcel is against the orderly annexation agreement (OAA) between City of Farmington and Castle Rock Township." He then explained additional reasons they believe this would not be a good decision for the community and property owners.
- Cathy Johnson on Berring Ave. -shared they have created a citizens group regarding this proposal. She discussed the School District 192 property sale being used as Data Center Campus and the concerns of the impact from it including noise, water usage and electricity. She is opposed to the re-zoning in the location proposed to accommodate data centers.
- Jeffrey Schottler 22420 Calico Ct. - shared environmental and safety concerns as it is adjacent to his property. He voiced concern about putting commercial and/or industrial in between two neighborhoods.
- Eszter Varga 3094 225<sup>th</sup> St. - discussed property tax concerns about tax credits and impacts on residents and assessment for the residents. She supports diversifying in the community but not in between residential areas.
- Jamie Williams 22315 Berring Ave. – voiced concerns about the water usage and other environmental issues.
- Andy Berg resident since 2005 – asked planning commission to vote no for re-zoning. Discussed concerns with spot zoning.
- Jason Folger 3015 224<sup>th</sup> St. – stated a data center does not promote sustainability and does not protect natural resources.
- Stefan Petrashek 2982 225<sup>th</sup> St W. – discussed how when purchased home the 2040 plan was for residential.
- Terrie Pearson 2475 225<sup>th</sup> St W – hopes the planning commission does it due diligence to ensure decision is good for all citizens.
- Lynn Greenslit 22405 Berring Ave. – has been here for 40 years and does not think the Data Center is good. Her horse and riding is impacted by the surroundings.
- Gina Trebil 22402 Calico Ct. – shared concerns for the home values decreasing.
- Ryan Pietsch 22272 Cambrian Way – stated this is not the place for industrial lots. He has had issues with the industrial behind him.

- Susan Ferrozzo 1646 240<sup>th</sup> St. W – shared a letter of petition of objection in the re-zoning of School District 192 Angus Farm and Fountain Valley Golf course.

Chair Rotty explained for community members that the planning commissions duty is to review and make recommendations to the City Council, the City Council has the final decision regarding re-zoning applications.

- Nancy Cassa Beaumont Ave. – was concerned about not being communicated with and finding out through social media.
- Mo Feshami 2528 220<sup>th</sup> St. – He designed data centers in his career and offered his knowledge. His concerns are about the cooling and not being efficient. Requests that they have more information before making decisions.
- Justin Wiles 22240 Cambrian Way – Wants to remind that he likes having it be a quiet, small community and does not think data center is good fit.
- Dorraine Dorneman 22295 Albatross Circle – shared concern about water shortages (gave examples of droughts in the past).
- Diana Bell 1109 Maple St. – Questioned conserving water and the protected ponds.
- Gerry Risto 516 Lower Heritage Way – concerned about the school district sale of property and not being transparent with the sale and planned use.

Resident asked where water supply will come from Empire or Farmington? Planning Manager Tony Wippler answered from the city system.

- Dan May 22665 Berring Ave. - asked if the Planning Commission has opinions yet for approval. Chair Rotty explained this is just the public hearing, they will review after this meeting before making any decisions.
- Denise May 22665 Berring Ave. – asked what is next in the process? Chair Rotty asked Planning Manager Tony Wippler and he said they will send out additional notifications. He explained the city code for notifying residents.
- Gary Johnson 22280 Berring Ave. – requested the notification be expanded to include a bigger area.
- Bruce Betzold 22248 Cambrian Way – concerned about being surrounded by data centers on both sides of neighborhood.
- Jennifer Motzko 407 11<sup>th</sup> St. – discussed the long-term effects, and plan when becomes obsolete.

Chair Rotty explained that they are not reviewing site plans, just reviewing changing the zoning in this meeting. He discussed that the commission understands how quickly this came up and they will continue to research before presenting a recommendation to City Council. He recommends a continuance.

Commissioner Tesky stated she is looking to see what the infrastructure will look like to support the technology park and plans for sustainability, she is recommending a continuance.

Commissioner Windschitl agrees with the other members for a continuance and is looking for more information about benefits of the data center to the city.

Commissioner Lehto also agrees to delay in making any decisions until they can review further. She asked Planning Manager Tony Wippler to explain the 2040 Comp Plan and timelines. He reviewed the process and explained why they looking to make updates to the plan.

Commissioner Snobeck would like to look further into the water usage and sustainability.

Chair Rotty requested additional information for the utilities, plans for water usage and sustainability.

Community Development Director Deanna Kuennen shared that there will be a “training” session with a consultant (President of Afcom) to help explain processes for the environmental review etc. A neutral 3<sup>rd</sup> party expert will be there to educate on technologies etc.

**MOTION** by Windschitl, second by Snobeck to continue public hearing until June 11<sup>th</sup> meeting. **APIF MOTION CARRIED**

Chair Rotty called for a recess until 9:20 pm. Chair Rotty called the meeting back to order at 9:20 pm.

**3.3. Preliminary and Final Plat, Conditional Use Permit, and Three Variances to Construct a 168-Unit Apartment Building at the Northwest Corner of Dushane Parkway and Spruce Street.** Planning Coordinator Jared Johnson presented request for variance.

**PLAT REVIEW**

- Re-plat part of the “square-a-bout” (Outlot J) and existing 15 acre parcel owned by Hy-Vee ( Outlot C) of the Vermillion River Crossings plat into two parcels.
- Newly dedicated street on northside of Lot 2, extension of Spruce Street south of Lot 2.
- Lot 1 to be 11 acres
- Lot 2 to be 3.5 acres
- Newly dedicated right-of-way to be 5.25 acres
- Vacation of right-of-way from “Outlot J” is scheduled for the May 20<sup>th</sup> City Council meeting

**CUP SITE PLAN REVIEW**

- Apartment Buildings are a conditional use in SSMU zoning District
- 4-story, 168 units at market rate
- Mix of studio, 1bed, 1 bed plus den, 2 bed and 3 bed

- Balconies, surface and underground parking, bicycle parking, fitness center, outdoor amenity space and dog run
- 252 parking spaces required, 252 parking spaces proposed

**VARIANCE REVIEW**

- Variance for building height. Max allowed is 40 feet, proposed is 53 feet 9inches. High water table requires elevated underground parking
- Variance for parking lot setback from both the north and west property line. Minimum 10-foot setback, 5-foot setback proposed. Necessary to meet parking requirements.
- Meets all other zoning requirements.

**ACTION REQUESTED**

**1. Motion to recommend the City Council approve the requested combined preliminary and final plat for Vermillion River Crossings 3<sup>rd</sup> Addition subject to the following conditions:**

- The vacation of right-of-way from a portion of “Outlot J” in the Vermillion River Crossings Plat is approved by City Council
- The dedicated “new street” shall have its named changed to 214<sup>th</sup> St. W and be reflected as such on the preliminary and final plat
- All engineering comments are satisfied
- A development contract between the developer and the Cit 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.

**2. Motion to approve the requested conditional use permit and three variances to construct and apartment building at the northwest corner of Dushane Parkway and Spruce Street subject to the following conditions:**

- The preliminary and final plat for Vermillion River Crossings 3<sup>rd</sup> Addition is approved by the City Council
- All necessary building permits are obtained
- A sign permit shall be obtained for any exterior signage
- All Engineering comments are satisfied
- An exterior lighting plan is submitted and approved by Planning staff

Chair Rotty opened up public hearing. Sheldon Berg with DJR Architecture is available for questions.

- Peggy Moore Vermillion River Crossings – concerned about the water table. Chair Rotty verified the engineering has been thorough, Planning Manager Tony Wippler stated the applicant has done a geotechnical report and submitted to the City
- Blanche Riker Vermillion River Crossings – concerned about traffic and noise, Planning Coordinator Jared Johnson explained where the new road entrance will be.

- Terry Lomas 21400 Dushane Pkwy – questioned if all units will be market rate and are they going to replace any greenspace Planning Manager Tony Wippler explained there will be a better use of the greenspace versus in the square-a-bout. She also had concerns for traffic and requesting a stop light to get onto HWY 50, Tony explained the county is the authority for HWY 50

Chair Rotty asked commissioners if they have any questions.

Commissioner Tesky had concerns around the variances, they explained the parking is not a concern they did calculations based on the types of units and it was adequate. The height variance was done to match the Vermillion Crossings pitched roof and due to raising out of the water table. The project would not be viable as a three-story building.

Chair Rotty verified there is enough parking for guests as well.

Commissioner Windschitl verified there is no on street parking planned on Dushane Pkwy. He also asked about security access, they run off fob system.

Commissioner Lehto confirmed that there are ADA entrances and units. She also asked if they know what the rates will be, he answered not at this time. She asked what timeline for starting construction is, goal is to start end of this summer.

Commissioner Snobeck inquired about the setbacks possibly creating any concerns for sidewalk safety, Jared responded with no concerns.

**MOTION** by Windschitl, second by Lehto to close the public hearing.  
**APIF MOTION CARRIED**

**MOTION** by Windschitl , second by Snobeck for a favorable recommendation to City Council approve the combined preliminary and final plat for Vermillion River Crossings 3<sup>rd</sup> addition. **APIF MOTION CARRIED**

**MOTION** by Lehto, second by Windschitl to approve conditional use permit and three variances with five contingencies. **APIF MOTION CARRIED**

**4. DISSCUSSION** - None

**MOTION** by Snobeck, second Tesky to adjourn at 10:03 pm. **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:** 1. Petition to rezone property from A-1 (Agriculture) to MUCI (Mixed Use Commercial/Industrial) - PID's 07-00500-76-011 and 07-00500-76-012 - CONTINUED  
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**Meeting:** Planning Commission - Jun 11 2024

### INTRODUCTION:

The public hearing regarding the above referenced rezonings was opened at the May 14, 2024 regular meeting. The Commission continued this hearing to the June 11, 2024 regular meeting.

### DISCUSSION:

The applicant is requesting to have these petitions tabled at this time as they are intending to apply for Preliminary Planned Unit Development and Preliminary Plat and the rezoning petitions would then be considered along with those new applications. Staff will re-notice the public hearing as part of the new applications as well.

Staff will work with the applicant to extend the 60-day timeframe for application review.

### BUDGET IMPACT:

Not applicable

### ACTION REQUESTED:

At the request of the applicant, table the public hearing until further notice.

## PLANNING COMMISSION AGENDA MEMO

**To:** Planning Commission  
**From:** Tony Wippler, Planning Manager  
**Department:** Planning Commission  
**Subject:** Vermillion Commons 4th Addition Preliminary Plat and Planned Unit Development  
**Meeting:** Planning Commission - Jun 11 2024

### INTRODUCTION:

U.S. Home, LLC (Lennar) has submitted an application for Preliminary Plat and Planned Unit Development review for Vermillion Commons 4th Addition which is located to the immediate west of the Vermillion Commons townhome community near the intersection of Denmark and 220th Street W (see attached location map). The proposal for the property consists of a total of 134 residential units on 26 gross acres.

### DISCUSSION:

#### *Vermillion Commons 4th Addition Preliminary Plat*

As shown on the plat (attached), the developer proposes 68 single-family lots and 66 townhome lots on 20.3 net acres (26 acres gross) of land with a net density of 6.6 units per acre. The single-family lots are located on the north and west side of the development and the townhomes units are located at the southeast side of the development. Stormwater ponding will be located on the west side of the development, adjacent to the Dakota County Conservation Area.

The minimum lot area proposed for the single-family lots is 4,800 square feet with an overall average lot size of 6,198 square feet in the development. The minimum lot width and depth of the single-family lots will be 40 feet and 120 feet, respectively.

The minimum setbacks proposed for the development are:

#### **Single-family**

Front yard setback: 25 feet  
Side yard interior setback: 6 feet  
Side yard corner setback: 20 feet  
Rear yard setback: 25 feet

#### **Townhome**

Minimum setback from roadway: 25 feet

There are a total of 5 outlots shown on the Preliminary Plat labeled A-E and are described as follows:

- Outlot A is 1.5 acres in size and will be dedicated as parkland with the final plat.
- Outlot B is 4.1 acres in size and will consist of stormwater ponding.
- Outlot C is 1.36 acres and consists of private road.
- Outlots D&E total 2.9 acres and consists of common area for the townhomes.

### Transportation & Parking

The developer proposes three access points for the development. Both Lilac Drive and 218th Street W will be extended from the Vermillion Commons townhome development located to the east and Poppy Drive will connect into 220th Street W on the south side of the development. All public roads (Lilac Drive, 218th Street W, Poppy Drive and Poppy Lane) will consist of a 60 foot right-of-way with a 32 foot wide roadway.

The private streets within the townhome portion of the development will be 24 feet in width. The private streets will have to be signed no on-street parking.

Townhome dwellings require 2 off street parking stalls per unit. Each townhome unit will provide a double car garage. Additionally, the townhome driveways will be a minimum of 25 feet in length allowing for additional parking on the driveway. The developer is also proposing an additional 26 off street "visitor" parking spaces throughout the townhome portion of the development.

### Parks, Trails and Sidewalk

A 1.5 acre park is proposed on the north end of the development (Outlot A). This is contiguous to additional land owned by the City in the Vermillion Commons townhome development to the east. Five foot wide sidewalk is proposed on the west side of Lilac Drive, south side of 218th Street W, and on the east side of Poppy Drive.

Dakota County has a 12 foot wide trail, drainage and utility easement that was granted in 2022 that runs along the west and north property boundary. This easement will have to be shown on the final plat.

### Engineering

The Engineering Department has reviewed the preliminary plat and has recommended approval of the plat contingent upon the satisfaction of engineering requirements and comments. The developer has been informed that before review of the final plat is performed, all engineering requirements and comments must meet the satisfaction of the Engineering Department.

### Preliminary Planned Unit Development

The subject property is currently zoned R-3 (Medium Density Residential) and is proposed to be rezoned to R-3 PUD. The proposed deviations with this planned unit development are as follows:

- Allowing single-family dwellings within the R-3 zoning district.
- Reducing minimum lot area for single-family lots to 4,800 square feet.
- Reducing minimum lot width for single-family lots to 40 feet.
- Increasing minimum front yard setback for single-family lots to 25 feet

- Increasing rear yard setback for single-family lots to 25 feet.
- Increasing the maximum lot ("building") coverage for single-family lots to 45 percent.
- The allowance of private streets.
- Reduced width of private streets to 24 feet.

**BUDGET IMPACT:**

Not applicable

**ACTION REQUESTED:**

Recommend approval of the Vermillion Commons 4th Addition Preliminary Plat and Planned Unit Development contingent upon the following:

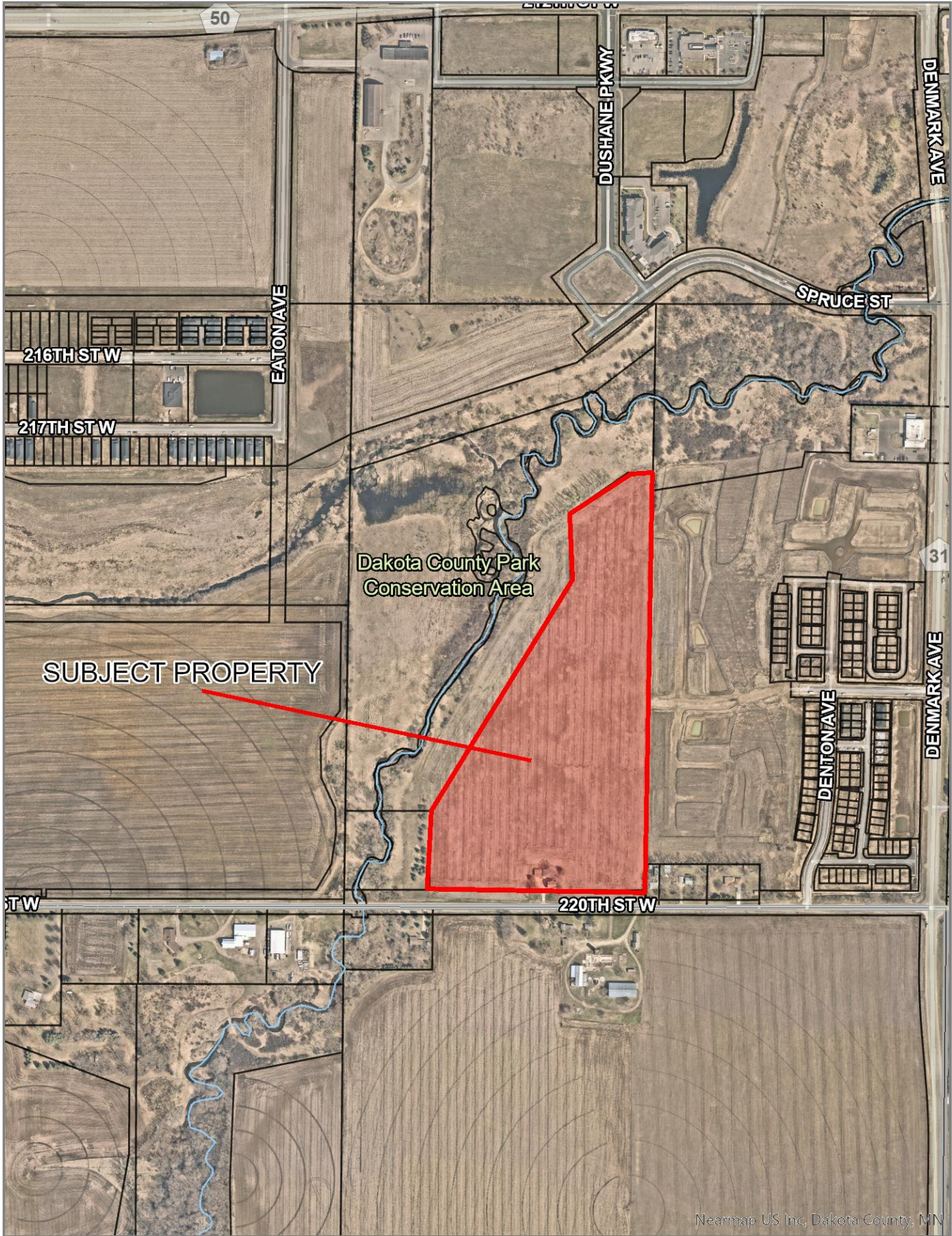
1. The satisfaction of all engineering comments/requirements including construction plans for grading, stormwater, and utilities.

**ATTACHMENTS:**

[VC4th Location Map](#)

[23997 - Vermillion Commons 4th Prelim Plat and Plans](#)

Dakota County, MN



Nearmap US Inc, Dakota County, MN

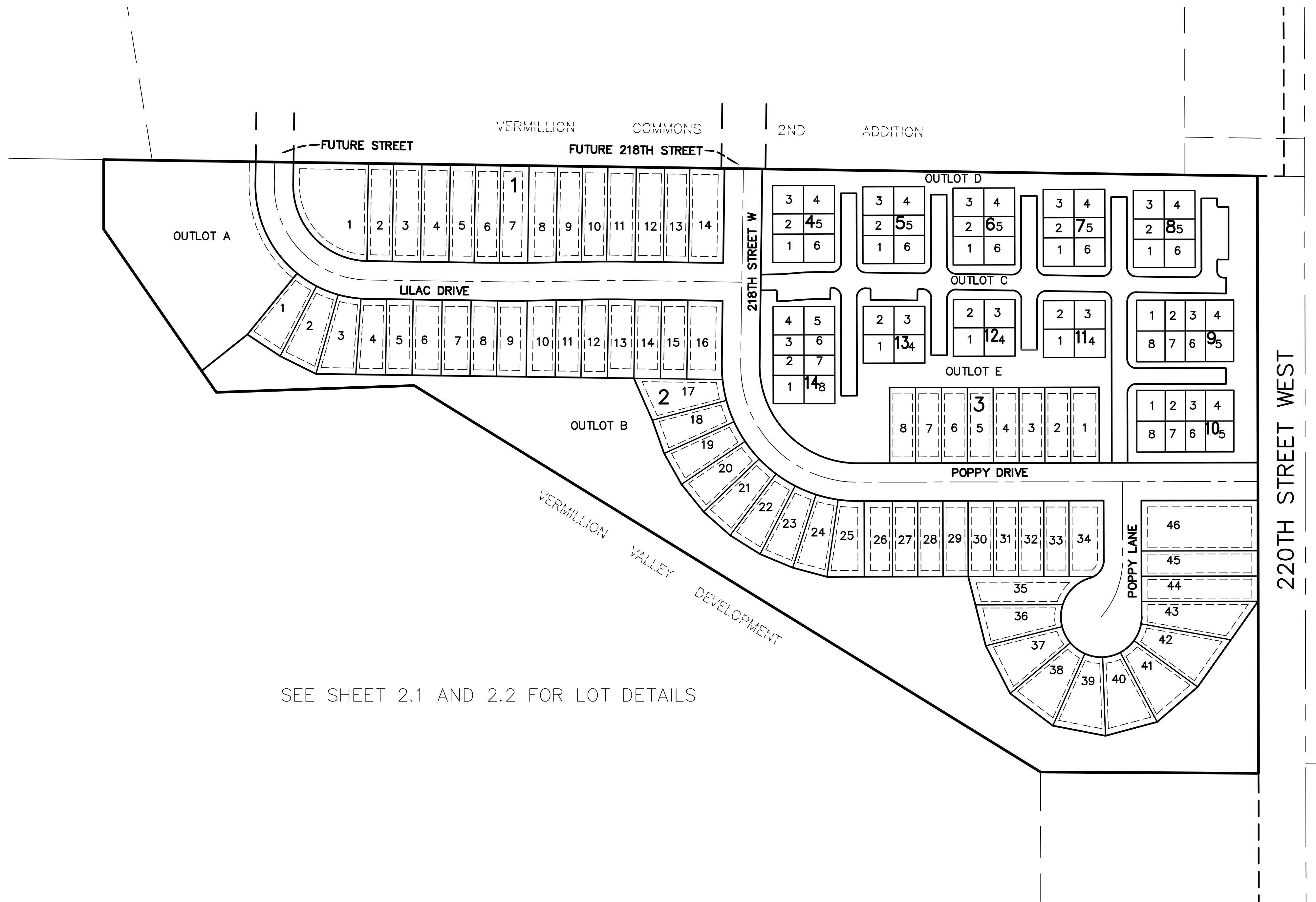


Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale  
**1 inch = 600 feet**  
6/6/2024







SEE SHEET 2.1 AND 2.2 FOR LOT DETAILS

**PROPERTY DESCRIPTION**

Outlot E, VERMILLION VALLEY DEVELOPMENT, Dakota County, Minnesota

**SITE DATA**

LOTS	134 LOTS
-(SINGLE FAMILY LOTS) (BLOCKS 1-3)	68 LOTS
-(TOWNHOUSE LOTS) (BLOCKS 4-14)	66 LOTS
TOTAL SITE AREA	25.926 AC.
LOT AREA	12.695 AC.
-(SINGLE FAMILY LOTS) (BLOCKS 1-3)	(9.676 AC.)
-(TOWNHOUSE LOTS) (BLOCKS 4-14)	(3.019 AC.)
OUTLOT AREA	9.891 AC.
-(PARK) (OUTLOT A)	(1.500 AC.)
-(PONDING & OPEN SPACE) (OUTLOT B)	(4.098 AC.)
-(TOWNHOUSE PRIVATE ROAD) (OUTLOT C)	(1.361 AC.)
-(TOWNHOUSE COMMON LOT) (OUTLOT D & E)	(2.932 AC.)
RIGHT OF WAY AREA	3.340 AC.
GROSS DENSITY	5.169 LOTS/AC

NET DENSITY:	
GROSS AREA	25.926 AC.
LESS PARK (OUTLOT A)	-1.500 AC.
LESS PONDING (OUTLOT B)	-4.098 AC.
NET AREA	20.328 AC.
NET DENSITY	6.591 LOTS/AC

EXISTING ZONING IS R-3 (MEDIUM DENSITY RESIDENTIAL)  
PROPOSED ZONING IS PUD

**SINGLE FAMILY LOT DATA**

MINIMUM LOT WIDTH PROVIDED	40 FEET
MINIMUM LOT DEPTH PROVIDED	120 FEET
MINIMUM LOT AREA PROVIDED	4,800 S.F.
AVERAGE LOT AREA	6,198 S.F.

**MINIMUM SETBACKS - 40' WIDE SINGLE FAMILY LOTS**

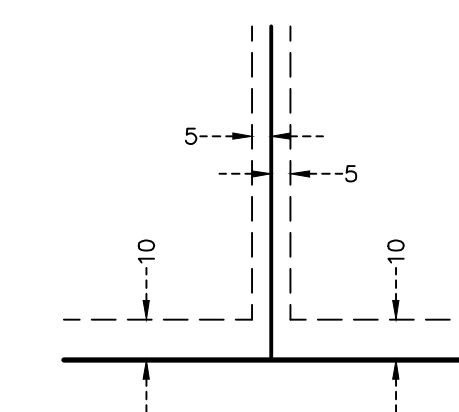
FRONT (RIGHT OF WAY)	25 FEET
SIDE (INTERIOR)	6 FEET
SIDE (STREET)	20 FEET
REAR	25 FEET

**MINIMUM SETBACKS - TOWNHOMES**

PUBLIC RIGHT OF WAY	25 FEET
EXTERIOR LOT	30 FEET

MINIMUM DRIVEWAY LENGTH	25 FEET
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DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THIS PLAT.

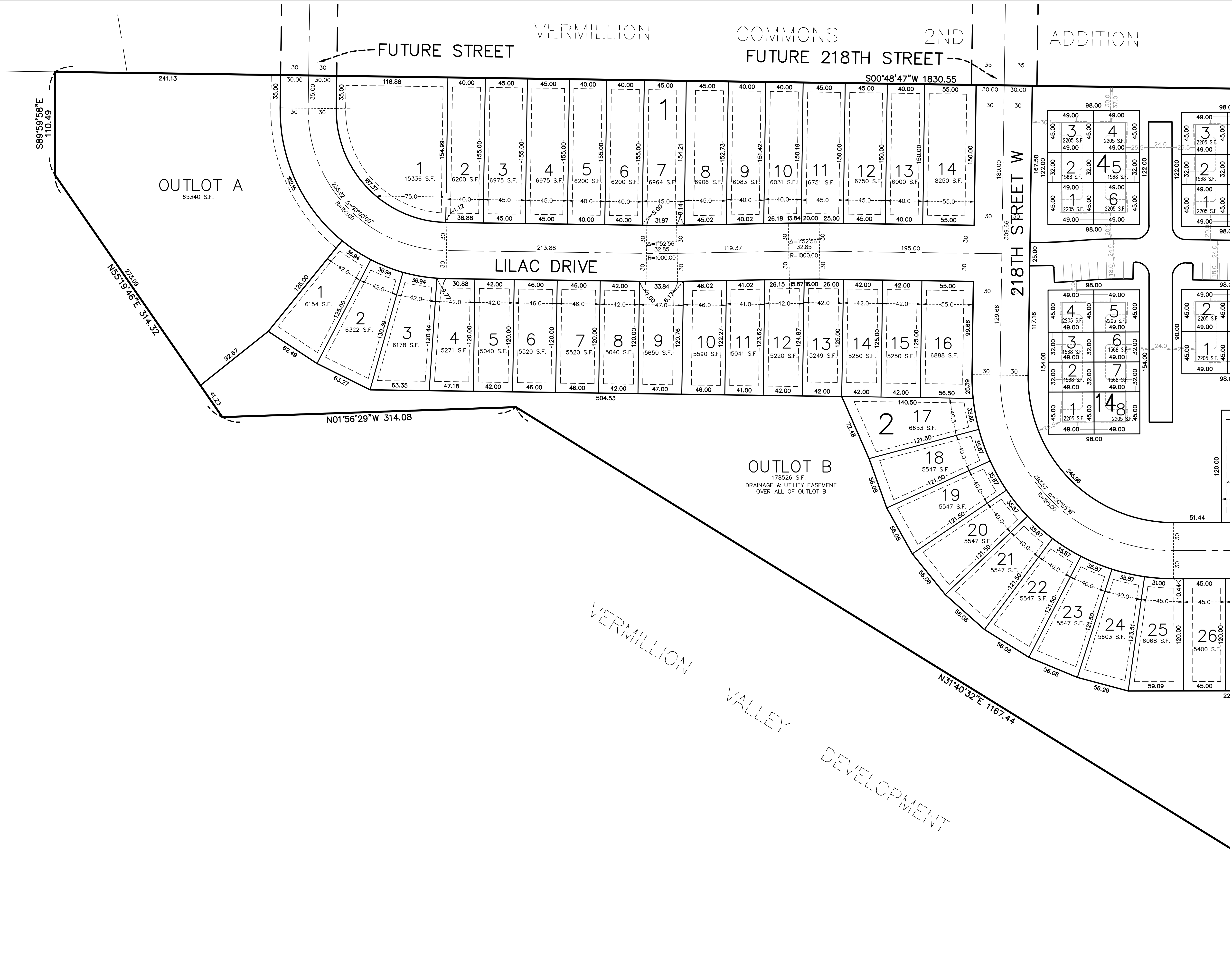


BEARINGS ARE BASED ON THE EAST LINE OF OUTLOT E, VERMILLION VALLEY DEVELOPMENT WHICH IS ASSUMED TO HAVE A BEARING OF N 00°48'47" E

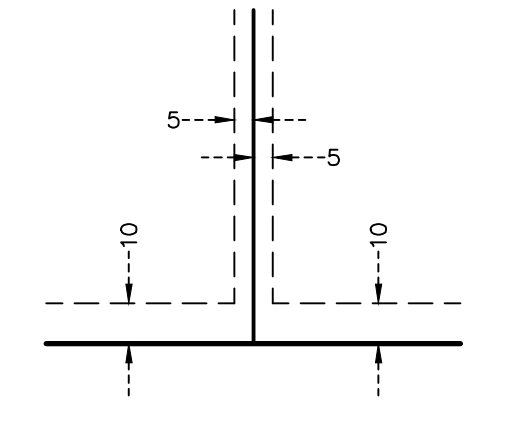
**James R. Hill, Inc.**  
PLANNERS / ENGINEERS / SURVEYORS  
2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306  
PHONE: 952.890.6044 www.jrhinc.com

VERMILLION COMMONS 4TH ADDITION  
FARMINGTON, MINNESOTA  
PRELIMINARY PLAT  
FOR  
LENNAR  
18305 36TH AVE N, SUITE 400, FLYWORTH, MN 55446

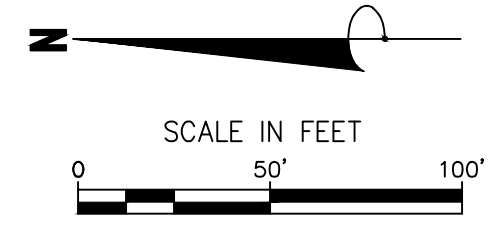
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REVISIONS	
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PROJECT NO.	23997-00
C2.0	



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THIS PLAT.



BEARINGS ARE BASED ON THE EAST LINE OF OUTLOT E, VERMILLION VALLEY DEVELOPMENT WHICH IS ASSUMED TO HAVE A BEARING OF N 00°48'47" E

**James R. Hill, Inc.**  
 PLANNERS / ENGINEERS / SURVEYORS  
 2399 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306  
 PHONE: 952.890.6044  
 www.jrhinc.com

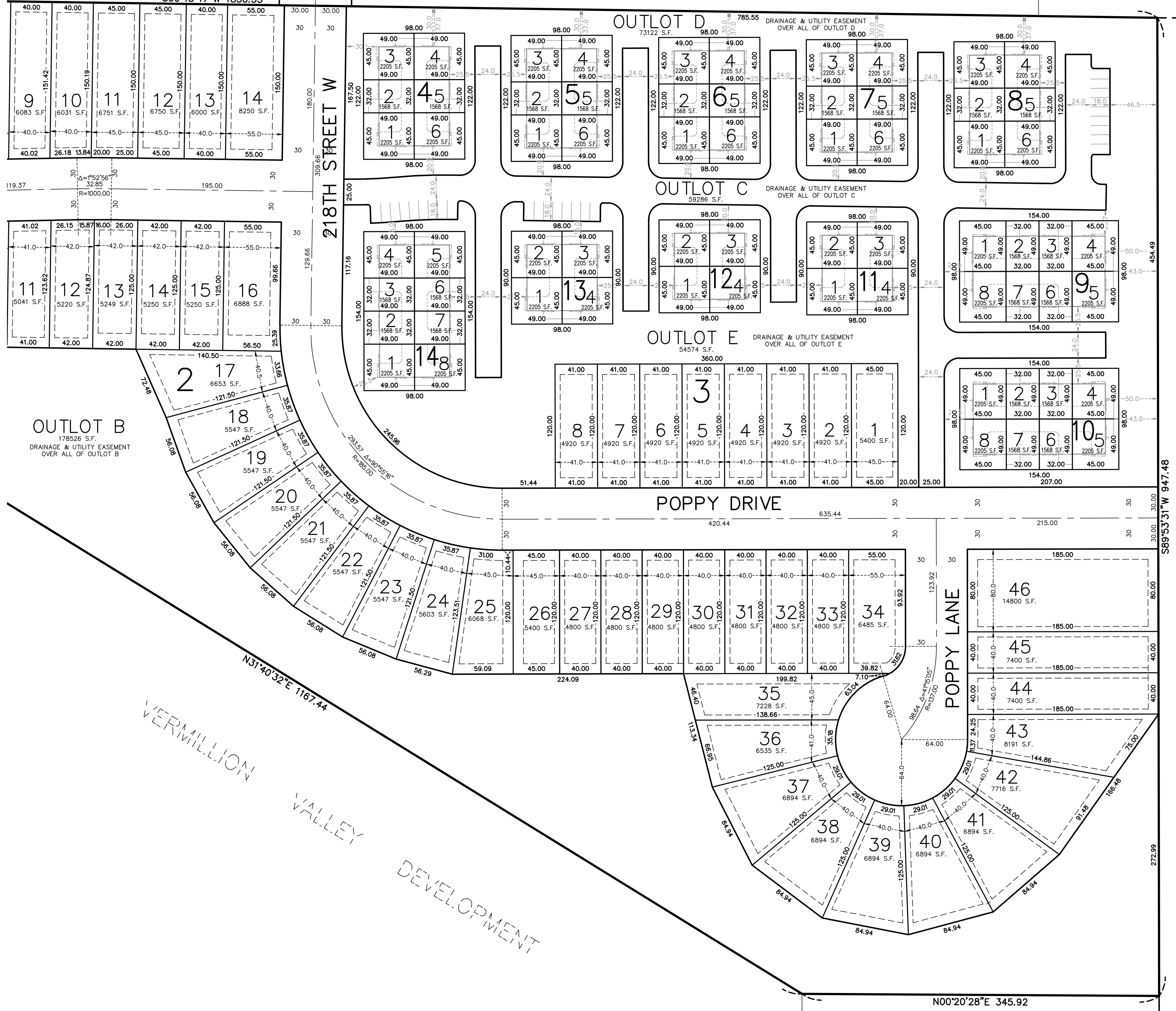
VERMILLION COMMONS 4TH ADDITION  
 PRELIMINARY PLAT  
 FOR  
**LENNAR**  
 16305 36TH AVE N, SUITE 400, FLYWORTH, MN 55446

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FUTURE 218TH STREET

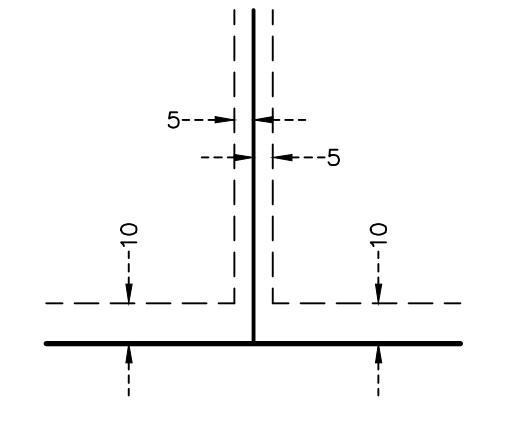
VERMILLION COMMONS 2ND ADDITION

S00°48'47"W 1830.55

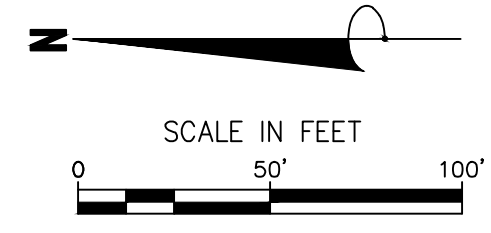


220TH STREET WEST

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THIS PLAT.



BEARINGS ARE BASED ON THE EAST LINE OF OUTLET E, VERMILLION VALLEY DEVELOPMENT WHICH IS ASSUMED TO HAVE A BEARING OF N 00°48'47" E

James R. Hill, Inc. PLANNERS / ENGINEERS / SURVEYORS 2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306 PHONE: 952.890.6044 www.jrhinc.com

VERMILLION COMMONS 4TH ADDITION PRELIMINARY PLAT FOR LENNAR

DRAWN BY	PLM
DATE	3/20/2024
REVISIONS	
CAD FILE	23997pp.dwg
PROJECT NO.	23997-00
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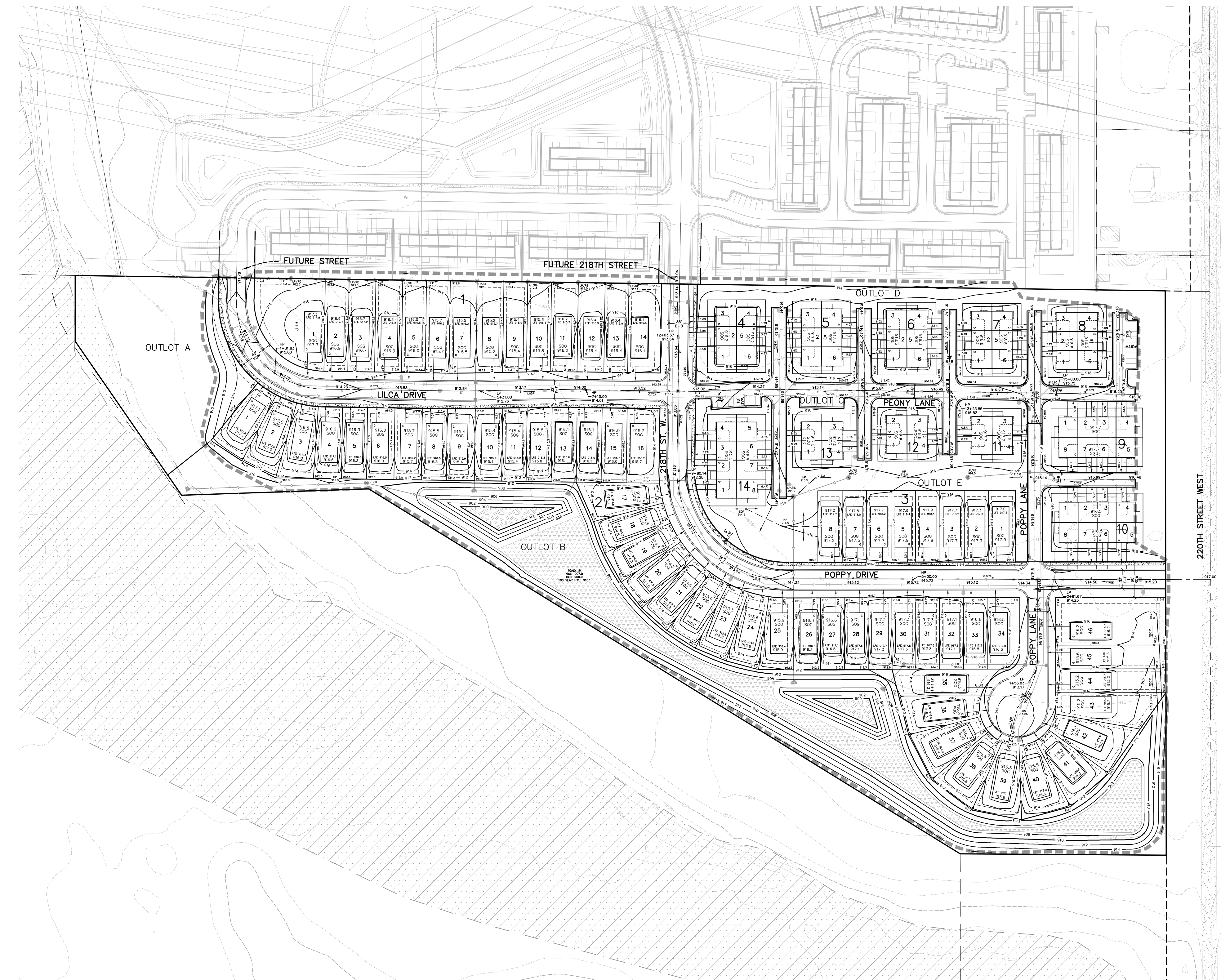




Table with 2 columns: Item Number and Description. Items range from 1.1 to 10.3, covering permit coverage, construction activities, erosion control, and water management. Each item contains detailed regulatory and technical requirements.

James R. Hill, Inc. PANNERS ENGINEERS / SURVEYORS. 2999 W. Ctr. Rd. 42, Suite 100, Burnsville, MN 55306. Includes contact information, a professional seal for John Lennar, and project details for 'VERMILION COMMONS 4TH ADDITION'.

**BENCHMARKS**  
 #1 TOP NUT HYDRANT NE QUAD  
 SPRUCE ST & DUSHANE PKWY  
 ELEV=917.35



**LEGEND**

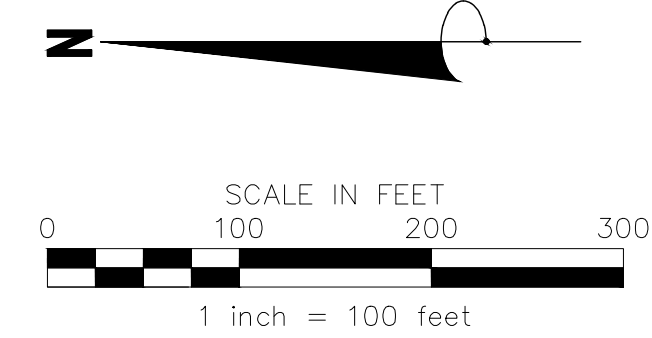
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
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- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING WETLAND
- EXISTING GRAVEL
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CONTOUR
- PROPOSED GRADING LIMITS
- PROPOSED EMERGENCY OVERFLOW
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED WETLAND BUFFER
- PROPOSED INFILTRATION BASIN

**STANDARD GRADING NOTES:**

1. SPECIFICATIONS WHICH APPLY ARE THE MOST RECENT EDITIONS OF THE MUNICIPALITY IN WHICH THE WORK IS LOCATED AND THE MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION UNLESS MODIFIED HEREIN ON THESE CONTRACT DOCUMENTS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D. CALL 811 OR SUBMIT A TICKET AT gopherstateonecall.org AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.
3. GRADING CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
4. ALL CONSTRUCTION AS CALLED FOR ON THESE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.
5. ALL LOT AND EASEMENT DIMENSIONS ARE SUBJECT TO FINAL PLAT.
6. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO DISPOSE OFF-SITE ALL TREES, STUMPS, BRUSH, OR OTHER DEBRIS THAT EXISTS WITHIN THE CONSTRUCTION AREAS. TREES TO REMAIN SHALL BE DESIGNATED BY THE ENGINEER.
7. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS CAN BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
8. DENSITY TESTS SHALL BE TAKEN TO EVALUATE THE COMPACTION WITHIN THE STREETS, TRAVEL WAYS OR PARKING LOTS. WITHIN THE UPPER 3 FEET OF STREET, TRAVEL WAYS OR PARKING LOT SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY BE PROVIDED. IN AREAS BELOW THE UPPER THREE FEET OF SUBGRADE OF THE STREETS, TRAVEL WAYS OR PARKING LOTS, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE GRADING TOLERANCE FOR THESE AREAS SHALL BE WITHIN 0.1".
9. LOT GRADING AND/OR THE PREPARATION OF BUILDING PADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE GRADING TOLERANCE SHALL BE 0.30"±. ALL EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE HUD-FHA DATA SHEET 730 "LAND DEVELOPMENT WITH CONTROLLED EARTHWORK", PROVIDING FOR A MINIMUM OF 95% STANDARD DENSITY, OR AS OTHERWISE SPECIFIED BY THE GEO-TECHNICAL ENGINEER.
10. IN AREAS WHERE RETAINING WALLS ARE PROPOSED ON CONTROLLED FILL AREAS, A MINIMUM 95% STANDARD DENSITY NEEDS TO BE ATTAINED WHERE FILL THICKNESS EXCEEDS 10' BELOW WALL FOUNDATION ELEVATIONS, A HIGHER MINIMUM OF 98% SHALL BE ATTAINED.
11. BUILDING PADS SHOWN ON EACH LOT ARE TYPICAL ONLY. THE DEPTH OF THE PAD FROM FRONT TO BACK SHALL BE GRADED THROUGHOUT THE FULL WIDTH OF THE LOT OR AS NECESSARY TO ALLOW FOR CONSTRUCTION OF A BUILDING AT THE MINIMUM SIDE YARD SETBACKS. (REFER TO THE PLANS FOR SPECIFIC SETBACK DISTANCES.) IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED WITHIN A PROPOSED BUILDING PAD THAT CANNOT BE CORRECTED OR REMOVED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF THE CONDITIONS AND TO LOCATE THE LIMITS OF THE UNSUITABLE AREAS.
12. THE SITE GRADING TOLERANCE FOR THE SITE SHOULD BE ±0.1' FOR STREETS AND ±0.30' FOR LANDSCAPED/OPEN AREAS.
13. TOPSOIL SHALL BE RE-SPREAD AT A MINIMUM DEPTH OF 4" ON ALL DISTURBED AREAS TO BE VEGETATED.

**SPECIFIC GRADING NOTES:**

1. THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS ON THE PLANS WERE PROVIDED BY JAMES R. HILL ON MAY 27, 2022. THE DEGREE OF ACCURACY OF THE EXISTING CONTOURS SHOWN ON THE PLAN IS EQUAL TO ± ONE HALF THE CONTOUR INTERVAL.



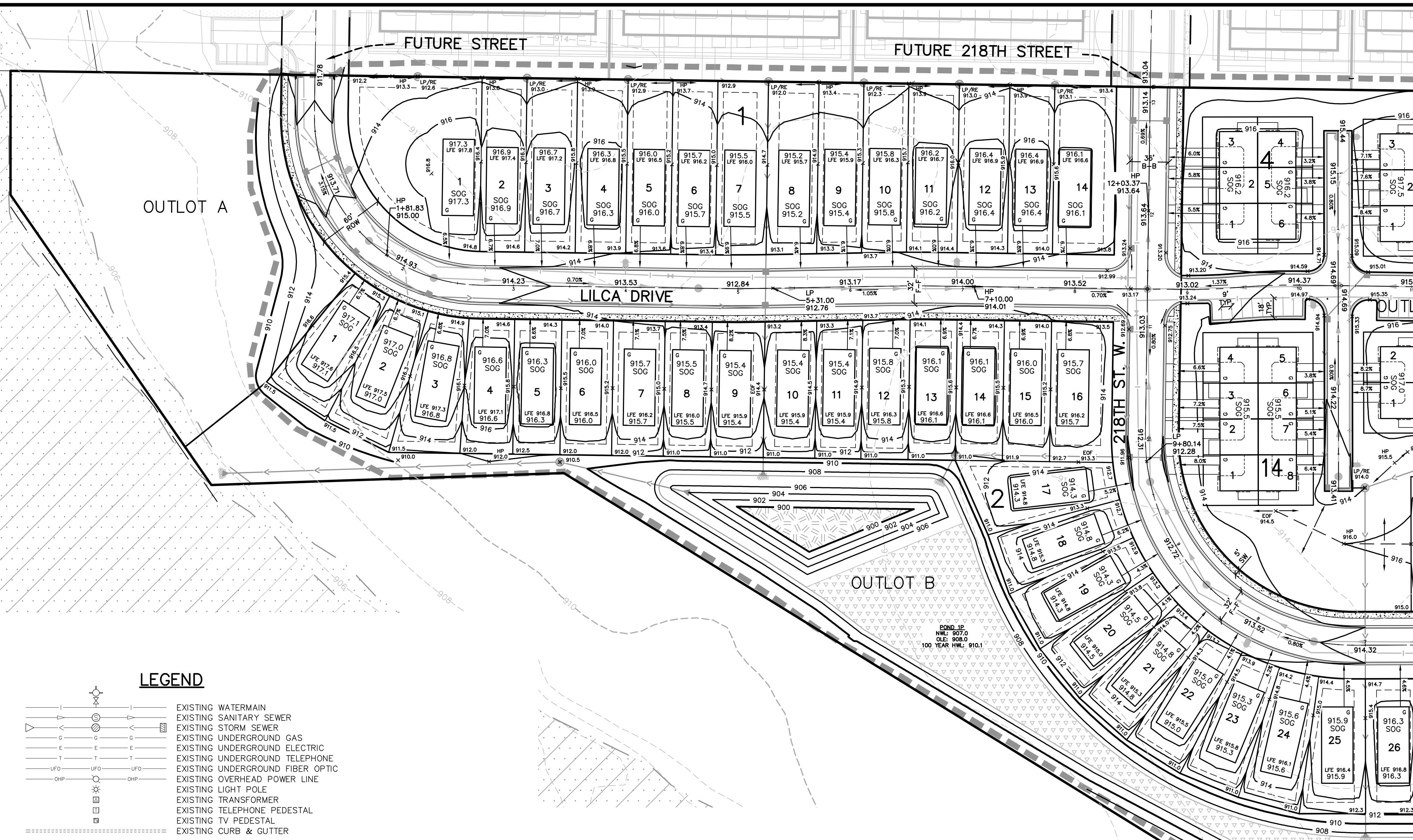
**James R. Hill, Inc.**  
 PLANNERS / ENGINEERS / SURVEYORS  
 2999 W. Ctr. Rd. 42, Suite 100, Burnsville, MN 55306  
 PHONE: (952)890-6044 FAX: (952)890-6244

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 Professional Engineer under the laws of the State of Minnesota.  
 JOHN L. BREIDER  
 Date: 04/15/24 Reg. No. 43358

**VERMILION COMMONS - 4TH ADDITION**  
 FARMINGTON, MINNESOTA  
**PRELIMINARY GRADING & DRAINAGE PLAN**  
 FOR  
**LENNAR**  
 16305 36TH AVE N #400 PLYMOUTH, MN 55446

DRAWN BY	VUN
DATE	04/15/24
REVISIONS	
CAD FILE	23997G
PROJECT NO.	23997
	C4.0

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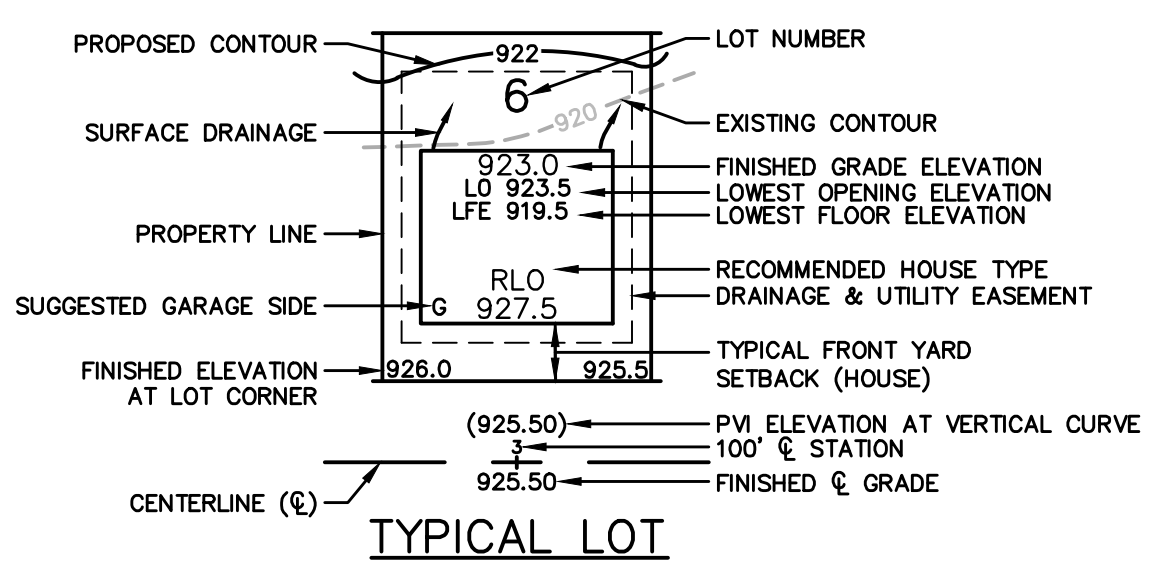


**LEGEND**

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
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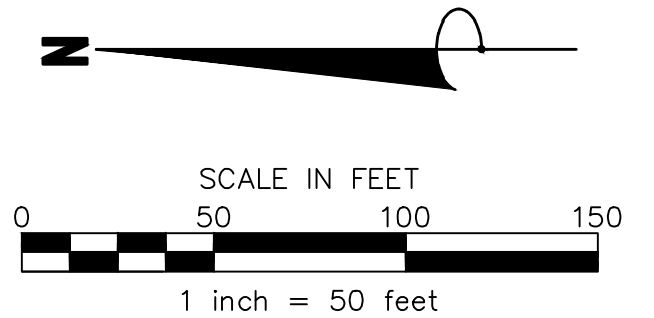
**RECOMMENDED HOUSE TYPES**

**S** SLAB ON GRADE LOT - ELEVATION IS THE SAME AT THE FRONT AND REAR OF THE HOUSE. LOT CAN ACCOMMODATE A SLAB ON GRADE HOME. LOWEST FLOOR ELEVATION/OPENING IS 0.5' ABOVE FINISHED GROUND ELEVATION SHOWN.



**BENCHMARKS**

#1 TOP NUT HYDRANT NE QUAD  
SPRUCE ST & DUSHANE PKWY  
ELEV=917.35



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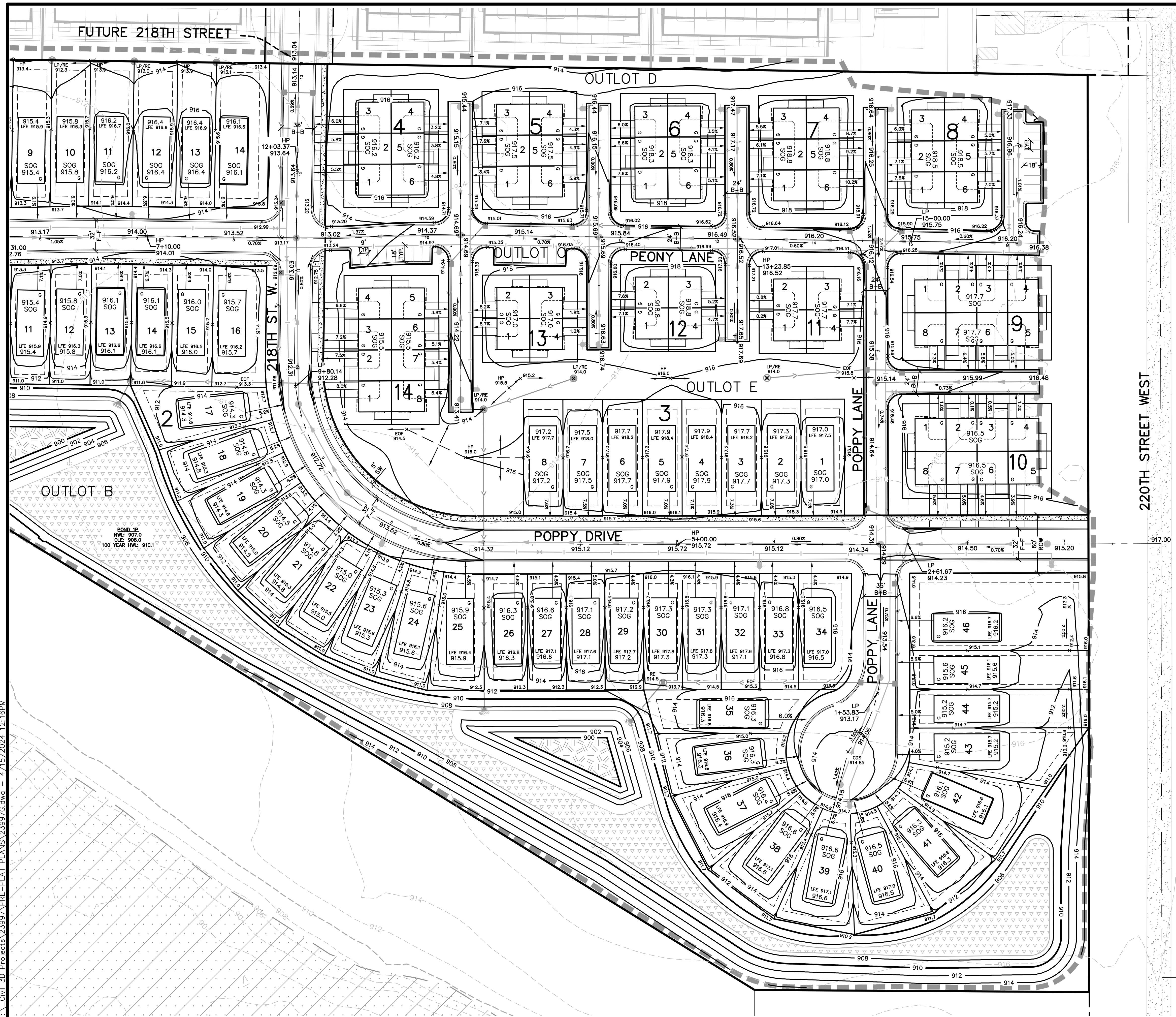
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JOHN H. BENDER  
Date: 04/15/24 Reg. No. 43358

**VERMILION COMMONS - 4TH ADDITION**  
FARMINGTON, MINNESOTA  
**PRELIMINARY GRADING & DRAINAGE PLAN**  
FOR  
**LENNAR**  
16305 36TH AVE N #400 PLYMOUTH, MN 55446

**DRAWN BY**  
VUN  
**DATE**  
04/15/24  
**REVISIONS**

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**CAD FILE**  
23997G  
**PROJECT NO.**  
23997  
**C4.1**



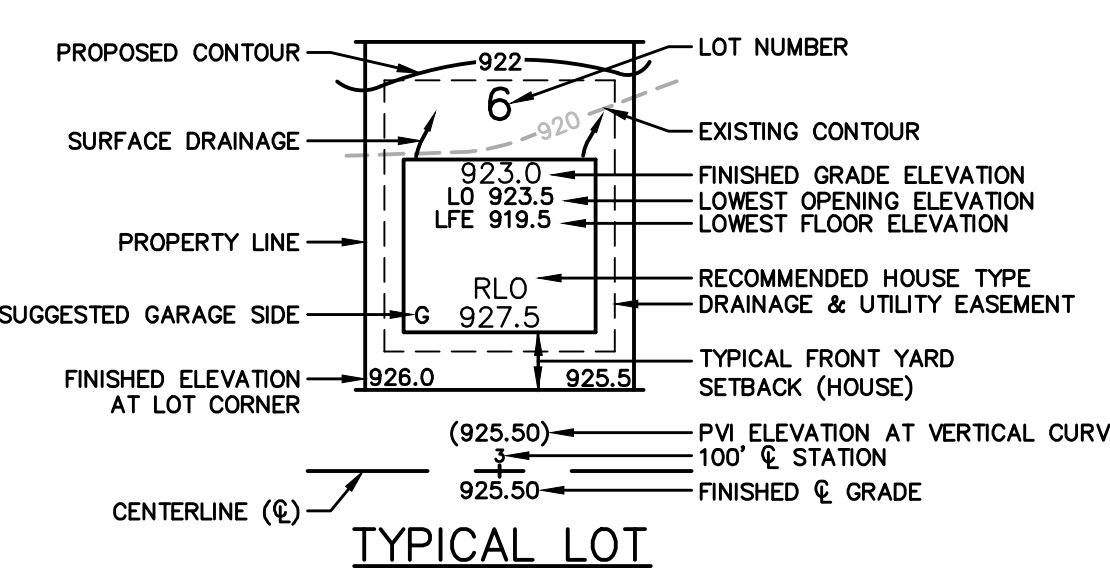
### LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
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### RECOMMENDED HOUSE TYPES

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### BENCHMARKS

#1 TOP NUT HYDRANT NE QUAD SPRUCE ST & DUSHANE PKWY ELEV=917.35

**SCALE IN FEET**  
0 50 100 150  
1 inch = 50 feet

## James R. Hill, Inc.

PLANNERS / ENGINEERS / SURVEYORS  
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JOHN H. BENDER  
Date: 04/15/24 Reg. No. 33358

### VERMILION COMMONS - 4TH ADDITION

FARMINGTON, MINNESOTA

## PRELIMINARY GRADING & DRAINAGE PLAN

FOR  
**LENNAR**

16305 36TH AVE N #400 PLYMOUTH, MN 55446

**DRAWN BY**  
VUN

**DATE**  
04/15/24

**REVISIONS**

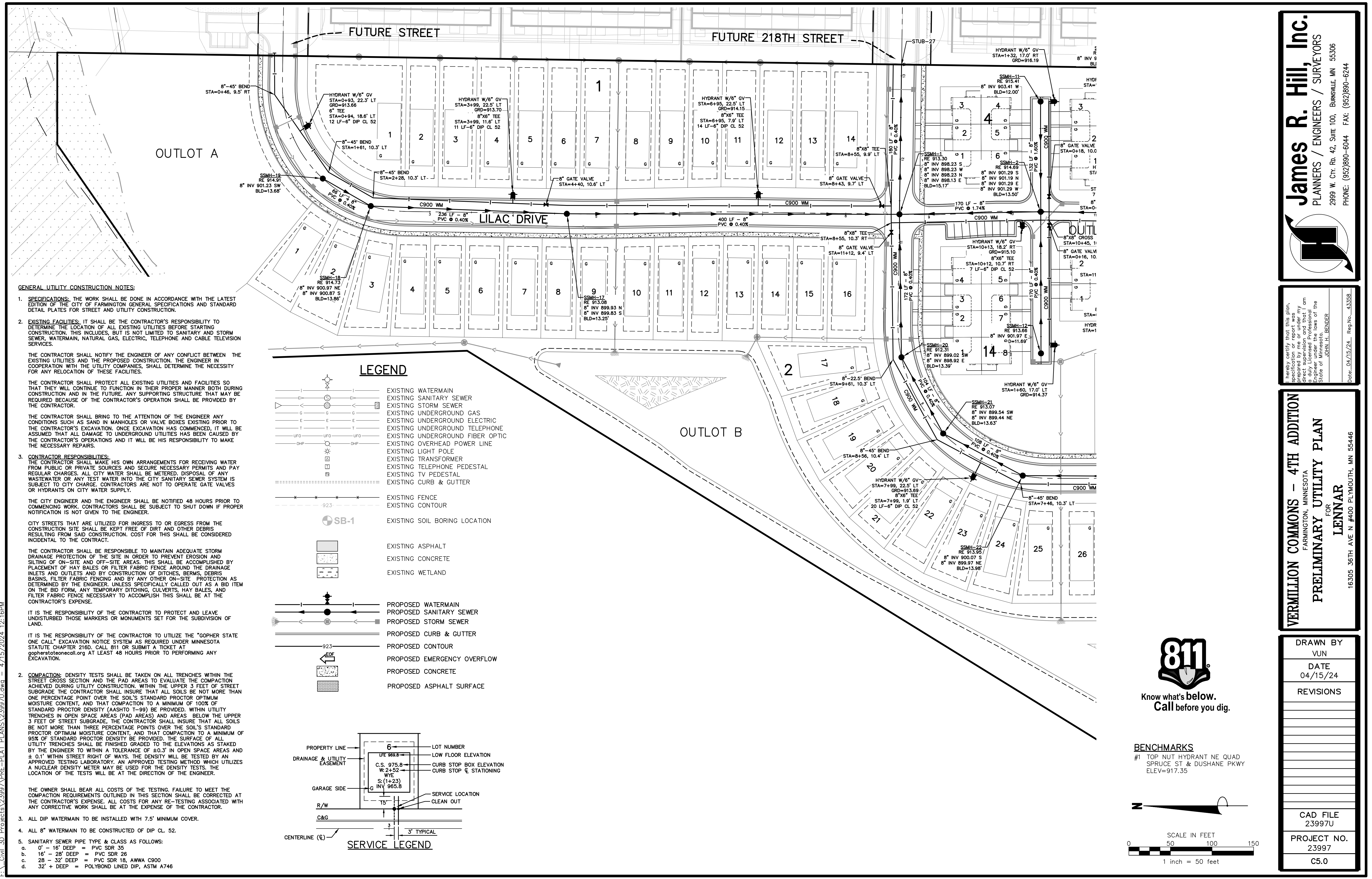
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23997G

**PROJECT NO.**  
23997

**C4.2**





- GENERAL UTILITY CONSTRUCTION NOTES:**
- SPECIFICATIONS:** THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FARMINGTON GENERAL SPECIFICATIONS AND STANDARD DETAIL PLATES FOR STREET AND UTILITY CONSTRUCTION.
  - EXISTING FACILITIES:** IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ALL EXISTING UTILITIES BEFORE STARTING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO SANITARY AND STORM SEWER, WATERMAIN, NATURAL GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICT BETWEEN THE EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION. THE ENGINEER IN COOPERATION WITH THE UTILITY COMPANIES, SHALL DETERMINE THE NECESSITY FOR ANY RELOCATION OF THESE FACILITIES.

THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES SO THAT THEY WILL CONTINUE TO FUNCTION IN THEIR PROPER MANNER BOTH DURING CONSTRUCTION AND IN THE FUTURE. ANY SUPPORTING STRUCTURE THAT MAY BE REQUIRED BECAUSE OF THE CONTRACTOR'S OPERATION SHALL BE PROVIDED BY THE CONTRACTOR.

THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY CONDITIONS SUCH AS SAND IN MANHOLES OR VALVE BOXES EXISTING PRIOR TO THE CONTRACTOR'S EXCAVATION. ONCE EXCAVATION HAS COMMENCED, IT WILL BE ASSUMED THAT ALL DAMAGE TO UNDERGROUND UTILITIES HAS BEEN CAUSED BY THE CONTRACTOR'S OPERATIONS AND IT WILL BE HIS RESPONSIBILITY TO MAKE THE NECESSARY REPAIRS.

**3. CONTRACTOR RESPONSIBILITIES:**  
 THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR RECEIVING WATER FROM PUBLIC OR PRIVATE SOURCES AND SECURE NECESSARY PERMITS AND PAY REGULAR CHARGES. ALL CITY WATER SHALL BE METERED. DISPOSAL OF ANY WASTEWATER OR ANY TEST WATER INTO THE CITY SANITARY SEWER SYSTEM IS SUBJECT TO CITY CHARGE. CONTRACTORS ARE NOT TO OPERATE GATE VALVES OR HYDRANTS ON CITY WATER SUPPLY.

THE CITY ENGINEER AND THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING WORK. CONTRACTORS SHALL BE SUBJECT TO SHUT DOWN IF PROPER NOTIFICATION IS NOT GIVEN TO THE ENGINEER.

CITY STREETS THAT ARE UTILIZED FOR INGRESS TO OR EGRESS FROM THE CONSTRUCTION SITE SHALL BE KEPT FREE OF DIRT AND OTHER DEBRIS RESULTING FROM SAID CONSTRUCTION. COST FOR THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ADEQUATE STORM DRAINAGE PROTECTION OF THE SITE IN ORDER TO PREVENT EROSION AND SILTING OF ON-SITE AND OFF-SITE AREAS. THIS SHALL BE ACCOMPLISHED BY PLACEMENT OF HAY BALES OR FILTER FABRIC FENCE AROUND THE DRAINAGE INLETS AND OUTLETS AND BY CONSTRUCTION OF DITCHES, BERMS, DEBRIS BASINS, FILTER FABRIC FENCING AND BY ANY OTHER ON-SITE PROTECTION AS DETERMINED BY THE ENGINEER. UNLESS SPECIFICALLY CALLED OUT AS A BID ITEM ON THE BID FORM, ANY TEMPORARY DITCHING, CULVERTS, HAY BALES, AND FILTER FABRIC FENCE NECESSARY TO ACCOMPLISH THIS SHALL BE AT THE CONTRACTOR'S EXPENSE.

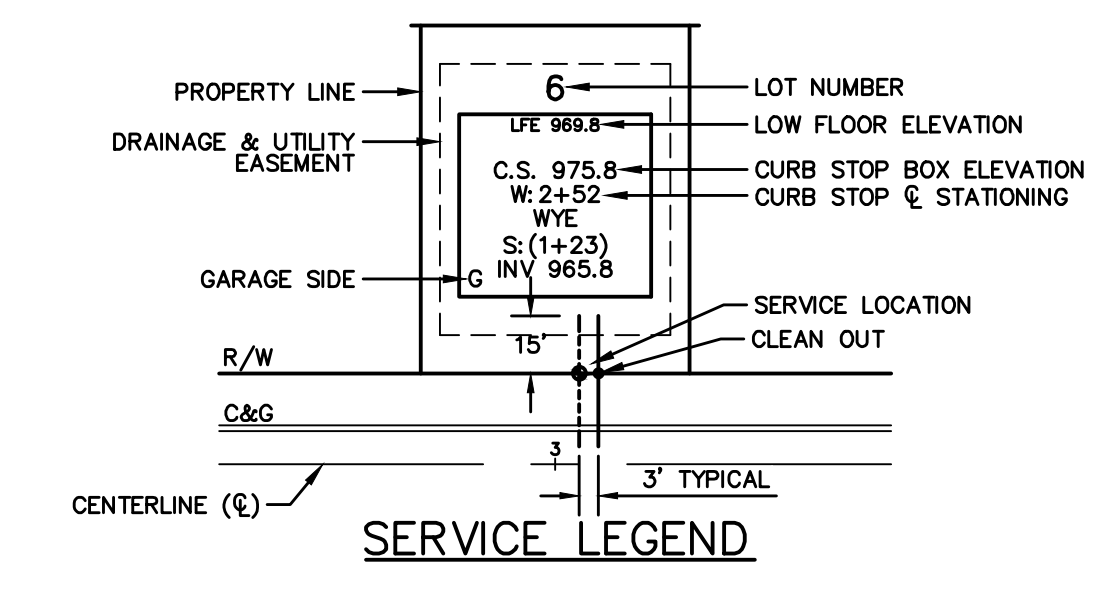
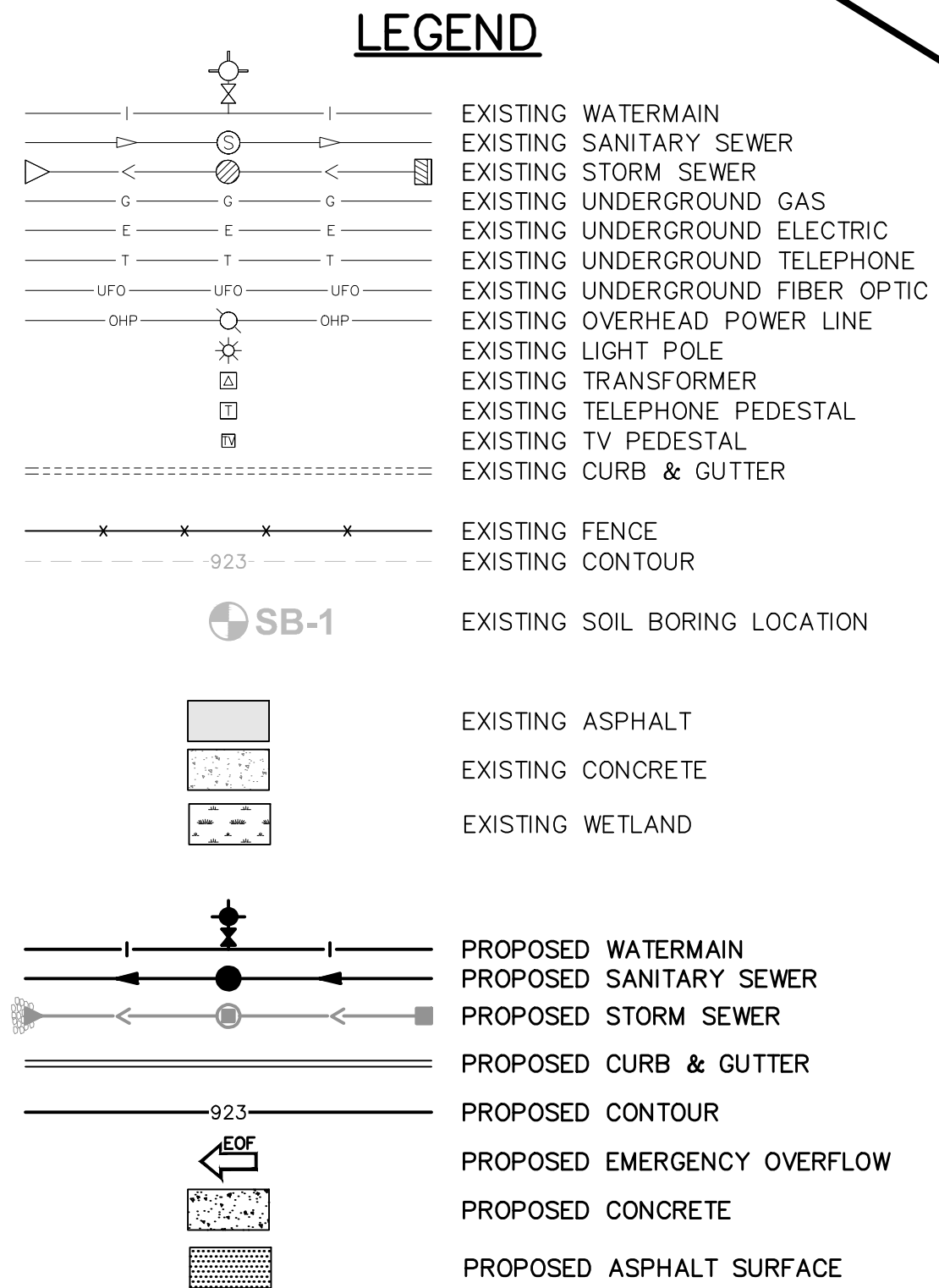
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND LEAVE UNDISTURBED THOSE MARKERS OR MONUMENTS SET FOR THE SUBDIVISION OF LAND.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D. CALL 811 OR SUBMIT A TICKET AT [gopherstateonecall.org](http://gopherstateonecall.org) AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.

**2. COMPACTION:** DENSITY TESTS SHALL BE TAKEN ON ALL TRENCHES WITHIN THE STREET CROSS SECTION AND THE PAD AREAS TO EVALUATE THE COMPACTION ACHIEVED DURING UTILITY CONSTRUCTION. WITHIN THE UPPER 3 FEET OF STREET SUBGRADE THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY (AASHTO T-99) BE PROVIDED. WITHIN UTILITY TRENCHES IN OPEN SPACE AREAS (PAD AREAS) AND AREAS BELOW THE UPPER 3 FEET OF STREET SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE SURFACE OF ALL UTILITY TRENCHES SHALL BE FINISHED GRADED TO THE ELEVATIONS AS STAKED BY THE ENGINEER TO WITHIN A TOLERANCE OF ±0.3' IN OPEN SPACE AREAS AND ±0.1' WITHIN STREET RIGHT OF WAYS. THE DENSITY WILL BE TESTED BY AN APPROVED TESTING LABORATORY. AN APPROVED TESTING METHOD WHICH UTILIZES A NUCLEAR DENSITY METER MAY BE USED FOR THE DENSITY TESTS. THE LOCATION OF THE TESTS WILL BE AT THE DIRECTION OF THE ENGINEER.

THE OWNER SHALL BEAR ALL COSTS OF THE TESTING. FAILURE TO MEET THE COMPACTION REQUIREMENTS OUTLINED IN THIS SECTION SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. ALL COSTS FOR ANY RE-TESTING ASSOCIATED WITH ANY CORRECTIVE WORK SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

- ALL DIP WATERMAIN TO BE INSTALLED WITH 7.5' MINIMUM COVER.
- ALL 8" WATERMAIN TO BE CONSTRUCTED OF DIP CL. 52.
- SANITARY SEWER PIPE TYPE & CLASS AS FOLLOWS:
  - 0' - 16' DEEP = PVC SDR 35
  - 16' - 28' DEEP = PVC SDR 26
  - 28' - 32' DEEP = PVC SDR 18, AWWA C900
  - 32' + DEEP = POLYBOND LINED DIP, ASTM A746



**811**  
 Know what's below.  
 Call before you dig.

**BENCHMARKS**  
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 SPRUCE ST & DUSHANE PKWY  
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SCALE IN FEET  
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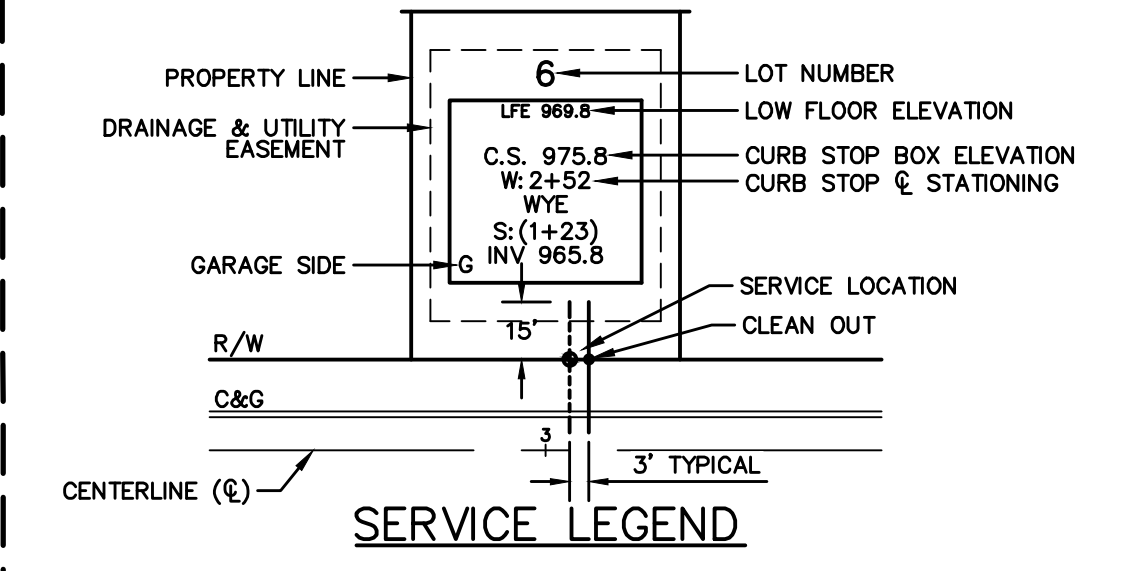
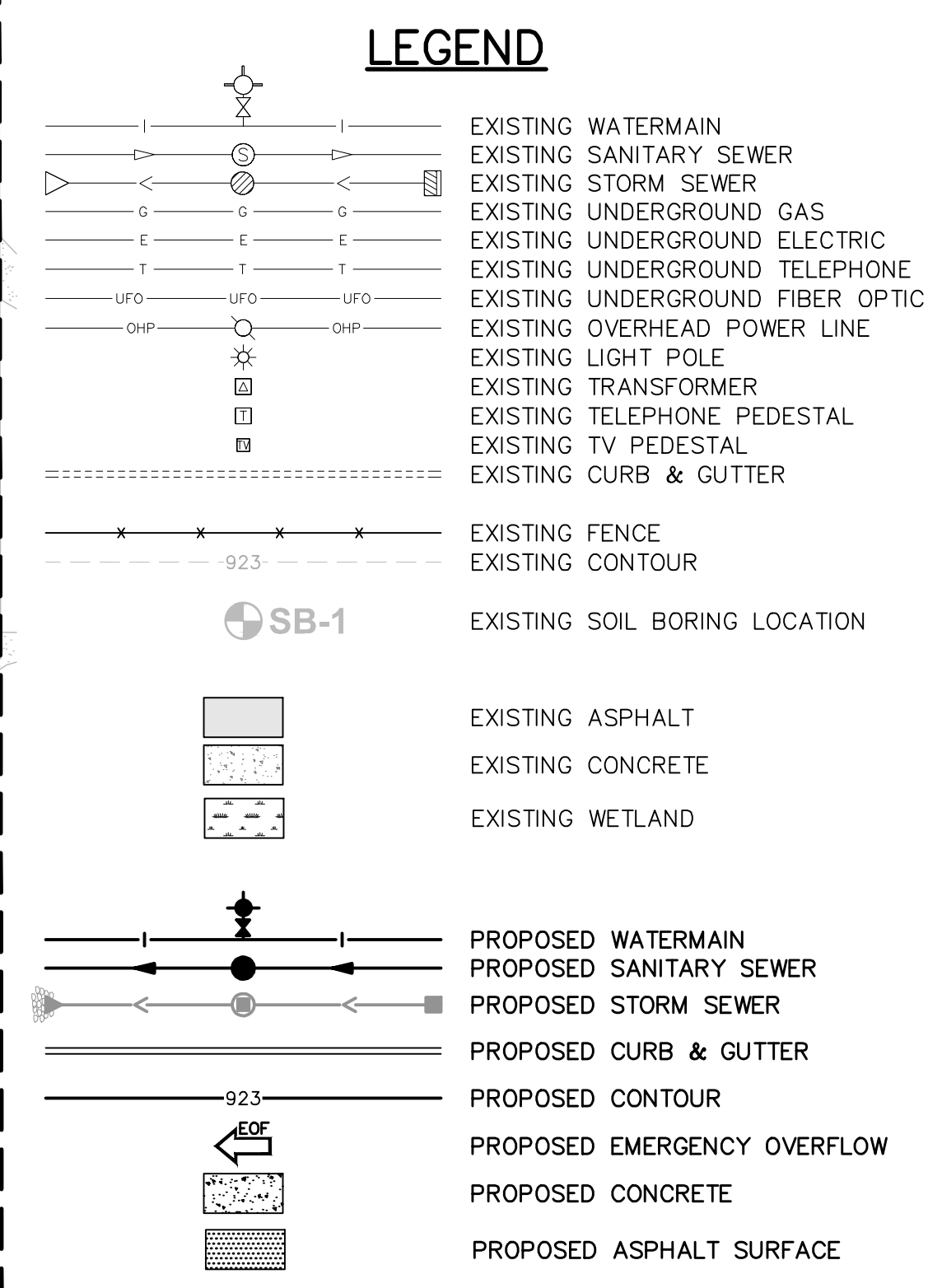
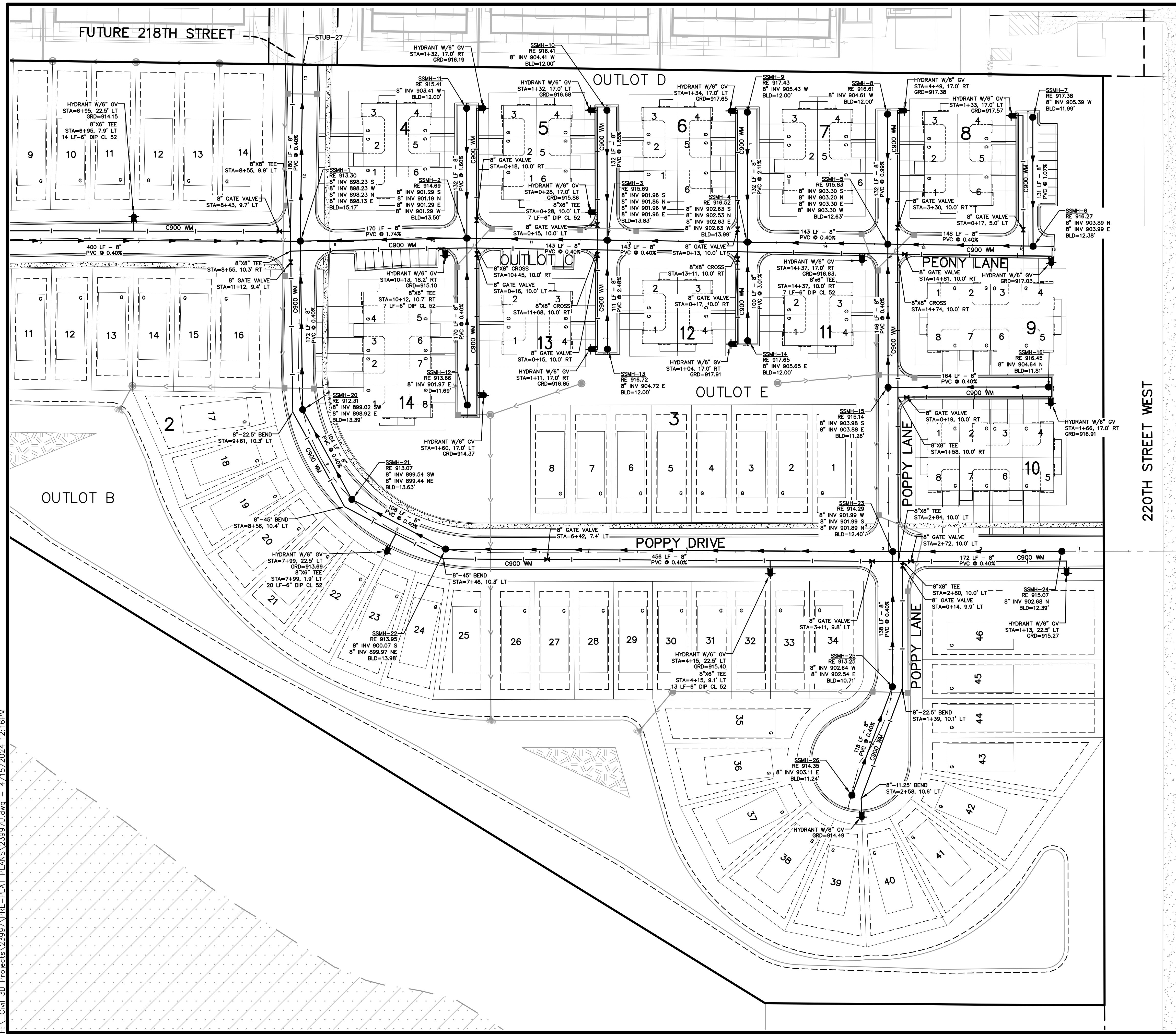
**James R. Hill, Inc.**  
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 JOHN H. BENDER  
 Date: 04/15/24 Reg. No. 43356

**VERMILION COMMONS - 4TH ADDITION**  
 FARMINGTON, MINNESOTA  
**PRELIMINARY UTILITY PLAN**  
 FOR  
**LENNAR**  
 16305 36TH AVE N #400 PLYMOUTH, MN 55446

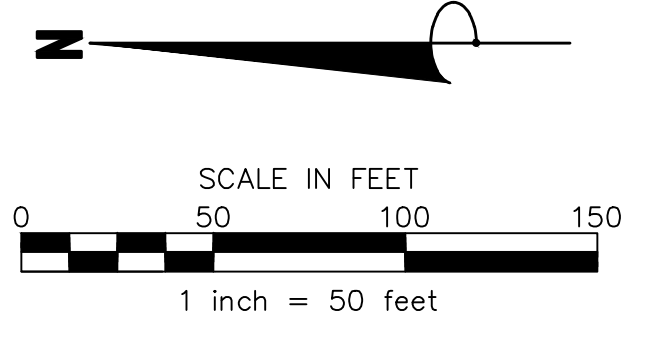
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 VUN  
 DATE  
 04/15/24  
 REVISIONS  
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 23997U  
 PROJECT NO.  
 23997  
 C5.0

Page 00 of 45  
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**BENCHMARKS**  
#1 TOP NUT HYDRANT NE QUAD  
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Date: 04/15/24 Reg. No. 43356

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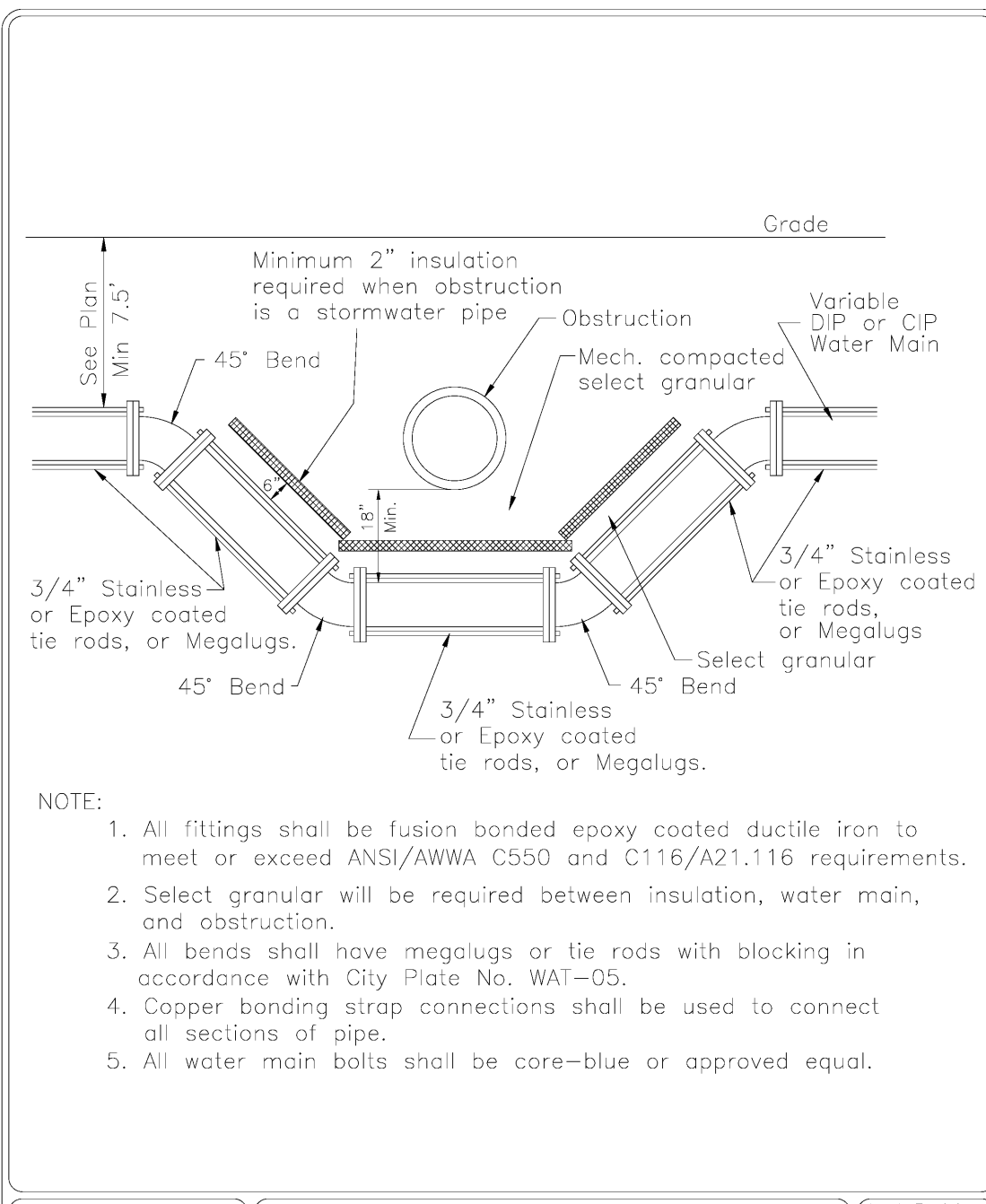
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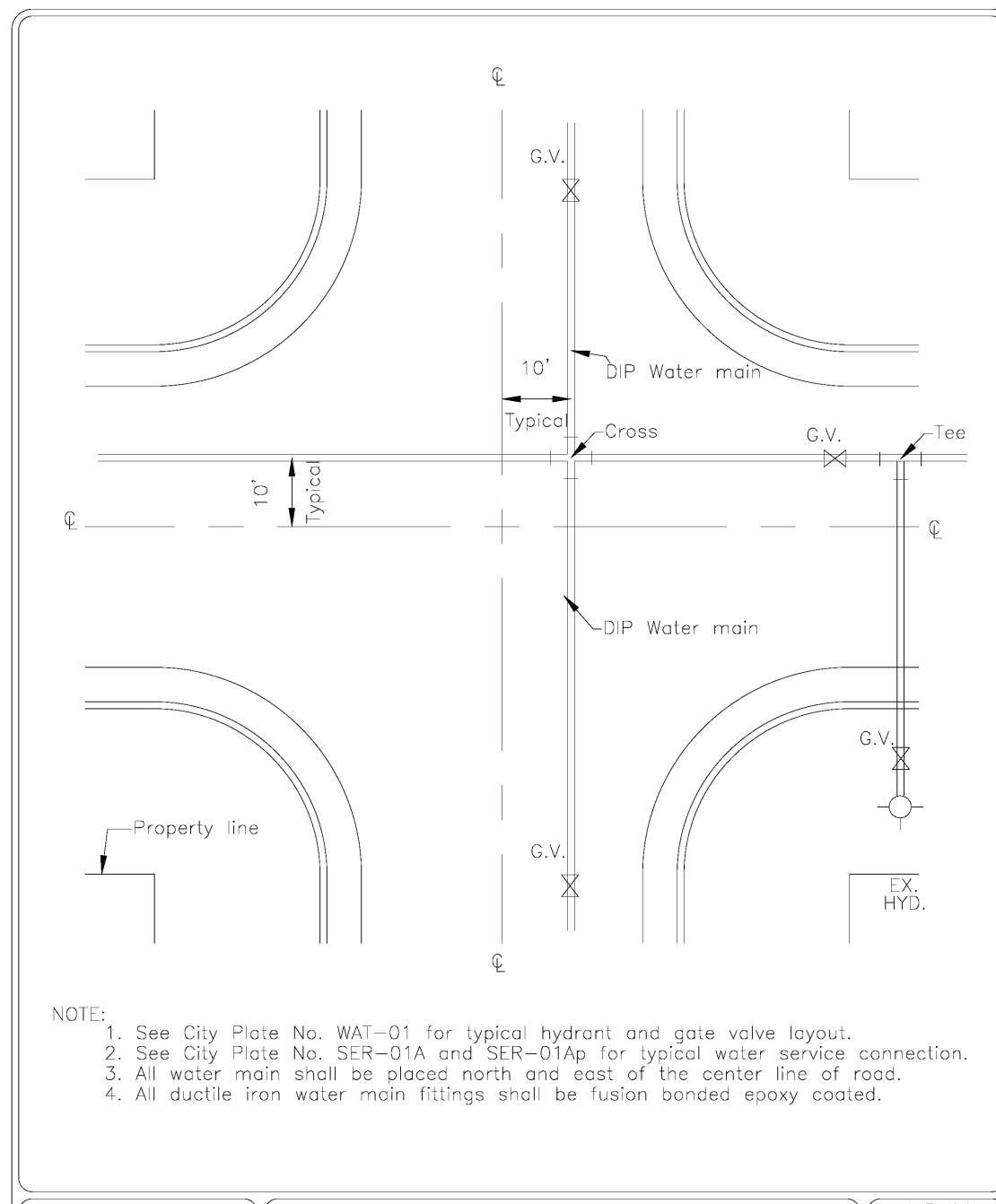


STANDARD DETAILS  
WATER MAIN OFFSET

Last Revision: FEB 2017

City Plate No. WAT-06  
2019

FARMINGTON, MINNESOTA

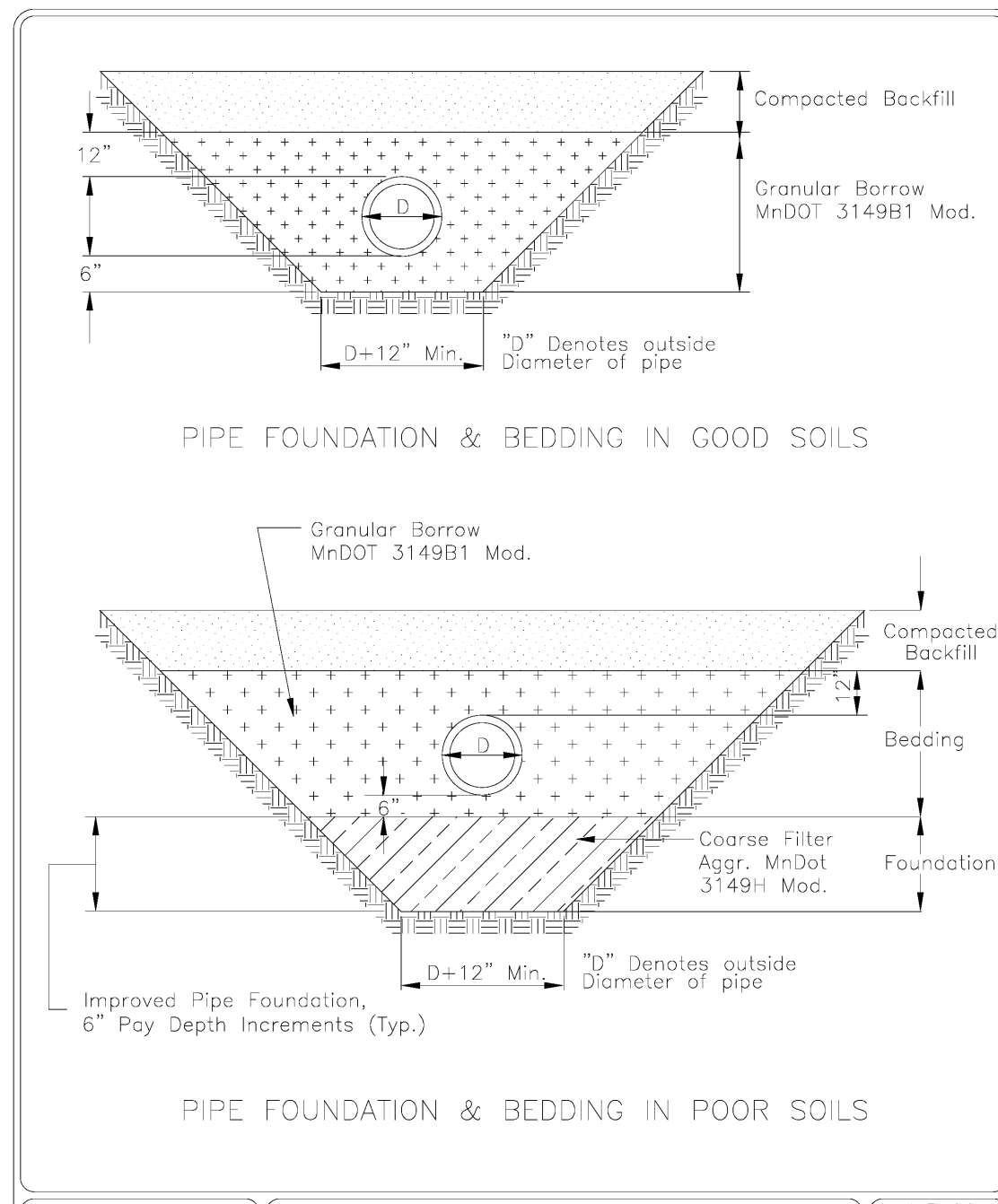


STANDARD DETAILS  
TYPICAL GATE VALVE LAYOUT

Last Revision: FEB 2017

City Plate No. WAT-07  
2019

FARMINGTON, MINNESOTA

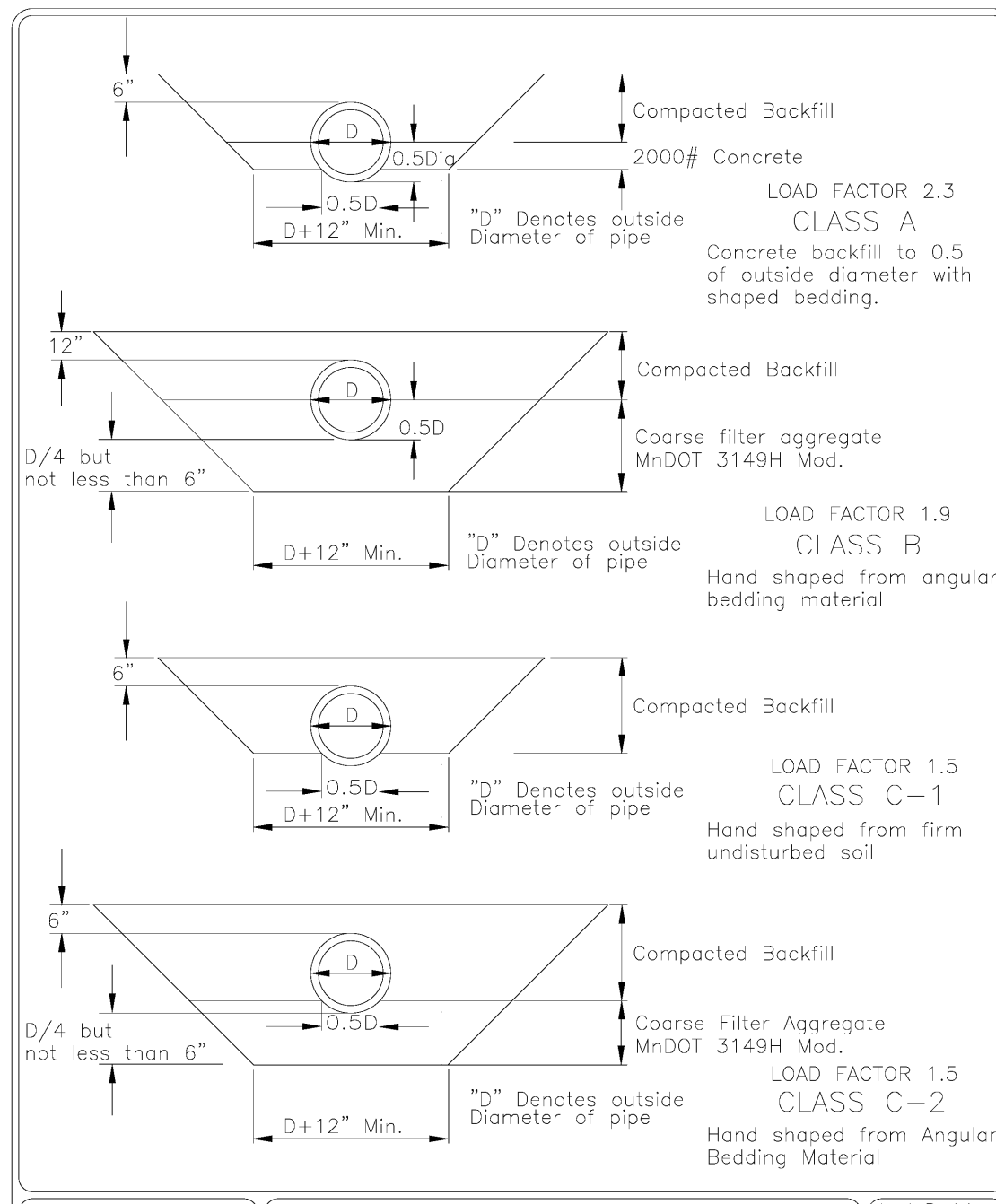


STANDARD DETAILS  
BEDDING METHODS FOR PVC

Last Revision: FEB 2017

City Plate No. BED-01  
2019

FARMINGTON, MINNESOTA

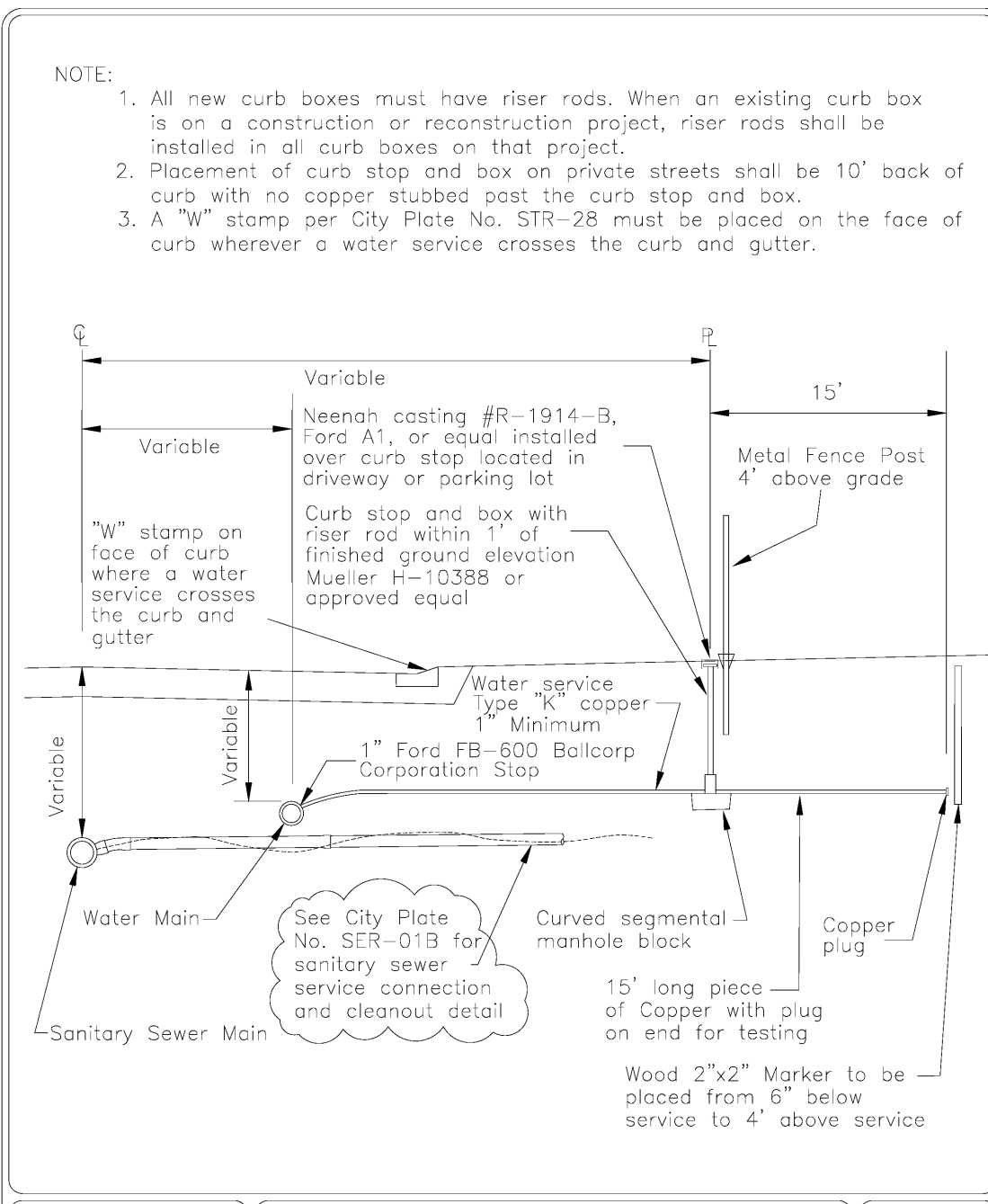


STANDARD DETAILS  
BEDDING METHODS FOR RCP AND DIP

Last Revision: FEB 2017

City Plate No. BED-02  
2019

FARMINGTON, MINNESOTA

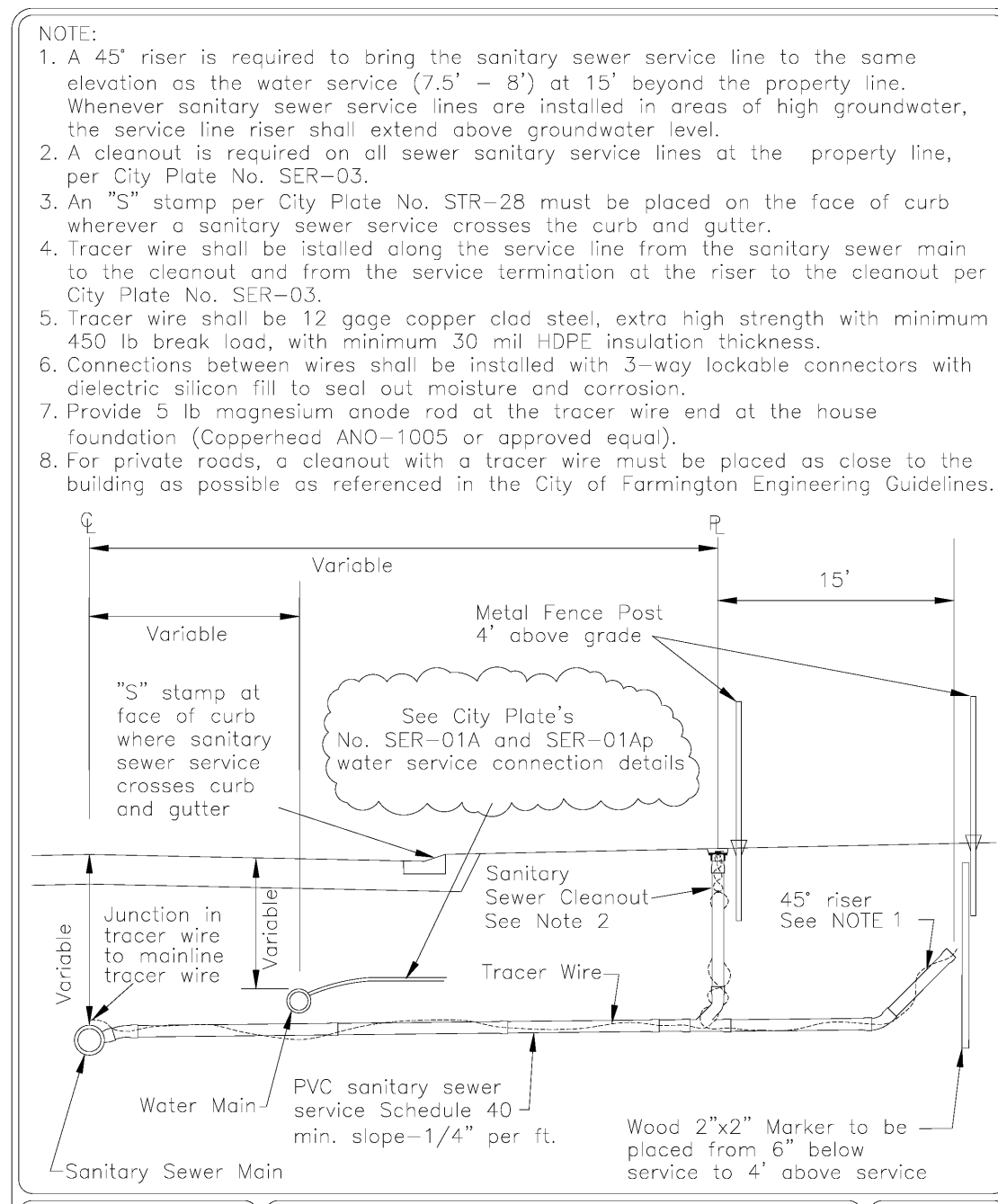


STANDARD DETAILS  
WATER SERVICE CONNECTION COPPER SERVICE PIPE

Last Revision: JAN 2019

City Plate No. SER-01A  
2019

FARMINGTON, MINNESOTA

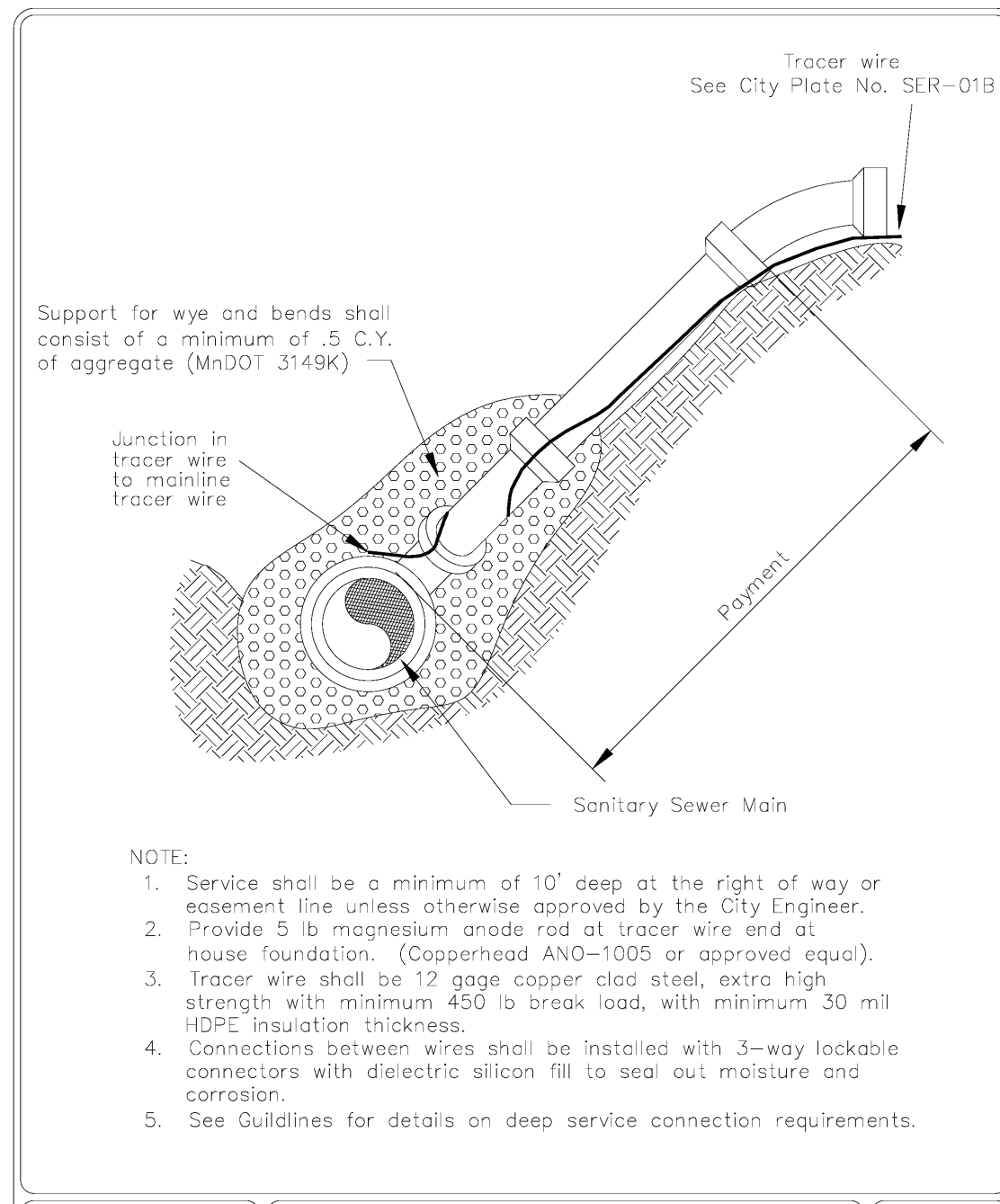


STANDARD DETAILS  
SANITARY SEWER SERVICE CONNECTION

Last Revision: JAN 2019

City Plate No. SER-01B  
2019

FARMINGTON, MINNESOTA



STANDARD DETAILS  
SANITARY SEWER SERVICE RISER

Last Revision: JAN 2019

City Plate No. SER-02  
2019

FARMINGTON, MINNESOTA

**James R. Hill, Inc.**  
PLANNERS / ENGINEERS / SURVEYORS  
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306  
PHONE: (952)890-6044 FAX: (952)890-6244

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 Professional Engineer under the laws of the State of Minnesota.  
JOHN H. BENDER  
Date: 04/15/24 Reg. No. 43358

**VERMILLION COMMONS - 4TH ADDITION**  
FARMINGTON, MINNESOTA  
DETAILS FOR  
**LENNAR**  
16305 36TH AVE N #400 PLYMOUTH, MN 55446

DRAWN BY  
VUN

DATE  
04/15/24

REVISIONS

CAD FILE  
23997D

PROJECT NO.  
23997

C3.2

## PLANNING COMMISSION AGENDA MEMO

**To:** Planning Commission  
**From:** Tony Wippler, Planning Manager  
**Department:** Planning Commission  
**Subject:** Petition to rezone properties from MUCI (Mixed Use Commercial/Industrial) to I (Industrial)  
  
PID# 14-25852-00-010  
PID# 14-25852-00-020  
**Meeting:** Planning Commission - Jun 11 2024

### INTRODUCTION:

The applicant, R&L Carriers, has submitted a petition for the rezoning of two parcels of land. The subject parcels are:

1. PID# 14-25852-00-010 (Outlot A Farmington Industrial Park 3rd Addition)
2. PID# 14-25852-00-020 (Outlot B Farmington Industrial Park 3rd Addition)

Please note attached location map labeled Exhibit A. The subject properties are owned by POR-MKR REAL ESTATE, LLC.

### DISCUSSION:

R&L Carriers is proposing an expansion to their trucking terminal located at 5260 208th Street W. The expansion (as shown on the attached concept plan labeled Exhibit B) would potentially include a 76,230 square foot building expansion along with additional paved surface parking and stormwater facilities. The expansion necessitates the acquisition and subsequent combination, via plat, of Lot 1, Block 1 Farmington Industrial Park 3rd Addition and Outlots A and B Farmington Industrial Park 3rd Addition with R&L's existing site located at 5260 208th Street W.

The existing site for R&L Carriers along with the parcel legally described as Lot 1, Block 1 Farmington Industrial Park 3rd Addition are currently zoned I (Industrial) in which truck terminals are a conditional use. Outlots A and B are currently zoned MUCI (Mixed-Use Commercial/Industrial) and truck terminals are neither a permitted or conditional use. The applicant is requesting that the zoning be amended for Outlots A and B Farmington Industrial Park 3rd Addition from MUCI (Mixed-Use Commercial/Industrial) to I (Industrial). I have attached as Exhibit C the city's zoning map identifying the parcels to be rezoned.

Outlots A and B Farmington Industrial Park 3rd Addition are guided as Mixed-Use (Commercial/Industrial) within the city's comprehensive plan. This guidance allows for the integration of commercial and industrial land uses which are compatible with each other. Staff is

comfortable leaving this guidance in place as it does contemplate the type of use that is being proposed (Industrial).

**BUDGET IMPACT:**

Not applicable

**ACTION REQUESTED:**

Recommend approval of the rezoning of Outlot A (PID# 14-25852-00-010) and Outlot B (PID# 14-25852-00-020) Farmington Industrial Park 3rd Addition from MUCI (Mixed-Use Commercial/Industrial) to I (Industrial) and forward that recommendation on to the City Council.

**ATTACHMENTS:**

[Exhibit A Location map](#)

[Exhibit B Farmington Concept v1](#)

[Zoning June22](#)



Nearmap US Inc, Dakota County, MN



*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, appraisal, survey, or for zoning verification.*

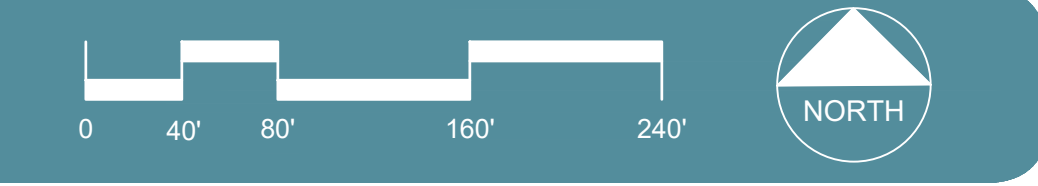
Map Scale  
**1 inch = 400 feet**  
5/29/2024

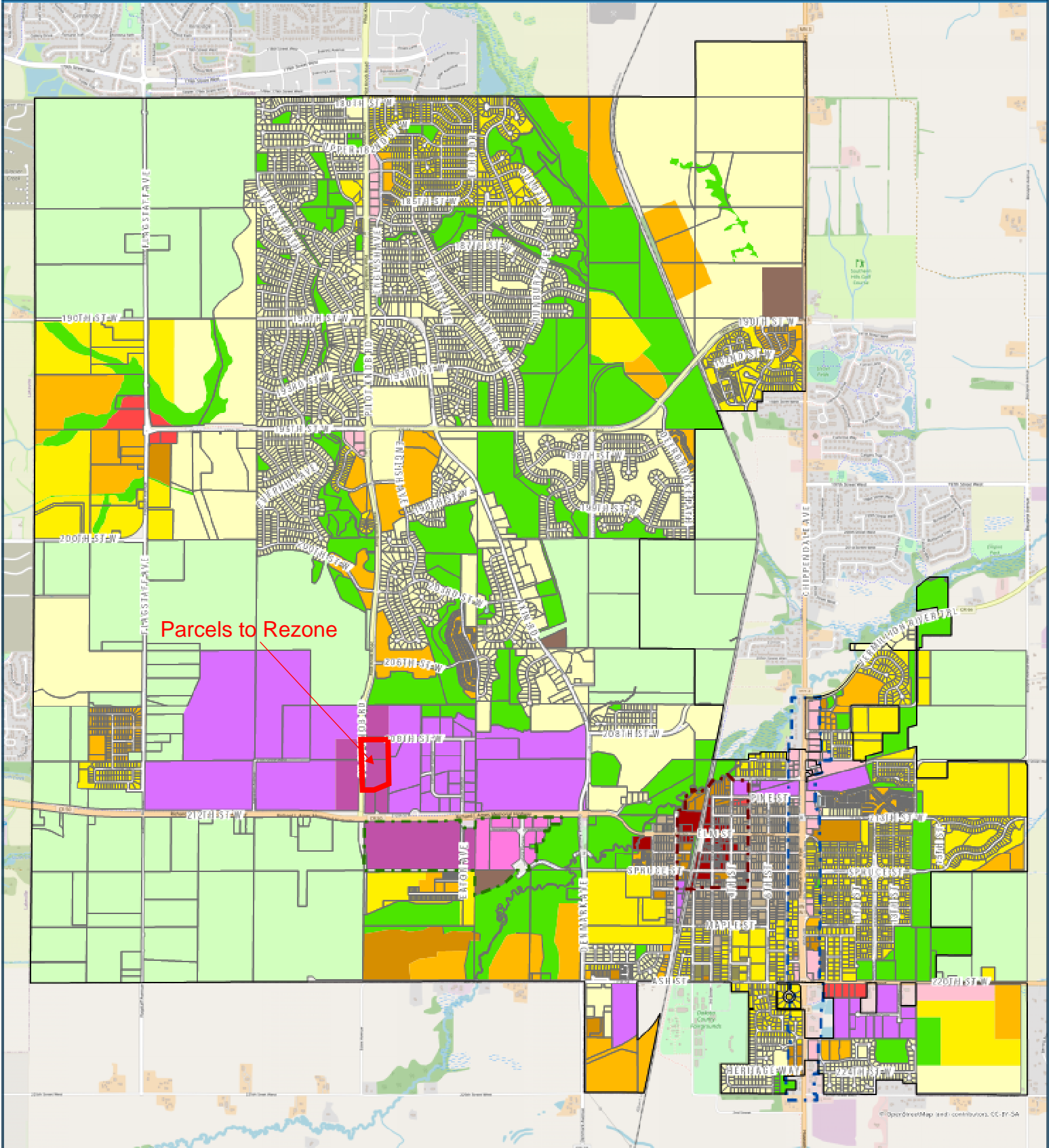


PRELIMINARY ZONING INFORMATION	
SITE AREA	±34.69 AC
BUILDING SIZE	EXISTING: ±63,650 SF EXPANSION: ±76,230 SF TOTAL PROPOSED: ±139,880 SF
ZONING	CURRENT: I (INDUSTRIAL), AG (AGRICULTURAL) PROPOSED: I (INDUSTRIAL)
ACCESS	TWO (2) EXISTING FULL ACCESS
REQUIRED BUILDING SETBACKS	FRONT: 50 FEET SIDE: 25 FEET REAR: 25 FEET
REQUIRED LANDSCAPE BUFFER	FRONT: 10 FEET SIDE (RW): 10 FEET SIDE (LOT): N/A REAR: N/A
REQUIRED EMPLOYEE PARKING FOR PROPOSED USE	MINIMUM: 1 PER 2000 SF 76,230 / 2000 = 39 SPACES
PROVIDED EMPLOYEE PARKING	PARKING PROVIDED: 254 SPACES (9'X18')
PROPOSED TRAILER PARKING SPACES	144 SPACES (12'X55')
TRUCK TERMINAL BAYS	EXISTING: 106 EXPANSION: 114 TOTAL PROPOSED: 220
STORMWATER MANAGEMENT	BASED ON A PRELIMINARY TAKEOFF, A NEW PROPOSED POND LOCATION HAS BEEN ESTABLISHED AT THE NORTHWEST CORNER OF THE SITE. THIS POND WILL SERVE THE EXISTING SITE AS WELL AS THE PROPOSED IMPROVEMENTS. ALL STORMWATER MANAGEMENT SHOULD BE PROVIDED IN ACCORDANCE WITH THE CITY OF FARMINGTON ENGINEERING GUIDELINES MANUAL AND THE MEQB.

- NOTES:**
1. THIS SITE PLAN, BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES, NOR STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THE SITE.
  2. BASED ON AS-BUILTS PROVIDED BY THE CITY OF FARMINGTON, THERE ARE 2 EXISTING GAS MAINS AND AN ASSOCIATED 134' EASEMENT RUNNING ALONG THE SOUTHERN PROPERTY LINE. FURTHER COORDINATION WITH UTILICORP UNITED INC. WILL BE REQUIRED TO DETERMINE TO DETERMINE WHAT IS PERMITTED WITHIN THE EASEMENT.
  3. REZONING IS REQUIRED FOR THE TWO EASTERN PARCELS. FURTHER COORDINATION WITH THE CITY OF FARMINGTON WILL BE REQUIRED.
  4. A CONDITIONAL USE PERMIT WILL BE REQUIRED. FURTHER COORDINATION WITH THE CITY OF FARMINGTON WILL BE REQUIRED.

Exhibit B





- |   |  |                             |
|---|--|-----------------------------|
| R-1 (Low Density Residential)           | B-1 (Highway Business)                 | A-1 (Agriculture)           |
| R-2 (Low/Medium Density Residential)    | B-2 (Downtown Business)                | P/OS (Parks/Open Space)     |
| R-3 (Medium Density Residential)        | B-3 (General Business)                 | Downtown Commercial Overlay |
| R-4 (High Density Residential)          | SSMU (Spruce Street Mixed-Use)         | Highway 3 Overlay           |
| R-D (Downtown Residential)              | MUCI (Mixed-Use Commercial/Industrial) | Spruce Street Overlay       |
| MUCR (Mixed-Use Commercial/Residential) | I (Industrial)                         |                             |

## PLANNING COMMISSION AGENDA MEMO

**To:** Planning Commission  
**From:** Tony Wippler, Planning Manager  
**Department:** Planning Commission  
**Subject:** Discussion on Cannabis Businesses and Zoning  
**Meeting:** Planning Commission - Jun 11 2024

### INTRODUCTION:

As the Commission may be aware, the Minnesota Legislature enacted, and the Governor signed, 2023 Minnesota Session Laws, Chapter 63 - H.F. No. 100 which is comprehensive legislation relating to cannabis. This legislation included, but not limited to:

- The establishment of the Office of Cannabis Management ("OCM");
- The legalizing and limiting the possession and use of cannabis and certain hemp products by adults;
- Providing for the licensing, inspection, and regulation of cannabis and hemp businesses;
- Taxing the sale of cannabis flower, cannabis products, and certain hemp products;
- Providing for the temporary regulation of edible cannabinoid products.

Within the legislation is also a provision that allows cities to enact interim ordinances (moratoriums) on the operation of cannabis businesses until January 1, 2025. A moratorium would potentially provide the City with time to study the impacts on zoning and to create appropriate regulations. Staff will likely be discussing a potential moratorium with the City Council at an upcoming Council meeting. Staff has already started to receive inquiries about where these businesses will be allowed to operate. The Office of Cannabis Management is working to draft a model ordinance that cities can use as a template to update their codes and regulations. As of the date of this memo the draft has not been formally released for use.

In the mean time, staff would like to start the conversation with the Commission as to where these types of businesses may be allowed. For the Commission's reference I have attached a land use table that breaks down uses by zoning district.

### DISCUSSION:

Not applicable

### BUDGET IMPACT:

Not applicable

### ACTION REQUESTED:

Discuss the potential location(s) of cannabis related businesses within the City's zoning districts.

**ATTACHMENTS:**

[Zoning Use Table](#)

City of Farmington - Zoning Use Table

Uses:	Ag.	Residential					Commerical/Industrial							Parks
	A-1	R-1	R-2	R-3	R-4	R-D	B-1	B-2	B-3	SSMU	MUCI	MUCR	I	P/OS
Accessory Apartment	A		A		A									
Accessory Structures	A	A	A	A	A	A								
Agriculture	P	P												P
Agriculture Services	C													
Animal Clinics							P	P	P			C		
Auction Houses							C							
Auto Repair, Major								C	C					
Auto Repair, Major (Interior of Principal Building Only)										C				
Auto Repair, Minor								C	P	C				
Auto Sales									P					
Bed & Breakfast		C	C			C		C						
Breweries								P	P					P
Breweries, Small								P	P					P
<i>Taprooms as Accessory to Breweries or Small Breweries</i>								A	C					C
Brewpubs							C	C		C	C	C		
Bus Terminal													C	
Car Washes							C		C					
Cemeteries	C	C	C											
Child Daycare Center, Commerical					C		C	C		P	P	C	C	
Clinics			C		C	C	P	P		P		C		
Clubs					C	C	P	P						
Coffee Shops							P	P					P	
Commerical Recreation, Indoor										P	P	C		
Commerical Recreation, Outdoor										C				
Commerical Recreational Uses	C						P	P					C	
Commerical Services							P	P	P	P				
Community Solar Gardens	C													
Convenience Store, With Gas							C	C	C	C	C	C		
Convenience Store, Without Gas							P		P					
Data Center							P		P	P	P		P	
Daycare Facilities, In-Home	A	A	A	A	A	A								
Dental Laboratories							C	C			C			
Distilleries								P	P					P
Dwelling, Apartment					P	C		C		C		C		
Dwelling, Apartment/Commerical								C						
Dwelling, Single-Unit	P	P	P			P								
Dwelling, Townhouse				P	P	C								
Dwelling, Twin Home			P	P	P									
Dwelling, Two-Unit (Duplex)			P	P		P								
Dwelling, Three/Four Unit (Triplex, Quadplex)				P										
Equipment Maintenance and Storage Facilities	C													
Feedlots	C													
Food Processing Facilities														C
Funeral Homes			C		C	C		C				C		
Greenhouse & Nurseries, Commerical	P								C					
Grocery Stores							C	C		C	C			
Group Daycare, 12 or Fewer Persons		P	P	P	P	P								
Group Daycare, 13-16 Persons				C	C	C								
Group Daycare Centers, Commercial							C		C					

City of Farmington - Zoning Use Table

Uses:	Ag.	Residential					Commerical/Industrial							Parks
	A-1	R-1	R-2	R-3	R-4	R-D	B-1	B-2	B-3	SSMU	MUCI	MUCR	I	P/OS
Group Home, 6 or Fewer Persons		P	P	P	P	P								
Group Home, 7-16 Persons				C	C									
Golf Courses	C	C												P
Health Clubs							P			P	P	C		
Home And Trailer Sales/Display									C					
Home Occupations	A	A	A	A	A	A								
Hospitals			C		C		C							
Hotel							P	C		C	P	C		
Impound Lot									C					
Kennels, Commercial							C		C				C	
Kennels, Residential Hobby	A													
Light Manufacturing Facilities									P				P	
Limited Commerical Venture		C	C	C	C	C								
Manufactured Home		P	P			P								
Manufacturing Facilities									C				C	
Mechanical Sales, Service and Repair									P					
Microdistilleries								P	P				P	
<i>Cocktail Rooms As Accessory to A Microdistilleries</i>								A	C				C	
Mini Storage Units									C					
Mineral Extraction	C									I	I		I	
Mixed Use Building							P	C		C		C		
Motel							P	C		C	C			
Neighborhood Services								P				P		
Non-Commerical Nursery														P
Non-Profit Recreational, Cultural, and Entertainment Uses								P				P		
Offices						C	P	P	P		P	P	P	
Office Showroom													P	
Office Warehouse													P	
Outdoor Sales							C	C	C					
Parking Lots							A	A	A	A	A	A	A	P
Personal and Professional Services							P	P		P				
Personal and Professional Services, Less Than 3,000 SF													P	
Personal and Professional Services, Greater Than 3,000 SF													C	
Personal Health and Beauty Services							P	P		P				
Personal Health and Beauty Services, Less Than 3,000 SF													P	
Personal Health and Beauty Services, Greater Than 3,000 SF													C	
Petroleum Bulk Storage									C					
Places of Worship	C	C	C	C	C	C		C					C	
Public and Parochial Schools	C	C	C	C	C			C						
Public Buildings and Facilities	C	C	C	C	C	C	C	P	P	C				P
Public Gardens														P
Public Parks & Playgrounds	P	P	P	P	P	P								P
Public Utility Buildings	C	C	C	C	C	C	C	C	C	C	C	C	C	P
Recreation Equipment Sales/Service/Repair							P	P						
Recreational Vehicle Storage Facilities	P								C					
Recycling Facilities														C
Research Facilities											P		P	
Restaurants, Class I, Traditional							P	P	P	P	P	P		
Restaurants, Class II, Fast Food Convenience							C	C		C	C	C		

City of Farmington - Zoning Use Table

Uses:	Ag.	Residential					Commerical/Industrial							Parks
	A-1	R-1	R-2	R-3	R-4	R-D	B-1	B-2	B-3	SSMU	MUCI	MUCR	I	P/OS
Restaurants, Class III, With Liquor Service							C	C		C	C	C		
Restaurants, Class IV, Non-Intoxicating							C	C				P		
Retail Sales And Services							P	P	P	P	P	C		
Seasonal Produce Stands	P													
Senior Care Facility			C	C	C		C							
Sexual Oriented Business - Accessory							A	A	P					
Soil Pulverizing Operation	I													
Solar Energy Systems	A	A	A	A	A	A	C	C	C					
Specialized Animal Raising Facilities	P													
Stables and Riding Academies	C													
Supply Yards							C		P					
Theaters							C	C		C	C	C		
Towers	C													
Truck Gardening	P													
Truck Terminals									P				C	
Warehousing Facilities									C		P		P	
Warehouse Retail													C	
Wildlife Feeding Station														C
Wholesale Businesses							C		P					

P = Permitted  
 C = Conditional  
 A = Accessory  
 I = Interim