FARMINGTON

FARMINGTON TECHNOLOGY PARK

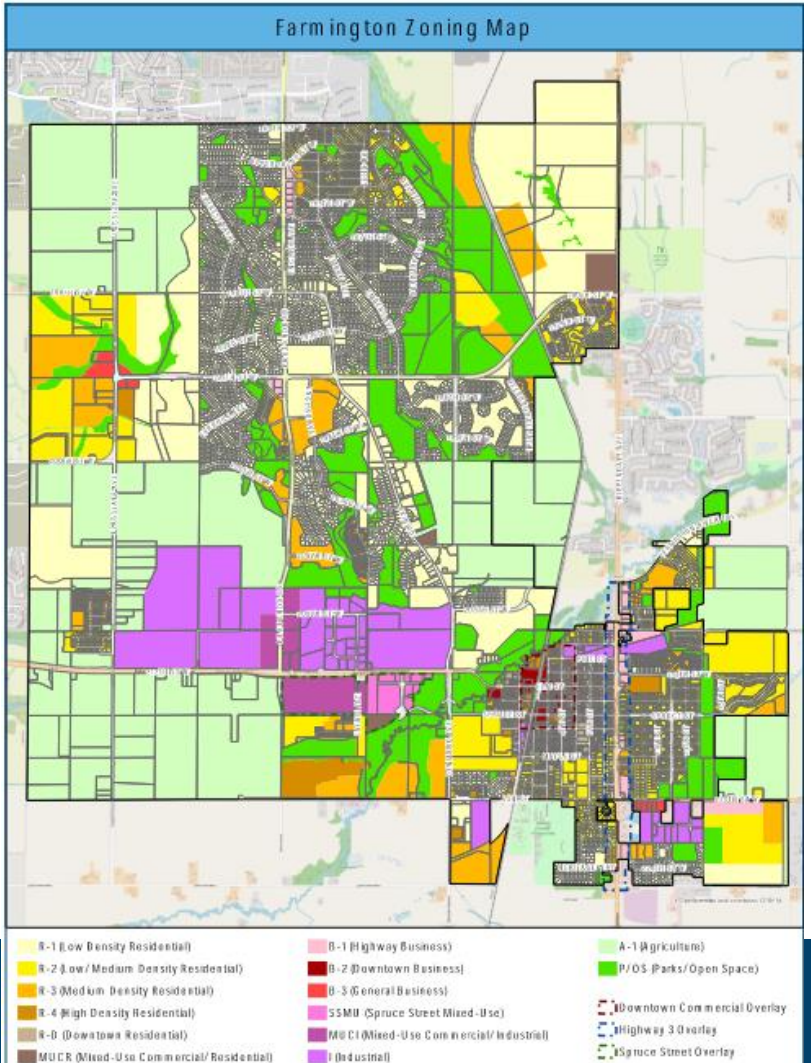
CITY OF
FARMINGTON

REQUEST

1. Preliminary plat, preliminary planned unit development for the Farmington Technology Park – MNLCO Farmington & MNLCO Farmington Two LLC (Tract)
2. Rezoning of the Fountain Valley Golf Course and property formerly known as the Angus property from B-1, R-1, R-2, R-3, P/OS, and A-1 to MUCI – Kimley-horn

SURROUNDING LAND USES

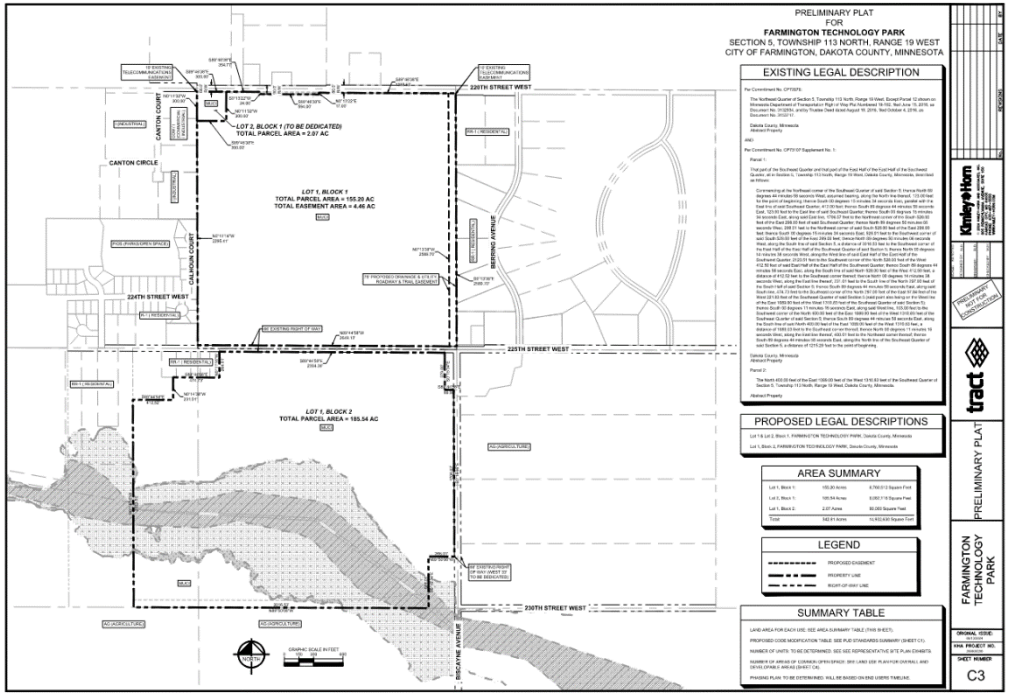
- Agricultural uses to the north;
- Low density residential and agricultural uses to the east (Castle Rock Township);
- Industrial and low density residential to the west;
- Agricultural uses to the south



FARMINGTON TECHNOLOGY PARK PRELIMINARY PLAT

The preliminary plat consists of 3 lots spread over 342.81 acres of land.

- Lot 1, Block 1 – 155.20 acres, northern portion of data center campus.
- Lot 2, Block 1 – 2.07 acres, to be deeded to city for utility purposes.
- Lot 1, Block 2 – 185.54 acres, southern portion of data center campus
- 75 foot wide Drainage & Utility, Roadway and Trail easement is provided along the eastern portion of Lot 1, Block 1 – preserve the future Biscayne Avenue corridor for Dakota County.

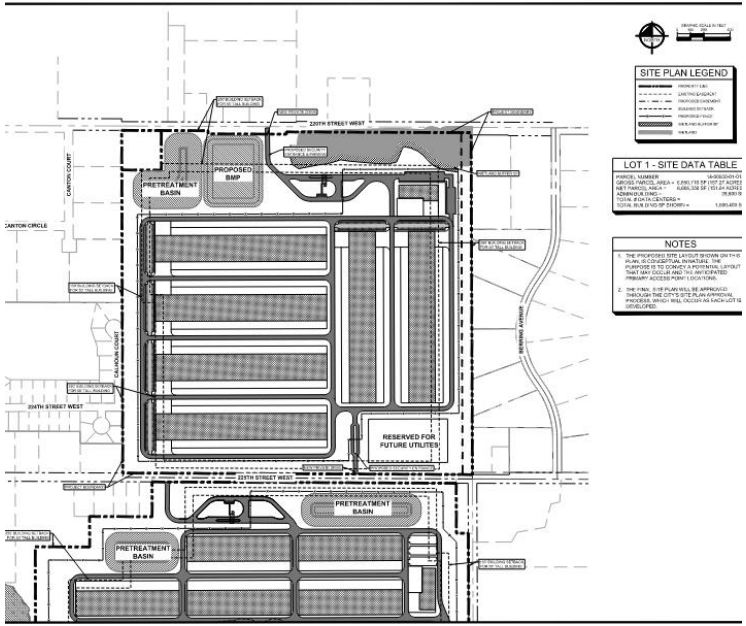


REPRESENTATIVE SITE PLAN

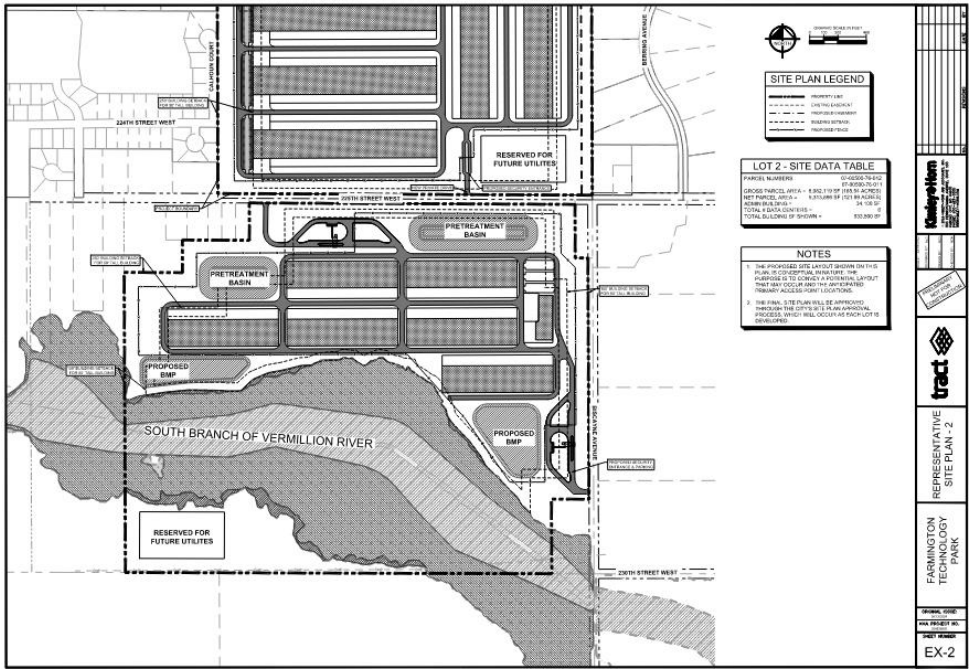
- The representative site plans show how the site could be developed. It is subject to change based on the end user.
- Individual site plans will have to be approved by the Planning Commission prior to any data center building and ancillary use on site is constructed.
- Design standards are being proposed as part of the Planned Unit Development. All site plans would have to be in compliance with these standards.

REPRESENTATIVE SITE PLAN

North Campus



South Campus



REPRESENTATIVE SITE PLAN

- Provides for up to 12 data center buildings and 2 administrative buildings between the north and south campuses.
- The square footage of data centers on the north campus site is 1,600,400 square feet and 933,800 square feet on the southern campus.
- Building setbacks will be substantially greater than generally allowed in the MUCI district.
    - MUCI district allows for the following setbacks:

    -Front yard setback: 0 feet

    -Side yard setback: 0 feet

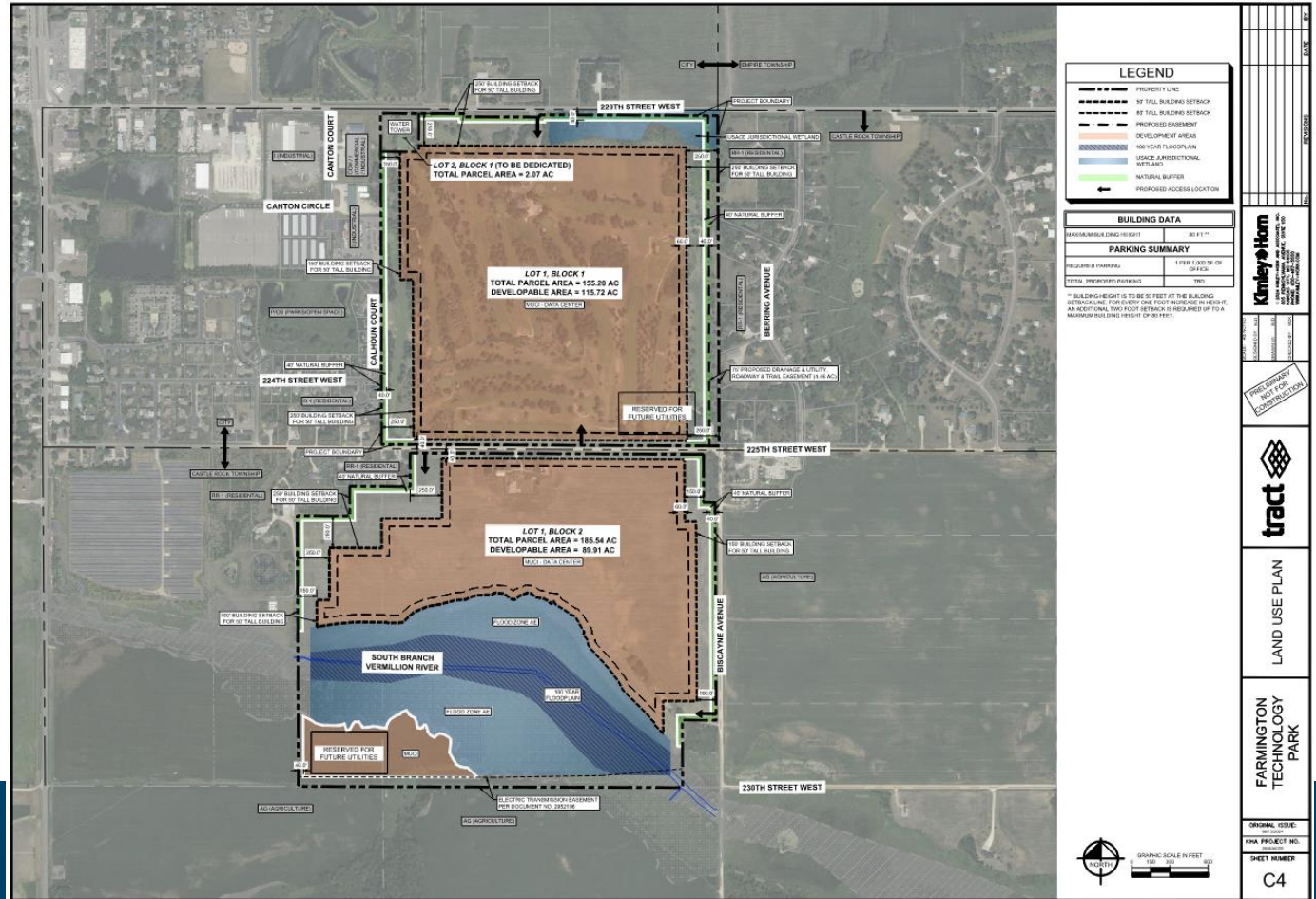
    -Rear yard setback: 20 feet

    - Proposed setbacks would be a minimum of 250 feet from properties adjacent to residential uses and 150 feet from any property line adjacent to a non-residential use.

REPRESENTATIVE SITE PLAN

- Applicant is proposing a 40-foot-wide natural buffer around the majority of the perimeter of the site with the intent to retain as many of the existing trees as practical.
- Additional berming, up to 10 feet in height, will also be placed within the natural buffer area to provide additional screening and visual aesthetics.
- Perimeter fencing, up to 14 feet in height, will also be provided. Fencing will be located outside of the natural buffer area.

REPRESENTATIVE SITE PLAN



REPRESENTATIVE SITE PLAN

Transportation and Parking

- 4 anticipated access for the campuses – Northern campus includes one access off of MN 50 (220th Street W) and one off of 225th Street W. Southern campus includes accesses off of 225th Street W and Biscayne Avenue.
- The proposed development standards would require 1 parking space for each 1,000 square foot of office space. Parking spaces would not be required for the designated data hall areas.

Parks, Trails and Sidewalk

- Cash in lieu will be taken instead of land with this plat application.
- A future trail will be constructed in the 75-foot-wide Drainage & Utility, Roadway & Trail easement if and when Dakota County constructs Biscayne Avenue.

PRELIMINARY PLANNED UNIT DEVELOPMENT

Tract is proposing the development be approved as a Planned Unit Development and suggest certain development standards be established and include language on the following:

1. Setbacks
2. Natural Buffers
3. Landscaping
4. Easement for Future County Road
5. General Design Standards
6. Building Height
7. Fence Height
8. Electric Utility Lines
9. Noise
10. Parking
11. Substations exemptions from MUCI
12. Private Communication Towers
13. Maximum Lot Coverage

REZONE REQUEST

Rezone of Angus Property

PID#'s 07-00500-76-011 and 07-00500-76-012

- Annexed into the city on April 24, 2024, at which time the parcels were automatically zoned A-1 (Agriculture)
- The request is to rezone these parcels from A-1 (Agriculture) to MUCI (Mixed-Use Commercial/Industrial).

Data centers are a permitted use in the MUCI zoning district.

Rezone of Fountain Valley Golf Course

Property located at 2830 220th Street W

- Currently zoned 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 request is to rezone this parcels to MUCI (Mixed-Use Commercial/Industrial).

COMPREHENSIVE PLAN UPDATE

- The city began the process of amending its 2040 comprehensive plan a little over a year ago.
- It is a city-wide mid-cycle update that aims to address, among other things, the areas that have been brought into the city via annexation (Angus property – ISD 192 and OAA area brought into the city with the incorporation of Empire).
- The rezonings, preliminary plat and preliminary planned unit development will need to be contingent upon approval of the comprehensive plan amendment being approved by the City Council and Metropolitan Council.
- It is anticipated that the comprehensive plan amendment will be approved by the City Council by the end of this year.

ACTION REQUESTED

Recommend approval of the following applications and petitions and forward the recommendation to the City Council contingent upon approval of the mid-cycle comprehensive plan amendment:

1. The preliminary plat and preliminary planned unit development for the Farmington Technology Park.
2. Rezone the properties identified with PID#'s 07-00500-76-011 and 07-00500-76-012 from A-1 (Agriculture) to MUCI (Mixed-Use Commercial/Industrial).
3. 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).