

PLANNING COMMISSION

Tuesday, October 8, 2024
7:00 PM

Page

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.1. Approve Planning Commission Minutes

3 - 8

Approve the minutes from the September 10, 2024 regular meeting.

[Agenda Item: Approve Planning Commission Minutes - Pdf](#)

3. PUBLIC HEARINGS

3.1. Variance from City Code Section 10-5-14(B) to Construct a Commercial Daycare at 4640 Knutsen Drive

9 - 16

Approve the requested variance from City Code Section 10-5-14(B) to allow for 0% of the building front being within 20 feet of the public right of way for the construction of a commercial daycare at 4640 Knutsen Drive with the following condition:

- A site plan application must be submitted and approved by the Planning Commission for the proposed commercial daycare.

[Agenda Item: Variance from City Code Section 10-5-14\(B\) to Construct a Commercial Daycare at 4640 Knutsen Drive - Pdf](#)

3.2. Amend 2040 Comprehensive Plan for the Properties Generally Known as the Fountain Valley Golf Course and the Angus Property

17 - 19

Recommend approval of the following amendments to the 2040 Comprehensive Plan and forward that recommendation on to the City Council:

1. PID# 14-00500-01-012 (Fountain Valley Golf Course) - Amending the Land Use Plan from a mixture of Commercial, Low Density Residential, Low Medium Density Residential, Medium Density Residential, and Park / Open Space to Mixed-Use (Commercial/Industrial) and changing the anticipated development staging from Post 2040 to 2020-2030.
2. PID#'s 07-00500-76-012 and 07-00500-76-011 (Angus property) - Adding these parcels to the 2020 MUSA (Metropolitan Urban

Service Area), amending the 2040 Comprehensive Land Use Plan from Non-Designated to Mixed-Use (Commercial/Industrial), and including these parcels in the 2020-2030 development staging timeframe.

[Agenda Item: Amend 2040 Comprehensive Plan for the Properties Generally Known as the Fountain Valley Golf Course and the Angus Property - Pdf](#)

4. DISCUSSION

5. ADJOURN

PLANNING COMMISSION AGENDA MEMO

To: Planning Commission
From: Tony Wippler, Planning Manager
Department: Planning Commission
Subject: Approve Planning Commission Minutes
Meeting: Planning Commission - Oct 08 2024

INTRODUCTION:

Attached, are the minutes from the September 10, 2024 regular meeting.

DISCUSSION:

Not applicable

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

Approve the minutes from the September 10, 2024 regular meeting.

ATTACHMENTS:

[Sept 10 PC minutes](#)

**CITY OF FARMINGTON
PLANNING COMMISSION MINUTES
REGULAR MEETING
September 10th, 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 & Economic Development
Director
Leah Koch, City Attorney

2. APPROVAL OF MINUTES

MOTION by Windschitl, second by Lehto to approve minutes of Planning Commission for August 14th, 2024, regular meeting. **APIF, MOTION CARRIED**

3. PUBLIC HEARINGS

Chair Rotty opened all public hearings

3.1 1. Preliminary Plat and Preliminary Planned Unit Development for the Farmington Technology Park- MNLCO Farmington, LLC & MCLCO 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

City Attorney, Leah Koch, made a statement the AUAR (Alternative Urban Areawide Review) can run concurrently with preliminary planning for this process. Planning Manager Tony Wippler presented. The preliminary plat consists of 3 lots over 342.81 acres of land. Site plan is subject to change based on end user.

- 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
- 75ft wide drainage & utility, roadway and trail easement is provided along the eastern portion of Lot 1, Block 1- preserve for the future Biscayne Ave. corridor for Dakota County.

Representative Site Plan-

- Provide for up to 12 data center buildings and 2 administrative buildings between north and south campuses.
- The square footage of data centers on north campus site is 1,600,400 square feet and 933,800 square feet on the southern campus.
- Building setbacks to be substantially greater than generally allowed in MUCI district. Proposed setbacks minimum of 250ft from properties adjacent to residential uses and 150ft from any property line adjacent to a non-residential use.
- Applicant is proposing 40ft wide natural buffer around the majority of perimeter of site with intent to retain as many existing trees as practical.

- Additional Berming, up to 10ft high, will be placed within the natural buffer area to provide additional screening and visual aesthetics.
- Perimeter fencing, up to 14ft high will be provided. Fencing will be located outside the natural buffer area.
- 4 Anticipated access for the campuses- Northern campus includes on access of MN 50 (220th St. W) and one off of 225th St. W. Southern campus includes accesses off 225th St. W and Biscayne Ave.
- Proposed development standards would require 1 parking space for each 1,000 sq. ft. of office space. Parking spaces would not be required for the designated data hall areas.
- Cash in lieu will be taken instead of land with this plat application
- A future trail will be constructed in 75ft wide drainage & utility, roadway & trail easement if and when Dakota County constructs Biscayne Ave.

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

- Setbacks
- Natural Buffers
- Landscaping
- Easement for future County Rd.
- General Design Standards
- Building Height
- Fence Height
- Noise
- Electric Utility Lines
- Parking
- Substations exemptions from MUCI
- Private Communication Towers
- Maximum Lot Coverage

Rezone request:

- Rezone PID #'s 07-00500-76-011 and 07-00500-76-012 from A-1 (Agriculture) to MUCI (Mixed-Use Commercial/Industrial).
- Rezone 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).
- Data centers are permitted use in MUCI zoning district.

Discussion opened for resident comments:

Robert Jones on 12th St.- Would like more information about TRACT company and was curious about the tax benefits.

David Puchalla 224th St. - Requested committee vote against zoning amendment.

Denise May 22265 Bearing Ave.-Read email she had sent to mayor and city council objecting the location of the data center.

Jeff Schottler 22240 Calhoun Ct.- Requested vote against the amendment due to it being between two residential neighborhoods.

Kathy Johnson- Shared specifics and concerns regarding noise and the constant hum. Requested a vote of no.

Sarah Fry, Executive Estates- Discussed the property tax disbursement not just going to City of Farmington. Has concerns with tonal noise. Requested a no vote.

Stacy King Canova Ct- Worried about quality of life, shared why her neighborhood is important to her & her worries that it will be affected by this being built.

Patrick Rugg 20115 Farrington St.-Has environmental concerns with water use. Not against a data center just concerns with location.

Andy Berg 22255 Calhoun Ct- Shared concerns that it is surrounded by residential and there may be better locations for this.

Jason Fuller 3015 224th-Concerned about lack of buffer between homes & center.

Esther Varga - 3994 224th- Asked commission to pursue different location

Dave Akin Beaumont Ave.- Concerned with water resources are being taken away.

Ryan Peach Executive Estates- Would like a different location.

Drea Doffing 220th St.- Concerned about cost to community in the future and would like it to be constructed in different location.

Attorney David Keller with Grannis & Hauge- for the environmental coalition group. Objects to zoning changes as it is a single use. The water consumption estimates are higher than the original zoning.

Drew Roach 312 11th St-Shared concerns about power grid usage.

Ian English Crimson Way- Asks commission will listen to people who have spoken.

Jacob Steen with Larkin Hoffman-Did share they will be compliant with Minnesota law for noise and will conduct a noise study. For the water the “worst” case is a 17 million gallons increase from current use.

Chair Rotty asked if building construction is tip up? Mr. Steen answered they have not yet done designs and at that time the commission could give input. He estimates starting closer to 2027. Chair Rotty asked what access they would use for construction. Mr. Steen they would anticipate both North and South points to be entered and the developer would incur those costs of upgrades/improvements to the roads. Chair Rotty asked if they know elevations. He did not have with him, but they do have on the surveys. Chair Rotty then questioned how many communication towers. Mr. Steen stated they don't have numbers yet but if needed they will do. Chair Rotty asked if it will be evaporated cooled or electric cooled. Mr. Steen said due to rapid technology changes they are not sure what will be used.

Chair Rotty asked Can they explain concept of recycled water, Mr. Steen replied that they would re-use what they can. Depending on the end user the equipment needs will be different. Chair Rotty then asked will there be a photometric study done. Mr. Steen said depending on project they will complete at that time. He then asked about keeping trees and Mr. Steen said they will keep as much as they can to help create natural buffer.

Chair Rotty asked could this impact any residents wells? Mr. Steen said this would draw off of the city sources. This would be a less intense draw than if the site was developed as straight housing. Mr. Steen shared they are estimating over 200 jobs when open and up to 1500 during construction.

Commissioner Lehto asked based on end user there may be less buildings than drawn, possibility of other sites and quality of life for residents. Mr. Steen agreed this plan is a maximum build out of property, it could be less. He then said this site is an optimal site based on access to utilities, he said they are always looking at other sites. They do understand the concern for the values, previous sites have maintained their value or had increases.

Commissioner Snobeck asked when end user comes in that everything will come through the city council and planning commission to ensure all regulations and rules are met. Mr. Steen stated that each phase will be presented to the council for approval.

Jerry Ristow 941 8th St. -Made a comment for commissioner to think about if this is best fit for this land.

Chair Rotty shared they visited various sites in Iowa, the technology has changed already for cooling (not water) and the surroundings looked like a park not a business.

MOTION by Windschitl second by Tesky to close public hearing. **APIF MOTION CARRIED**

MOTION by Lehto, second by Snobeck to make favorable recommendation to the council for the plat, PUD, and re-zoning to the Farmington Technology Park. **APIF MOTION CARRIED**

4. DISCUSSION

4.1 Vermillion Commons 4th Addition Final Plat and Planned Unit Development.

Planning Manager Tony Wippler presented the request from Lennar for the final plat and PUD Vermillion Commons 4th Addition.

- Consists of 67 single-family lots over 25.93 acres.
- Consistent with the approved preliminary plat. Preliminary plat also includes 66 townhome lots to be developed at later date.
- Property to be rezoned R-3 Planned Unit Development.
- Average lot size is 6,198 square feet, with a minimum of 4,800 square feet.
- Plat contains 3 outlots:
 - Outlot A- Parkland to be dedicated with this plat.
 - Outlot B- Stormwater facility to be deeded to the City of Farmington with this final plat.
 - Outlot C- Future townhome development area.
- Transportation & Access:
 - Access to this site will be at the south end of the plat with the connection of 218th St. W with 220th St. W
 - 218th St. W will not be extended from the townhome development to the east with this plat due to negotiations with Northern Natural Gas and the crossing of their pipelines with the roadway. This creates only one access point for egress and ingress to the 4th Addition (218th St W at 220th St W).
 - Developer has agreed to construct temporary bituminous emergency access that would extend from the terminus of Rose Dr. S through Outlot C to 220th St. W. Signage and barricades required at both ends of temporary emergency access to control unauthorized access. The connection of this emergency access will have to be approved by Dakota County.
 - All public roads will consist of a 60-foot right-of-way with 32-foot-wide roadway.
- Parks, Trails and Sidewalks
 - A 1.5 acres park is proposed on the northern end of the development (Outlot A).
 - Five-foot-Wide sidewalk proposed on west side of Rose Dr., south side of and ease side of 218th St. W
 - Dakota County has a 12-foot-wide-trail, drainage and utility easement that was granted in 2022 running along the western and northern boundary of plat. Easement is shown on plat document.

MOTION by Tesky, second by Snobeck to approve final plat and pud upon satisfaction of contingencies. **APIF, MOTION CARRIED**

5. ADJURN

MOTION by Windschitl, second by Lehto to Adjourn. **APIF, MOTION CARRIED**

Respectfully submitted,

Tony Wippler

Tony Wippler, Planning Manager

PLANNING COMMISSION AGENDA MEMO

To: Planning Commission
From: Jared Johnson, Planning Coordinator
Department: Community Development
Subject: Variance from City Code Section 10-5-14(B) to Construct a Commercial Daycare at 4640 Knutsen Drive
Meeting: Planning Commission - Oct 08 2024

INTRODUCTION:

InSite Development Services (applicant) is requesting a variance from City Code Section 10-5-14(B) to allow for the construction of a commercial daycare at 4640 Knutsen Drive (subject property). As the Commission may recall, the same variance request was back on the July 9th Planning Commission agenda but was withdrawn by the applicant as they needed to work through an unresolved issue. The issue has since been resolved and the applicant is moving forward with the variance request.

DISCUSSION:

Overview

Subject Property: 4640 Knutsen Drive

Applicant: InSite Development Services, LLC

Property Owner: Clough Properties Two, LLC

Zoning: SSMU (Spruce Street Mixed Use), Spruce Street Overlay District. Commercial daycares are listed as permitted use

Existing Use: 1.37 acres of vacant land, platted as Lot 2, Block 3 of the Vermillion River Crossings development

Surrounding Uses: Farmington Clinic to the north, open space to the east and south, vacant land to the west

Request

The applicant is proposing to construct a commercial daycare on the subject property and is requesting a front yard setback variance. City Code Section 10-5-14(B) outlines the front yard setback requirement in the SSMU zoning district, where at least 50% of the building front shall be within 20 feet of the public right of way. The attached site plan shows a future commercial daycare building to have 0% of the building front within 20 feet of the public right of way (Knutsen Drive).

The applicant provided a narrative explaining the reasoning for their variance request. The applicant states the only public right of way the subject property fronts is Knutsen Drive to the north, and the parcel is moderately narrow, which means placing the building front along Knutsen Drive would limit the amount of access drives needed to provide proper site circulation to enhance public safety and emergency access. The applicant also states the site layout lends itself to placing the playground behind the building, further away from the street for child safety. To place the

playground behind the building and retain two access points, the building needs to be setback further from the street. The applicant further states commercial daycares are a permitted use in the SSMU zoning district and the variance would not alter the essential character of the site, be injurious to other properties in the area, or be inconsistent with the requirements of the Comprehensive Plan.

The variance request does not include review and approval of the attached site plan. The site plan is for reference only and is meant to show what the front yard setback variance for a commercial daycare building would look like on the subject property. The applicant would like to ensure the variance would be approved before submitting final site plans. As a condition of approval for the variance, the applicant must apply for and receive final site plan approval for the commercial daycare from the Planning Commission.

Variance Review Criteria

Per City Code Section 10-3-6(C), the Planning Commission shall not approve any variance request unless they find that "practical difficulties" exist using the following criteria:

1. Because the particular physical surroundings, or the shape, configuration, topography, or other conditions of the specific parcel of land involved, strict adherence to the regulations of this title would cause practical difficulties. Economic consideration alone does not constitute practical difficulties.
2. That the variance would be consistent with the comprehensive plan.
3. That the variance would be in harmony with the general purposes and intent of this title.
4. The conditions upon which a variance is based are unique to the parcel of land for which the variance is sought and are not applicable, generally, to other properties within the same zoning classification.
5. The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the parcel of land.
6. The granting of the variance will not alter the essential character of the locality or be injurious to other property in the vicinity in which the parcel of land is located or substantially diminish property values.
7. The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare of public safety.
8. The request variance is the minimum action required to eliminate the practical difficulties.
9. Variances may not be approved for any use that is not allowed under this title for property in the zone where the affected person's land is located except that the temporary use of a one-family dwelling as a two-family dwelling may be authorized by variance.

Staff believes the variance request meets the applicable criteria listed above.

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

Approve the requested variance from City Code Section 10-5-14(B) to allow for 0% of the building front being within 20 feet of the public right of way for the construction of a commercial daycare at 4640 Knutsen Drive with the following condition:

- A site plan application must be submitted and approved by the Planning Commission for the proposed commercial daycare.

ATTACHMENTS:

[Application 9-16-24](#)

[Application Narrative](#)

[Location Map](#)

[Site Plan \(Draft\)](#)



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

VARIANCE APPLICATION

Applicant: INSITE DEVELOPMENT SERVICES, LLC Telephone: (630) 592 - 3203 Fax:

Address: 1400 16th Street, Suite 300, Oak Brook, IL 60523
Street City State Zip Code

Owner: Clough Properties Two, LLC Telephone: (218) 251 - 3939 Fax:

Address: 7842 College Road, Baxter, MN 56425
Street City State Zip Code

Premises Involved: 4640 Knutsen Drive (SEE ATTACHED LEGAL DESCRIPTION)
Address/ Legal Description (lot, block, plat name, section, township, range)

Current Zoning District Spruce Street Mixed Use Current Land Use Commercial - Preferred (Vacant)

Specific Nature of Request / Claimed Practical Difficulties: Requesting relief from Section 10-5-14:(B) - Front yard

setback, which requires "50% of the building frontage within 20' of the public right of way or private street edge". Per the included conceptual site plan, the proposed layout for a commercial daycare is better suited to place the building further from Knutsen Drive. This layout is largely driven by safety and privacy requirements of the playground area.

SUBMITTAL REQUIREMENTS

- x Proof of Ownership x Copies of Site Plan
x Application Fee x Abstract/Residential List (adjoining property owners only)
Boundary / Lot Survey Torrens (Owner's Duplicate Certificate of Title Required)

Stephen Clough 05/30/24
Signature of Property Owner Date

InSite Development Services, L.L.C.
Signature of Applicant Date 05/29/24
Larissa A. Addison, its Manager

Request Submitted to the Planning Commission on For office use only
Public Hearing Set for: Advertised in Local Newspaper:
Planning Commission Action: Approved Denied Fee Paid \$250 - City of Farmington
Comments:
Conditions Set:
Planning division: Date: 10/19

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

LEGAL DESCRIPTION:

Real property in the City of Farmington, County of Dakota, State of Minnesota, described as follows:

Lot 2, Block 3, Vermillion River Crossings, Dakota County, Minnesota.

September 16th, 2024

City of Farmington – Planning Department
430 Third Street
Farmington, MN 55024

RE: Proposed Daycare Facility – 4640 Knutsen Drive

Dear Members of City Staff and Planning Commission,

InSite Development Services, L.L.C. (“InSite”), on behalf of Clough Properties Two, LLC (“Owner”), is applying for a variance from the City of Farmington Zoning Ordinance, in association with development of a commercial daycare at 4640 Knutsen Drive. The property is also known as Lot 2, Block 3, of the Vermillion River Crossings. Specifically, InSite is requesting relief from Section 10-5-14:B, the requirement to orient “50% of the building frontage within 20’ of the public right of way or private street edge”.

In conjunction with the proposed development and variance request, InSite asserts the following:

1. The only public right of way or private street that the property fronts is Knutsen Drive, along the northern property line. The property is moderately narrow, therefore placing the building along Knutsen would restrict the number of proposed access drives. Having multiple entrances enhances site circulation, increases public safety by reducing vehicular conflict points, and improves emergency access.
2. The site layout lends itself to placing the playground behind the building, further from the public right of way. This is driven largely by safety concerns (i.e. keeping children further from the road) and privacy requirements (i.e. screening the play areas from the road). To place the playground behind the building and retain two access points, the building needs to be further set back from the right of way.
3. “Commercial child daycare center” is a permitted use in the Spruce Street Mixed Use District. Granting this variance would not alter the essential character of this site, be injurious to other properties in the Vermillion River Crossings, or be inconsistent with the requirements of the Comprehensive Plan.

If you have any questions or need any more information prior to approving this variance request, please do not hesitate to reach out at the contact information below.

Thank you,

Sean Graham, P.E. – Project Manager



212th St W
212th St W

212
212

McDonald's

Northfield
Hospital Clinic

Knutsen Dr

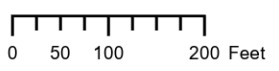
Vermillion River
Crossings



Dushane Pkwy

Dushane Pkwy

Vermillion
River Crossing

Spruce St
Spruce St



 Tax Parcels
 4640 Knutsen Drive

4640 Knutsen Drive Location Map

Prepared on: 10/1/2024

Disclaimer: This map is for general reference only. They are not for legal, engineering or surveying use. The City of Farmington assumes no responsibility for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.

PROPERTY PLAN
LOCATION: 4640 KNUTSEN DR
FARMINGTON, MN
CONCEPT PLAN (v7)
09/11/2024

SITE DATA

JURISDICTION	CITY OF FARMINGTON
ZONING DISTRICT	SSMU SPRUCE STREET MIXED USE, SPRUCE ST ZONING OVERLAY
PERMITTED USE(S)	CHILD DAYCARE CENTER
LOT AREA	± 59,837 SF (± 1.37 ACRES)
BUILDING AREA	10,108 SF
F.A.R.	CODE N/A PLAN .169

SETBACKS

BUILDING SETBACKS	CODE	PLAN
- FRONT YARD	(NOTE 1)	115' (KNUTSEN) VARIANCE
- INTERIOR SIDE YARD	0'	24' (W), 22' (E)
- REAR YARD	20'	102' (S)

PARKING SETBACKS		
- FRONT YARD	10'	10' (KNUTSEN)
- INTERIOR SIDE YARD	10'	10' (W), 18' (E)
- REAR YARD	10'	38' (S)

SIGNAGE SETBACK		
	10'	10'

OFF STREET PARKING REQUIREMENTS

AUTO PARKS STALL COUNT WITH RATIO	37 (NOTE 2)	41 (4.1 / 1000 SF)
ADA STALL COUNT	2	2
PARKING STALL SIZE	9' X 18'	9' X 18'
DRIVE AISLE WIDTH	TBD	24'
INTERIOR LANDSCAPING	N/A	N/A
REQUIRED ISLANDS	N/A	N/A
BUILDING HEIGHT	40'	TBD

ADDITIONAL NOTES

1. AT LEAST 50% OF THE BUILDING FRONT SHALL BE WITHIN 20' OF PUBLIC RIGHT OF WAY. (VARIANCE)
2. CHILD DAYCARE CENTER: 1 PER EMPLOYEE ON THE MAX WORK SHIFT + 1 PER EVERY 10 CHILDREN (BASED ON 22 EMPLOYEES AND 150 CHILDREN).

DRAWN BY:

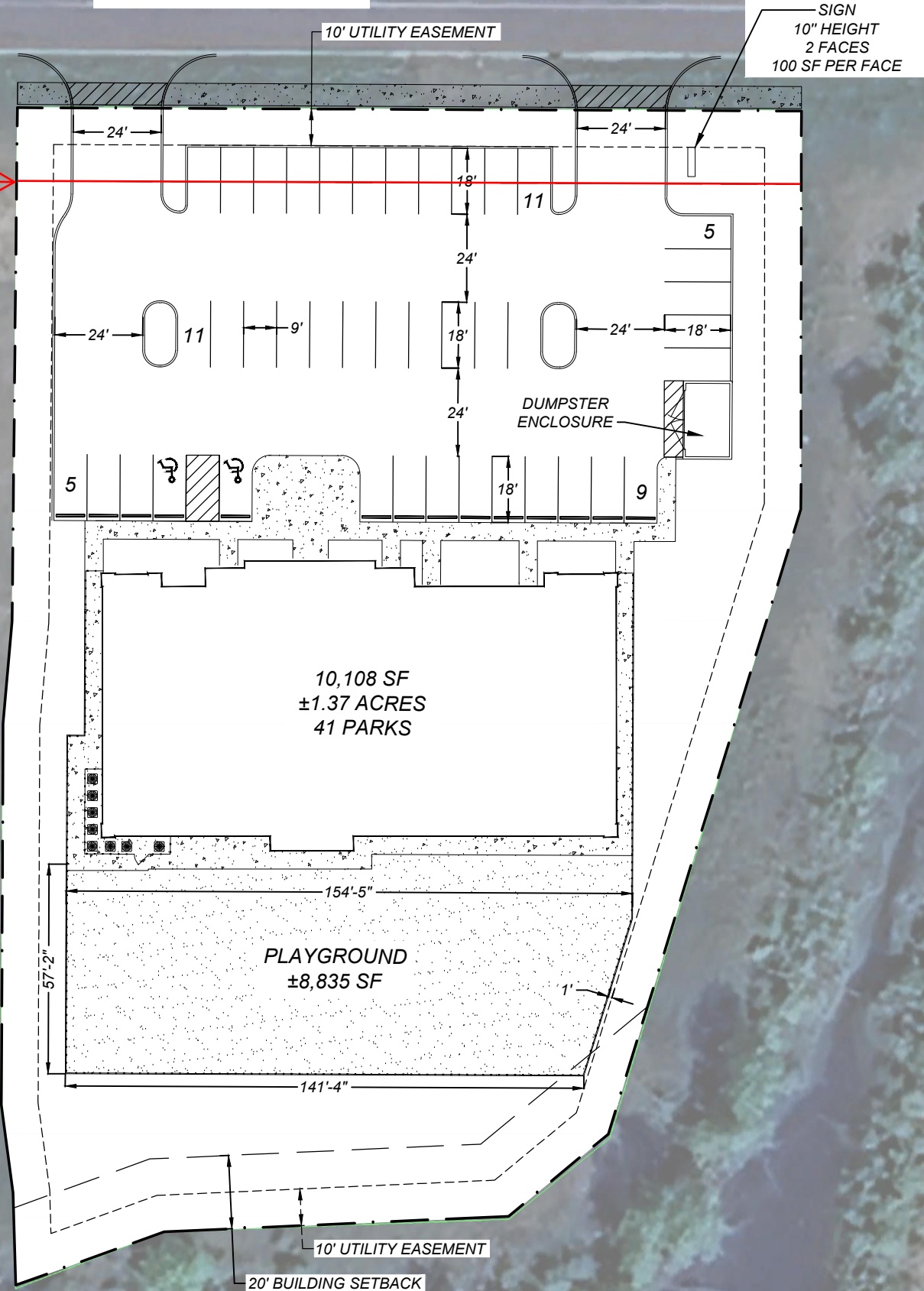
BM



1400 16th Street, Suite 300
 Oak Brook, IL 60523-8854
 Office: 630.617.9100
 www.insiterealestate.com

KNUTSEN DR

Per City Code 10-5-14(B), 50% of the building front must be within 20 feet of Knutsen Drive.



PLANNING COMMISSION AGENDA MEMO

To: Planning Commission
From: Tony Wippler, Planning Manager
Department: Planning Commission
Subject: Amend 2040 Comprehensive Plan for the Properties Generally Known as the Fountain Valley Golf Course and the Angus Property
Meeting: Planning Commission - Oct 08 2024

INTRODUCTION:

The City of Farmington is seeking a Comprehensive Plan Amendment for the properties generally known as Fountain Valley Golf Course and the Angus property.

DISCUSSION:

The City of Farmington is seeking to amend the 2040 Comprehensive Plan. The request is as follows:

PID# 14-00500-01-012 – This subject property is currently home to the Fountain Valley Golf Course and is addressed as 2830 220th Street W. The request is to amend the 2040 Comprehensive Land Use Plan and Development Staging for this property. The Land Use Plan would be changed from a mixture of Commercial, Low Density Residential, Low Medium Density Residential, Medium Density Residential, and Park / Open Space to Mixed-Use (Commercial/Industrial). The proposed amendment also includes changing the anticipated development staging from Post 2040 to 2020-2030. This parcel consists of approximately 160 acres.

PID#'s 07-00500-76-012 and 07-00500-76-011 (Angus property) – These parcels are currently owned by Independent School District 192 and are addressed as 2806 225th Street W. The amendment for these parcels include adding them to the 2020 MUSA (Metropolitan Urban Service Area), amending the 2040 Comprehensive Land Use Plan from Non-Designated to Mixed-Use (Commercial/Industrial), and including these parcels in the 2020-2030 development staging timeframe. These parcels were annexed into the City in accordance with the approved Orderly Annexation Agreement that is in place between the City and Castle Rock Township. The order approving the annexation was given by the State of Minnesota on April 24, 2024. Because of the recent annexation these parcels have a non-designated land use guidance. These parcels consist of approximately 189 total acres.

APPLICANT:

City of Farmington, 430 Third Street, Farmington, MN 55024

OWNERS:

Bryce & Carole Olson, 2830 220th Street W, Farmington, MN 55024 (PID# 14-00500-01-012)

Independent School District 192, 20655 Flagstaff Avenue, Farmington, MN 55024 (PID#'s 07-00500-76-012 & 07-00500-76-011)

Tract is proposing to develop these sites as a master planned Technology Park for data centers.

As the Commission is aware, a rezoning application has been submitted for these parcels as well. The rezoning application is to rezone these parcels to MUCI (Mixed-Use Commercial/Industrial). The Planning Commission made a recommendation of approval of the rezoning at its regular meeting on September 10, 2024. The proposed Comprehensive Plan Amendment would align the zoning with the Comprehensive Plan. Typically, the Comprehensive Plan Amendment and rezoning would have been reviewed and public hearings held at the same meeting. The City is in process of doing a city-wide, mid-cycle, Comprehensive Plan Amendment of which these parcels where a part of. Staff is working through some of the details with the city-wide amendment and therefore it is not ready to be brought forward so it was determined that it was in the City's best interest to proceed with the amendment before you this evening separately.

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

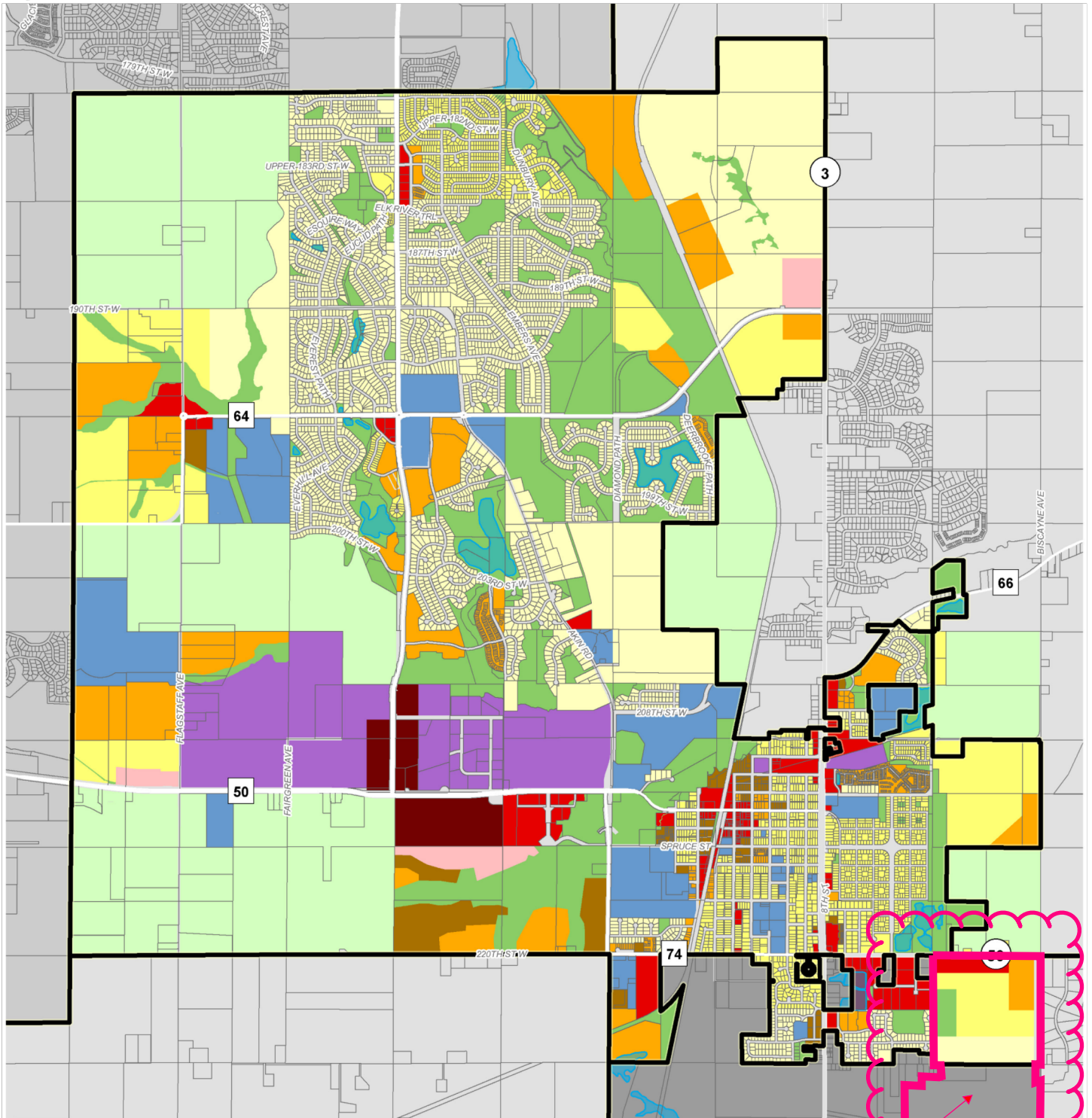
Recommend approval of the following amendments to the 2040 Comprehensive Plan and forward that recommendation on to the City Council:

1. PID# 14-00500-01-012 (Fountain Valley Golf Course) - Amending the Land Use Plan from a mixture of Commercial, Low Density Residential, Low Medium Density Residential, Medium Density Residential, and Park / Open Space to Mixed-Use (Commercial/Industrial) and changing the anticipated development staging from Post 2040 to 2020-2030.
2. PID#'s 07-00500-76-012 and 07-00500-76-011 (Angus property) - Adding these parcels to the 2020 MUSA (Metropolitan Urban Service Area), amending the 2040 Comprehensive Land Use Plan from Non-Designated to Mixed-Use (Commercial/Industrial), and including these parcels in the 2020-2030 development staging timeframe.

ATTACHMENTS:

[2040 FLU Plan Map](#)

Figure 3.3 2040 Future Land Use



	Agriculture		Mixed-Use (Commercial/Industrial)
	Low Density Residential [1.0-3.5 u/a]		Industrial
	Low Medium Residential [3.5-6.0 u/a]		Public/Semi-Public
	Medium Density Residential [6.0-12.0 u/a]		Park/Open Space
	High Density Residential [12.0-40.0 u/a]		ROW
	Mixed-Use (Comm./Res.) [6.0-40.0 u/a]		Non-Designated
	Commercial		

Subject Parcels