

FARMINGTON

CITY COUNCIL MEETING - NOVEMBER 4, 2024

FARMINGTON TECHNOLOGY PARK



REQUEST

1. Comprehensive Plan Amendments for the Properties Commonly Known as Fountain Valley Golf Course and Angus Properties.
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
3. Preliminary Plat, Preliminary Planned Unit Development for the Farmington Technology Park – MNLCO Farmington & MNLCO Farmington Two LLC (Tract)

HOW WE GOT HERE - TIMELINE

HISTORY

- Fountain Valley Golf Course was annexed into the City on October 18, 2006.
- Fountain Valley Golf Course was rezoned on January 16, 2007 from A-1 to a mixture of B-1, R-1, R-2, R-3 and P/OS.
- A Comprehensive Plan Amendment was approved on January 16, 2007 guiding the Fountain Valley Golf Course from Non-Designated to Low Density Residential, Low-Medium Density Residential, Medium Density Residential, Commercial, and Park & Open Space.

HOW WE GOT HERE - TIMELINE

SINCE 2007

- The Great Recession – paused planned/projected developments
- The City has rebounded – and the naturally occurring development patterns shifted (i.e., Fairhill Estate at North Creek, Regetta Fields, Sapphire Lake, Whispering Fields, Vita Attiva, Meadowview Preserve, Vermillion Commons, etc.)
- CapX line installed 2013-2014 – putting Farmington on the map for large-scale power users due to access to 345 kV line

HOW WE GOT HERE - TIMELINE

RECENTLY

- City decided in 2022 to update the Comprehensive Plan – to guide unguided land, plan for land annexed through the incorporation of Empire Township, and identify areas for additional business growth.
- Due to a number of constraints including the amount of properties within the City enrolled in the Agricultural Preserve and Green Acres programs along with significant areas of wetland and floodplain there is limited area to accommodate commercial and industrial inquiries.
- Angus Properties were annexed into the City effective on April 24, 2024.
- Process started to reguide/rezone area to support future development.

2040 CITY WIDE MID-CYCLE COMPREHENSIVE PLAN AMENDMENT

- The city wide mid-cycle comprehensive plan amendment was re-initiated in 2023 in response to needing to accommodate for future commercial and industrial growth, and due to the annexation of approximately 570 acres of land as part of the City of Empire incorporation.
- The properties being considered tonight (Fountain Valley Golf Course and Angus Properties) were part of the mid-cycle amendment, however, due to working through some of the details of this larger city-wide amendment it is not ready to be brought forward.
- Because of that, staff felt it was in the City's best interest to proceed with the amendments to the Golf Course and Angus Properties separately.

Which brings us to today's requests:

PROPOSED COMPREHENSIVE PLAN AMENDMENTS

Changes proposed are:

- PID# 14-00500-01-012 (Fountain Valley Golf Course – 2830 220th Street W)
 1. Land Use Plan change from a mixture of Commercial, Low Density Residential, Low Medium Density Residential, Medium Density Residential, and Park/Open Space to Mixed-Use (Commercial/Industrial).
 2. Changing the anticipated development staging from Post 2040 to 2020-2030.
- PID#'s 07-00500-76-012 and 07-00500-76-011 (Angus properties – 2806 225th Street W)
 1. Including these parcels in the City's 2020 MUSA (Metropolitan Urban Service Area).
 2. Land Use Plan change from Non-Designated to Mixed-Use (Commercial/Industrial).
 3. Including these parcels in the 2020-2030 development staging timeframe.

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.

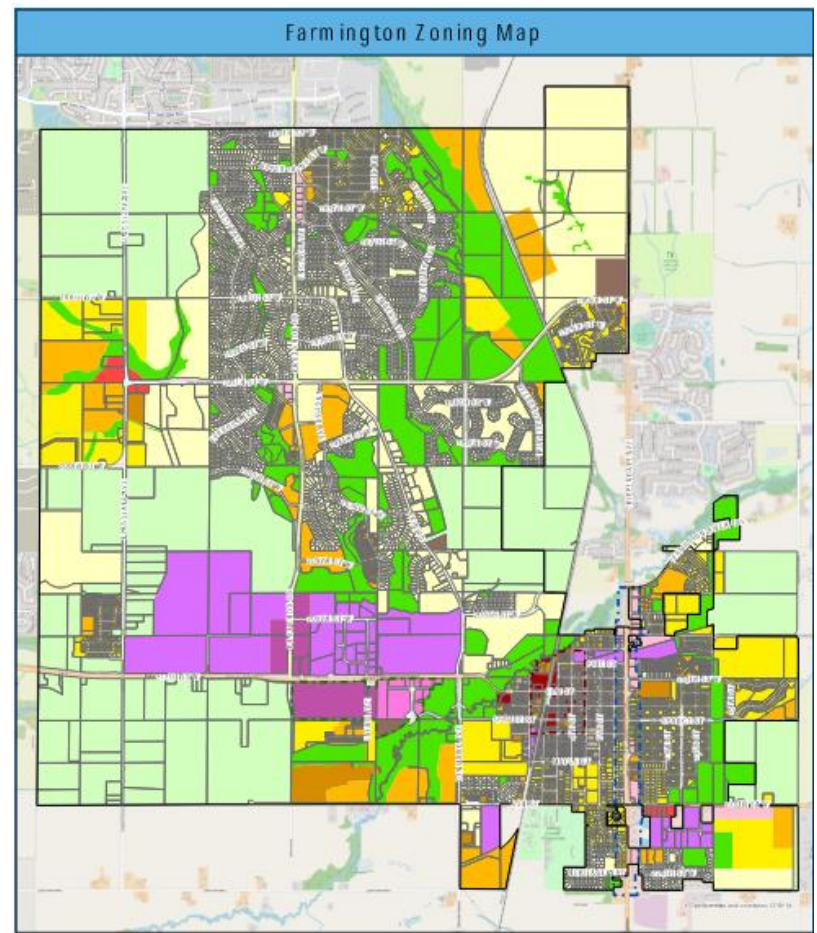
Rezone of Fountain Valley Golf Course

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).

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

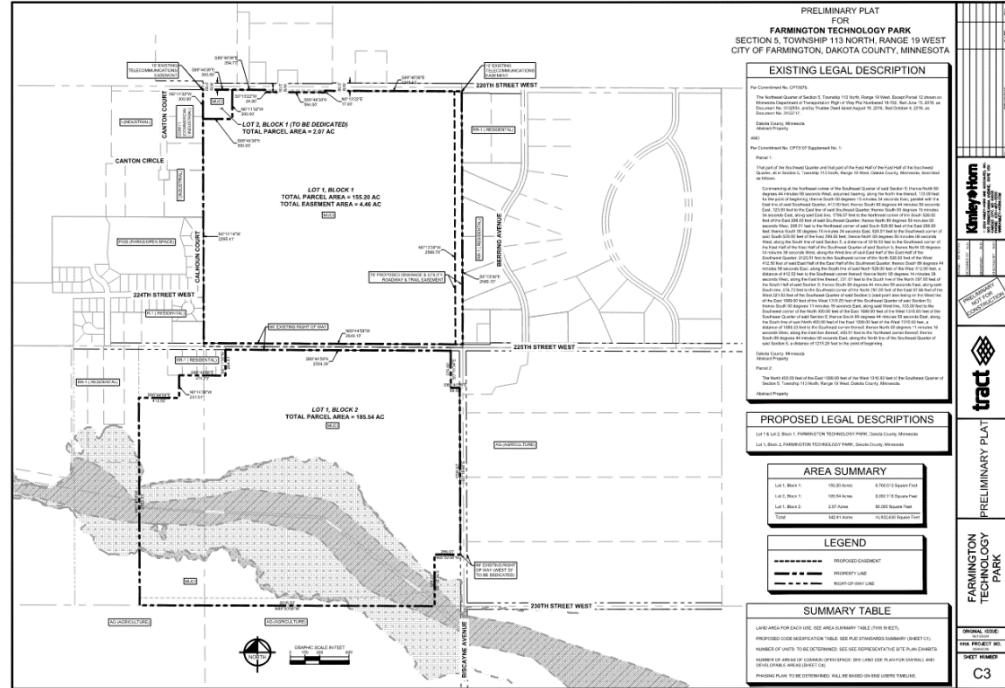


R-1 (Low Density Residential)	B-1 (Highway Business)	A-1 (Agriculture)
R-2 (Low / Medium Density Residential)	B-2 (Downtown Business)	P/OS (Parks/Open Space)
R-3 (Medium Density Residential)	B-3 (General Business)	Downtown Commercial Overlay
R-4 (High Density Residential)	SSMU (Spruce Street Mixed-Use)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

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.

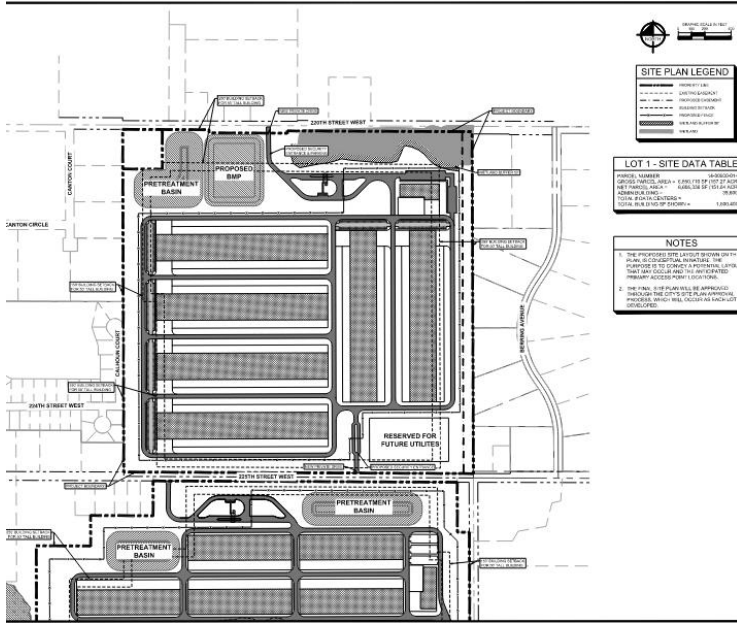


REPRESENTATIVE SITE PLAN

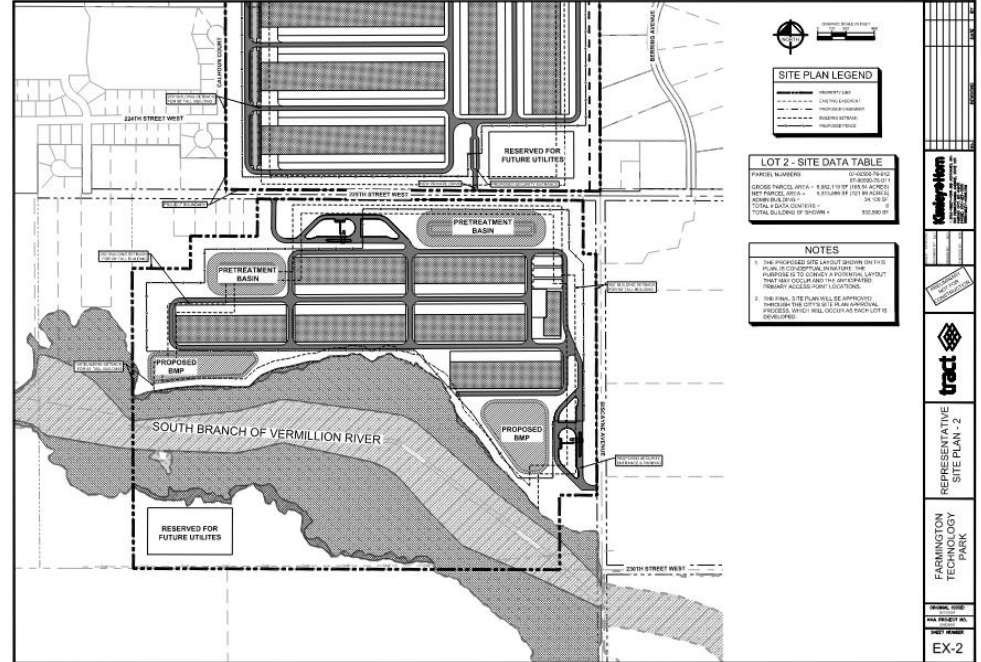
- The representative site plans show how the site could be developed. It is subject to change based on the end user.
- Individual site plans will have to be reviewed and approved by the Planning Commission prior to any data center building and ancillary use on site is constructed. This review will ensure compliance with all aspects of an approved Planned Unit Development and Plat.
- 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. Berming greater than 10 feet in height can be allowed with approval by the City.
- 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

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

- Per City request cash in lieu will be taken instead of land with this plat application.

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
14. Lighting

Development Standards

1. Setbacks:
 - a. Adjacent to Residential Uses: 250-feet
 - b. Adjacent to Non-Residential Uses: 150-feet
 - c. From the 75' easement dedication on the east side of Lot 1, Block 1: 175-feet
 - d. Adjacent to Lot 2 (Water Storage Tank): 0-foot from internal property lines within the overall PUD. Applicable MUCI setbacks shall apply to property lines not adjacent to the PUD.
 - e. Adjacent to MN225: 40-feet
 - f. Adjacent to the southern property line of Lot 3 and the western property line of Lot 3 north to the designated floodzone: 40-feet
 - ~~g. Generator and mechanical equipment are exempt from the building setback requirements.~~
2. Natural Buffers: A natural buffer of 40 feet from all perimeter property lines, except for those listed below, is established under this PUD:
 - a. Existing, healthy trees shall be retained in the natural buffer, to the greatest extent practicable, in accordance with Section 10.6-11 of the Farmington Municipal Code. Utilities, landscaping, and berms may be located in the natural buffer. Perimeter fencing, security gates, and guard buildings shall be located outside of the Natural Buffer. Where there are no existing trees in the natural buffer that qualify for preservation under Section 10.6.11 et.al of the Farmington Municipal Code, then stormwater features may be located in the natural buffer provided they are adequately landscaped in accordance with the applicable sections of the Farmington Municipal Code, unless otherwise approved by the Planning Director.
 - b. Exceptions:
 - i. Adjacent to MN 225
 - ii. Adjacent to Lot 2: Only the eastern most property line south of the 40-foot natural buffer adjacent to MN 220th and adjacent to the southern property line outside of the 150' setback adjacent to the western property line of Lot 1.
3. Landscaping: In addition to the applicable landscaping standard set forth in Section 10.6.10 of the Farmington City Code, the following additional landscaping standards shall apply:
 - a. Drought tolerant, native plants shall be utilized throughout the site.
 - b. Rock, gravel, and/or mulch may also be used as an accent material for maintenance areas directly adjacent to a building, around utility access

points (i.e. manholes, control valves, and hand holes), or in mechanical areas.

- c. Where parking areas are located a minimum of 300 feet from a public road or residential use, and the parking area is screened by the building location, parking lot landscaping shall not be required. However, End Islands of Parking Aisles that are visible from a public street or residential use shall be landscaped in accordance with Section 10.16.10(D)8(e)

~~d. Berms are required to be constructed where development occurs adjacent to residential uses. Berms may be allowed up to 10-feet in height from existing grade in order to incorporate more aesthetic visual features into the site. Berms over ten-feet in height may be allowed subject to administrative site plan review and approval by the City. Additionally, landscaping may be installed on the berms and walls where feasible.~~

~~e. Any berms approved with a site plan for a data center building shall be constructed prior to the first foundation inspection for any building included in the associated approved site plan. Landscaping associated with the berm shall be installed during the Minnesota growing season. If construction of berms are completed outside of the Minnesota growing season, then all required landscaping shall be installed by June 1 of the subsequent growing season.~~

4. Easement for future County Road: As set forth in more detail in the Farmington Technology Park Development Agreement, a 75-foot access, utility, and pedestrian easement shall be provided along the future alignment of Biscayne Ave. West adjacent to Lot 1. Private utilities may also be installed within the easement. Public utilities, access, and the public trail may not be installed until such time the easement is dedicated as ROW to the County in accordance with the terms of the Farmington Technology Park Development Agreement.

5. General Design Standards:

a. Principal Building Facades will meet the following standards:

- i. For the purposes of this subsection, the term "principal building facades" shall include all building facades substantially visible to abutting public roads or adjacent to planned or existing residential districts.
- ii. Principal building facades shall avoid the use of undifferentiated surfaces by including at least two (2) of the following design elements:
 - change in building height
 - building step-backs, projections or recesses
 - fenestration

- changes in building material, pattern, texture, color
 - use of accent material
 - overhangs
 - canopies or porticos
 - arcades
 - variations in the roof line
- iii. When a building has more than one principal facade, such facades shall be consistent in their design, materials, details, and treatments.
- b. Screening of Building Mechanical Equipment and Critical Infrastructure
- i. Ground-level mechanical equipment or accessory uses (not including parking areas) that are visible from public rights-of-way and/or adjacent residential dwellings will be screened from public view using one or multiple of the following methods of screening:
1. A principal structure;
 2. Existing vegetation that will remain on the Property, or new, planted vegetation (ex. evergreens or shrubs) that fully screens the equipment from provides sufficient coverage to screen from public view;
 3. ~~A~~ A visually solid fence, screen wall or panel, or other visually solid screen that shall be constructed of materials that are matching or consistent in style, color and/or texture with those used in the exterior construction of the principal building. Chain link fencing with slats is not permitted to satisfy this requirement.
- ii. Above-ground mechanical equipment and structures will be screened from view from adjacent public streets and residential dwellings.
- iii. Any mechanical units placed on the rooftops of buildings shall be screened from view from adjacent public streets and residential dwellings by architectural features which are compatible with building facade architecture. The method of screening shall be provided and reviewed with the Planning Director's review of the building elevations. The screening of roof mounted equipment shall be excluded from the overall height limitation but in no instance shall exceed 80 feet. Rooftop equipment should be centrally located on the roof where feasible.
- iv. All buildings are exempt from any existing or future City requirement to install roof-mounted solar equipment.

6. Building height: Maximum building height for Principal Structures is 80 feet. However, the maximum height at the building setback line is 50 feet. For each one-foot increase in building height, the building must be stepped back two feet.
- a. Maximum building height for accessory structures is 50 feet.

7. Fence height:

a. Maximum fence height of 14 feet.

~~b. In locations where the existing fence will be relocated to the property line on the west side of the project boundary, applicant shall provide adjacent property owners with the opportunity to collectively decide between three choices of fence material and design to include, but not be limited to: wood, chain link, or metal. Applicant shall also replace any damaged landscaping resulting from the fence replacement.~~

8. Electric Utility Lines:

- a. Data centers are typically fed power from the utility's transmission system directly to the data center site. Depending on the utility, transmission voltage is typically 69kV or greater. Transmission lines are typically installed overhead for safety and cost effectiveness.
- b. Permanent distribution lines on data center campuses are typically installed underground.
- c. Temporary overhead power distribution lines for construction power will likely be installed above-ground. It has not been determined how construction power will be constructed or served. Temporary lines, which look like standard utility distribution lines, provide power for the construction of buildings and the support of building operations. These lines shall remain in use until the permanent underground service from the on-site substation is operational, and building construction is completed. The temporary distribution equipment may be rerouted to serve additional construction sites or removed altogether by the electric utility.
- d. The transition from the transmission system is a switching station/substation, which may or may not be on the data center site. The switching station / substation is an integral use associated with the data center operations.

9. Noise:

- a. Noise generated from the site shall meet the applicable noise ordinance requirements as established by the Minnesota Pollution Control Agency.
- b. Prior to the approval of a site plan, the applicant shall provide a noise study to demonstrate that the applicable noise levels will not be exceeded. At the time of site plan and building permit review additional noise attenuation measures to ensure that MPCA noise rules are adhered to may be required.

- c. In addition to the foregoing, Applicant agrees to install physical sound attenuation on any mechanical equipment (including but not limited to ground supported barriers, earthen berms, mechanical screening or other attenuation techniques as specifically called out in subsequent sound studies) that is installed at a data center building located within 1,200 feet of any adjacent residential use and that is either (i) installed on the rooftop of such building or (ii) that is installed on the exterior side of such data center building and directly facing such adjacent residential uses, in each case unless a noise study demonstrates that there is no incremental noise from such mechanical equipment as a result of the foregoing installation locations.

10. Parking: 1 parking space / 1,000 sf of office use. Parking spaces are not required for designated data hall areas. Minimum parking may be modified based on a parking study provided with a site plan or building permit application, as applicable.

11. Substations shall be exempt from the design regulations of the MUCI Zoning District. Mechanical and electrical equipment will be housed in mechanical yards that are fenced and screened.

- a. The property may have outdoor mechanical and electrical equipment of size (not to exceed the aggregate building footprint), number, volume, and location to sufficiently serve the buildings and be in relational proximity to the buildings.

12. Private Communication Towers are permitted up to a maximum height of 80 feet and are subject to the building setback requirements.

13. Maximum Lot Coverage of All Uses: There is no maximum lot coverage for all uses built in the designated "developable area".

14. Lighting. The maximum height of pole-mounted exterior lighting shall be eighteen feet (18'). All exterior lighting fixtures, including pole-mounted exterior lighting and building-mounted exterior lighting, shall be fully shielded with house side shields installed. Lighting shall not exceed 50 foot-candles at the interior edge of the Natural Buffer Area, as applicable. Lighting that is exempt from these requirements includes temporary lighting and lighting provided for emergency or safety and security purposes as required by the Building Code, Electrical Code, or otherwise within the City Code. Signage related to the authorized uses shall not be illuminated. The uplighting of buildings is prohibited. The maximum height of any building-mounted exterior light fixture shall be 35 feet in height, with the exception of motion-activated security lighting.

PLANNING COMMISSION REVIEW

The Planning Commission reviewed and recommended approval of the Preliminary Plat and Preliminary Planned Unit Development for the Farmington Technology Park along with the rezoning of the parcels at the September 10, 2024 regular meeting with a vote of 5-0.

The Planning Commission reviewed and recommended approval of the Comprehensive Plan Amendments at the October 8, 2024 regular meeting with a vote of 4-0.

ACTION REQUESTED

By separate actions approve the following:

1. Adopt Resolution 2024-98 Adopting the Comprehensive Plan Amendments for the Properties Commonly Known as Fountain Valley Golf Course and the Angus Properties and authorize the Submittal of the Amendments to the Metropolitan Council.
2. Adopt Ordinance 2024-11 Rezoning the Properties Commonly Known as Fountain Valley Golf Course and the Angus Properties.
3. Adopt Resolution 2024-99 Approving the Preliminary Plat and Preliminary Planned Unit Development for the Farmington Technology Park.