

FARMINGTON

PLANNING COMMISSION

FINAL PLAT & FINAL PLANNED UNIT DEVELOPMENT
FARMINGTON TECHNOLOGY PARK



REQUEST

MNLCO Farmington, LLC and MNLCO Farmington Two, LLC (together known as Tract) is requesting review of the final plat and final planned unit development for the Farmington Technology Park.

The Farmington Technology Park property consists of the following three parcels:

- Fountain Valley Golf Course (PID# 14-00500-01-012) owned by Bryce and Carole Olson;
- Former Angus property (PID#'s 07-00500-76-011 & 07-00500-76-012) owned by Independent School District 192

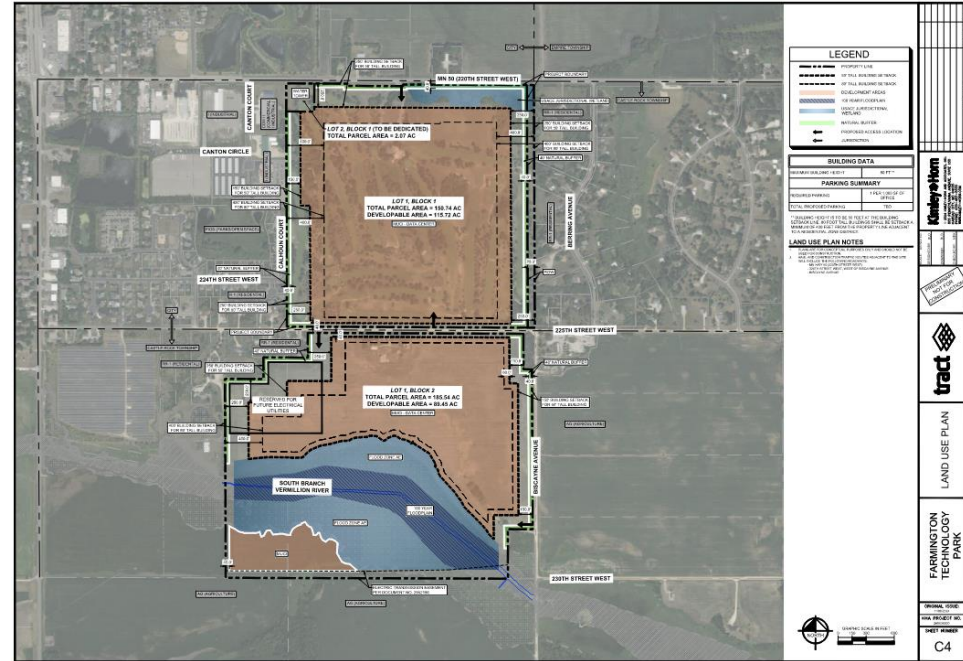
FINAL PLAT

- Consists of 3 lots spread over 338.35 acres
 - Lot 1, Block 1 – 150.74 acres, northern portion of data center campus.
 - Lot 2, Block 1 – 2.07 acres, to be deeded to the city for utility purposes.
 - Lot 1, Block 2 – 185.54 acres, southern portion of data center campus. This lot is also encumbered with approximately 69 acres of floodplain.
- 75-foot-wide right-of-way is provided along the eastern boundary of Lot 1, Block 1 for future Dakota County Biscayne Avenue. Biscayne Avenue will not be constructed as part of this development.
- City Council approved the preliminary plat and preliminary planned unit development on November 4, 2024. The final plat is consistent with the approved preliminary plat.

FINAL PLAT

Tract is proposing a master-planned data center technology park that could provide:

- Up to 12 data center buildings and 2 administrative buildings (up to 6 data center buildings and 1 administrative building per lot).
- Square footage of data centers on the northern campus up to 1,600,400 square feet and up to 933,800 square feet on the southern campus.
- Northwest corner of Lot 1, Block 2 is labeled “Reserved for Future Electric Utilities”. This is the potential location of an electric substation.
- Future site plans will be required to be approved by the Planning Commission prior to the construction of any data center building and ancillary use.



FINAL PLAT

- Four anticipated accesses for the campuses:
 - North campus: MN 50 and 225th Street W
 - South campus: 225th Street W and Biscayne Avenue
 - Turn lane improvements will be required on TH 3 and MN 50

FINAL 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. Building Setbacks
2. Natural Buffers
3. Landscaping
4. General Design Standards
5. Building Height
6. Fences
7. Electric Utility Lines
8. Noise
9. Parking
10. Substations
11. Private Communications Towers
12. Maximum Lot Coverage
13. Lighting

Development Standards

1. Building Setbacks:
 - a. Adjacent to Residential Uses: 250-feet
 - b. Adjacent to Non-Residential Uses: 150-feet
 - c. From the 75' ~~esement ROW~~ 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 MUCL setbacks shall apply to property lines not adjacent to the PUD.
 - e. Adjacent to ~~MN-225 St. West~~: 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. Generators 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, access drives, landscaping, perimeter fencing and berms may be located in the natural buffer, Except as otherwise permitted under Section 6(a)(ii). Security fencing, security gates, and guard buildings shall be located outside on the interior side 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 St. West~~
 - ii. Adjacent to Lot 2: Only the eastern most property line south of the 40-foot natural buffer adjacent to ~~MN-225 State Highway 50~~ 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. A diversity of coniferous and deciduous plant material shall be used subject

Formatted: Not Highlight

to and as determined through the planting plan review during the site plan process.

- 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.

Formatted: Not Highlight

Formatted: Not Highlight

Formatted: Font color: Background 1

Formatted: Font color: Background 1, Not Highlight

Formatted: Font color: Background 1

Formatted: Font color: Background 1

~~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 Biocore 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 or ROW to the County in accordance with the terms of the Farmington Technology Park Development Agreement.~~

4. 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

• Faux windows

• Green walls

• Other enhanced design elements which may be approved by the Planning Commission

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 providing sufficient coverage to screen from public view;

3. 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.

Formatted: Not Highlight

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 façade 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.

4.5 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.

Formatted: Not Highlight

a. 80' tall buildings shall be setback a minimum of 400' from the property line adjacent to a residential zone district.

Formatted: Not Highlight

b. Maximum building height for accessory structures/buildings is 50 feet.

6. Fence height:

a. Security fencing:

i. Maximum fence height of 14 feet.

ii. Must be located on the inside edge of the natural buffer interior to the site unless otherwise approved by the City.

b. Perimeter fencing

i. Maximum fence height of 7 feet.

ii. 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.

Formatted: Font: Century Gothic

Formatted

7. 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.
8. 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.
9. 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.
10. 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.

Formatted: Not Highlight

Formatted: Font: Century Gothic

Formatted: Font color: Auto

b. Security fencing around a substation shall be setback a minimum of 30-feet from a property line adjacent to a residential zoned property. Any substation equipment shall be setback a minimum of 50-feet from a property line adjacent to a residential zoned property.

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

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

13. 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, 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.

Formatted: Font: Century Gothic

Formatted: Left, Indent: Left: 0.5", No bullets or numbering

Formatted: Font: (Default) Century Gothic, 11 pt, Not Bold

Formatted: Font: (Default) Century Gothic, 11 pt

Formatted: List Paragraph, Adjust space between Latin and Asian text, Adjust space between Asian text and numbers

Formatted: Font: (Default) Century Gothic, 11 pt

ACTION REQUESTED

Recommend approval of the Farmington Technology Park Final Plat and Final Planned Unit Development (Ordinance No. 2024-12) contingent upon the following and forward that recommendation on to the City Council:

1. A Development Contract between the developer and City of Farmington shall be executed and security and fees paid. Submission of all other documents required under the Development Contract shall be required.