

**CITY OF FARMINGTON
DAKOTA COUNTY, MINNESOTA**

ORDINANCE 2024-11

**AN ORDINANCE AMENDING TITLE 10 OF THE FARMINGTON CITY CODE,
THE FARMINGTON ZONING ORDINANCE,
REZONING THE PROPERTIES COMMONLY KNOWN AS
FOUNTAIN VALLEY GOLF COURSE AND THE ANGUS PROPERTIES**

The City Council of the City of Farmington ordains:

SECTION 1. Section 10-5-1 of the Farmington City Code is amended by rezoning the following parcels as follows:

- PID#'s 07-00500-76-011 and 07-00500-76-012 (Angus properties) from A-1 (Agriculture) to MUCI (Mixed Use Commercial/Industrial)
- PID# 14-00500-01-012 (Fountain Valley Golf Course) 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/Open Space) to MUCI (Mixed Use Commercial/Industrial)

SECTION 2. FINDINGS. The City Council of the City of Farmington makes the following:

FINDINGS

1. The proposed rezoning will result in a much needed tax base increase and diversification as data centers are taxed higher than golf courses and agricultural land.
2. The Surrounding uses are compatible with the proposed use and are varied:
 - a. For the Angus Properties, the lands to the west, south and east the current uses are predominantly agricultural.
 - b. For the Fountain Valley Golf Course, the border of the City is to the east with residential homes across the highway.
 - c. For the Fountain Valley Golf Course, the land to the north is predominately agricultural.
 - d. For the Fountain Valley Golf Course, the land to the west includes industrial uses and residential homes.
3. Water, electrical, and sewer infrastructure supports or soon support the proposed use as development occurs.
4. The Fountain Valley Golf Course and the Angus Properties total over 300 acres combined in size and are right on Farmington's border.
5. There is sufficient space for the use as proposed.
6. This rezoning promotes general welfare of the City by increasing and diversifying the tax base, bringing critical services into town, offering new employment opportunities, and the proposed use is an effective use of this land.


SECTION 3. The Zoning Map of the City of Farmington, adopted under Section 10-5-1 of the Farmington City Code, shall be republished to show the aforesaid zoning.

SECTION 4. EFFECTIVE DATE. This ordinance shall be effective upon its passage and publication


according to law and is subject to approval of a Comprehensive Plan Amendment by the Metropolitan Council.

Passed by the City Council of the City of Farmington, Minnesota, this 4th day of November 2024.

ATTEST:



Joshua Hoyt, Mayor



Shirley R. Bueckler, City Clerk