

## WHAT IS A COMPREHENSIVE PLAN AMENDMENT?

The Comprehensive Plan is the City's guiding document for growth and development and also sets policy with regard to utilities, transportation, land use, and housing. They are required by state statute to be updated every 10 years. Comprehensive Plans may also be amended either due to a request from private citizens, or the City.

In this case, the City of Farmington has initiated this Comprehensive Plan amendment to update the Vision, Future Land Use plan, and impacted systems such as utilities and transportation.

## WHY ARE WE AMENDING THE COMPREHENSIVE PLAN?

There have been many changes in Farmington since the adoption of the last Comprehensive Plan (2020). Many of those changes have affected the community in profound ways. This amendment allows the City to clarify its vision for the future and address needed changes to implement that vision. This includes more strategically planning for growth in undeveloped portions of the community.



## COMMUNITY INPUT OPPORTUNITIES

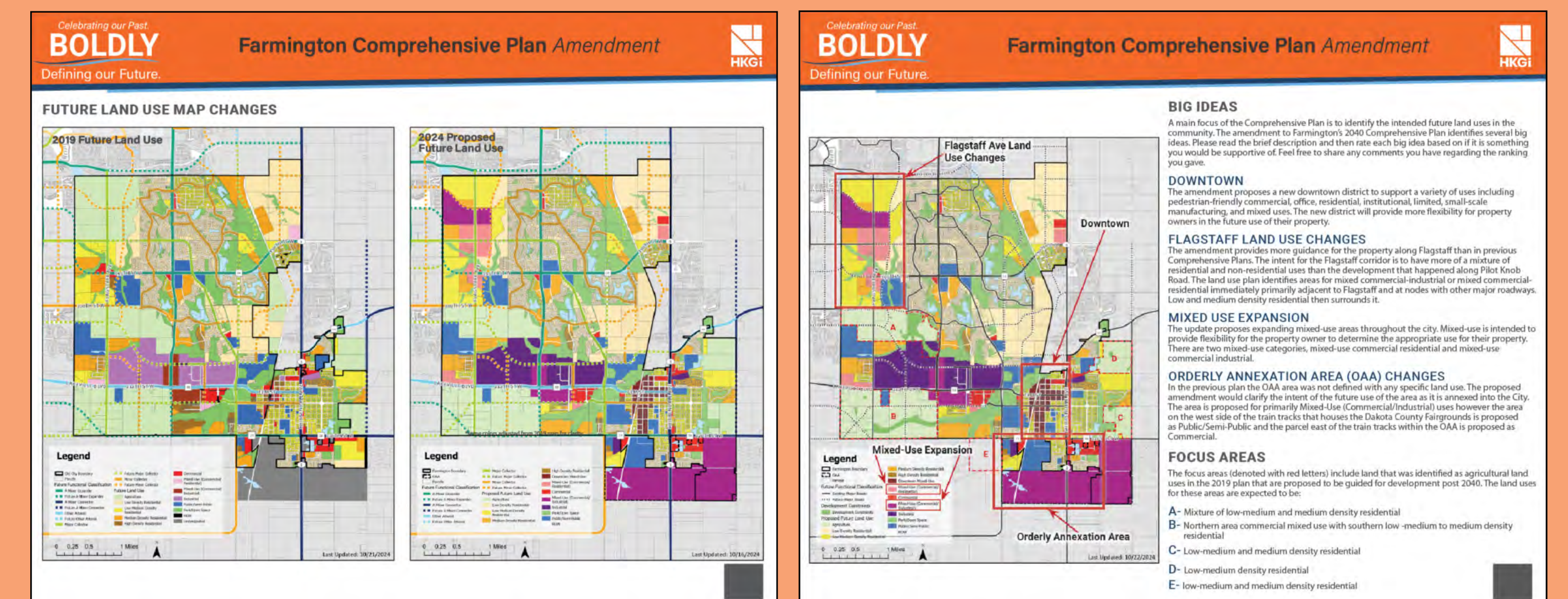
- » **Online Engagement:** A website was used collect location specific feedback, such as gathering places, landmarks, and areas needing improvement.
- » **In-person Events:** Participants of Dew Days and Music in the Park were able to provide input on the community and the vision for the future.
- » **Open House:** Right now! Your chance to see what is being proposed for the Comprehensive Plan Amendment, ask questions, and provide feedback.
- » **Public Hearing:** Tentatively scheduled for the December 10, 2024 Planning Commission Meeting at 7:00 PM in City Hall.
- » **Adoption:** City Council will consider Planning Commission's recommendation and take a vote on adopting the Amendment.

## WHAT IS CHANGING IN THIS AMENDMENT?

This amendment addresses two primary areas - the Vision and Future Land Use.

- » The Vision has been updated based on community feedback along with the Guiding Principles and Strategies that the City intend to complete to reach that vision.
- » The Future Land Use map has been updated to accommodate a variety of growth opportunities and to increase the degree of flexibility for development. These changes can be summed up as four big Ideas:
  - Downtown
  - Flagstaff Land Use Changes
  - Mixed Use Expansion
  - Orderly Annexation Area (OAA) Changes

See these boards for more information!



## WE WANT TO HEAR FROM YOU!



Use this QR Code to take a survey about the amendment.

Leave a sticky note on the boards with your thoughts and questions about the amendment!



## VISION STATEMENT

The City Farmington has crafted a vision statement that reflects the community's values and aspirations for the future. It is intended to be a broad statement that is supported by guiding principles and strategies.

*"In the City of Farmington, we value people and neighborhoods and we celebrate businesses and traditions. We are bold in pursuing opportunities and investments that support quality and sustainable growth, a complete and connected community, and a vibrant and resilient economy."*

## GUIDING PRINCIPLES

The guiding principles are statements that describe the desired outcomes the City hopes to achieve. The guiding principles are organized under the themes in the vision statement.



### QUALITY AND SUSTAINABLE GROWTH

This element of the vision is focused on building quality neighborhoods that embrace the City's plans for growth, while recognizing that natural resources are valued and contribute to the community's identity.

1. Guide the location and form of development to ensure growth is managed in a sustainable manner and natural resources are protected.
2. Create interesting neighborhoods that strengthens Farmington's hometown feel.
3. Preserve and protect historical and cultural resources.



### VIBRANT AND RESILIENT ECONOMY

This element of the vision is focused on creating a vibrant and resilient economy that celebrates our past, supports existing businesses, and provides opportunities for others to thrive.

7. Promote and support a dynamic economy that distinguishes itself in the region.
8. Enhance the vitality and vibrancy of Farmington's commercial districts.



### COMPLETE AND CONNECTED COMMUNITY

This element of the vision is focused on creating a diverse, inclusive, and balanced community that contains a variety of well-connected neighborhoods, businesses, parks, and open spaces.

4. Create high-quality neighborhoods that are connected by parks, open spaces, and trails.
5. Provide a transportation system that supports the efficient and effective movement of people and goods for all modes of transportation.
6. Recognize that all people have inherent value and are celebrated and welcomed.



### OPPORTUNITIES AND INVESTMENTS

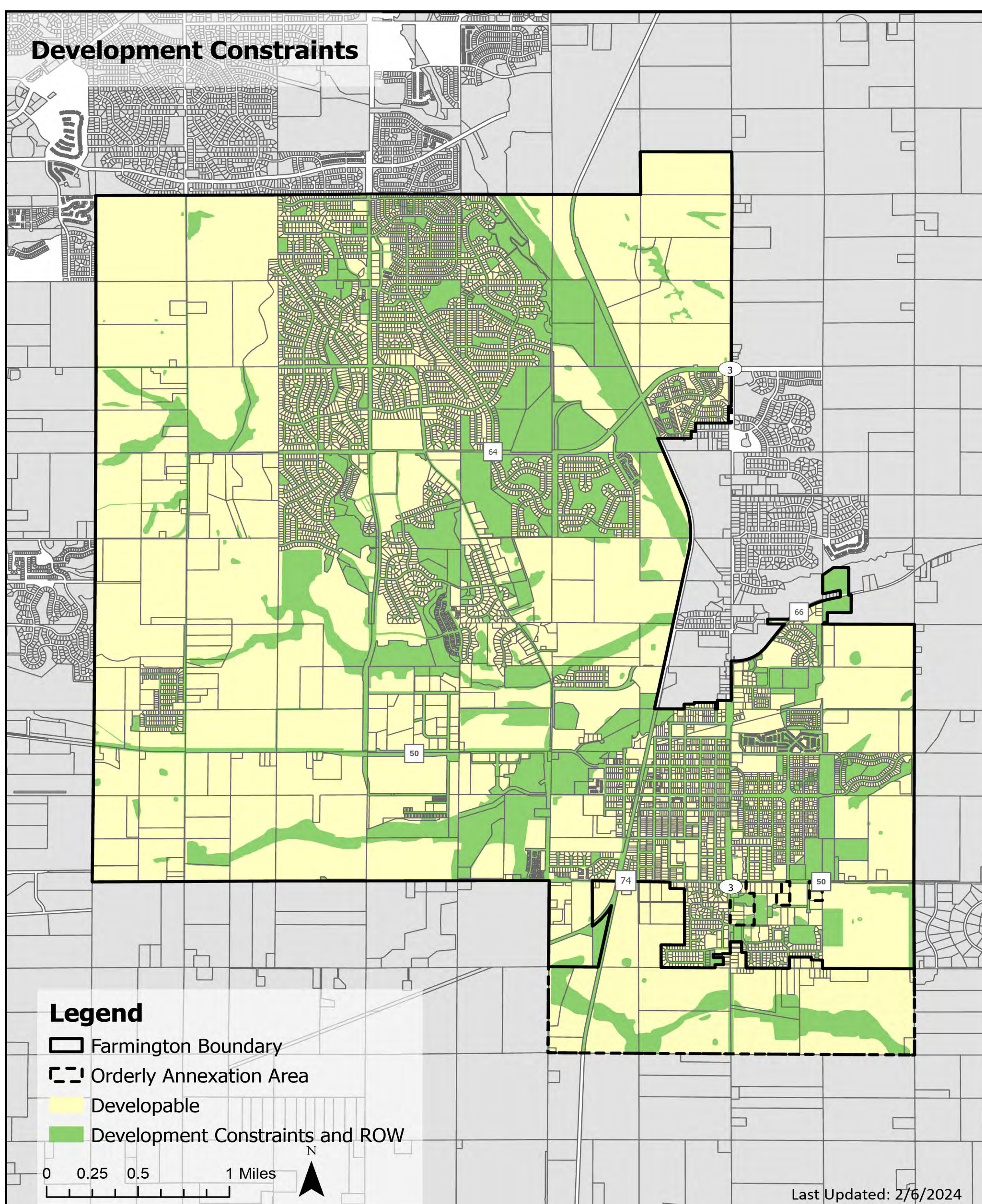
This element of the vision is focused on maintaining a fiscally responsible budget, while finding opportunities to invest in the future.

9. Maintain a positive and proactive approach to the City budget, ensuring investment



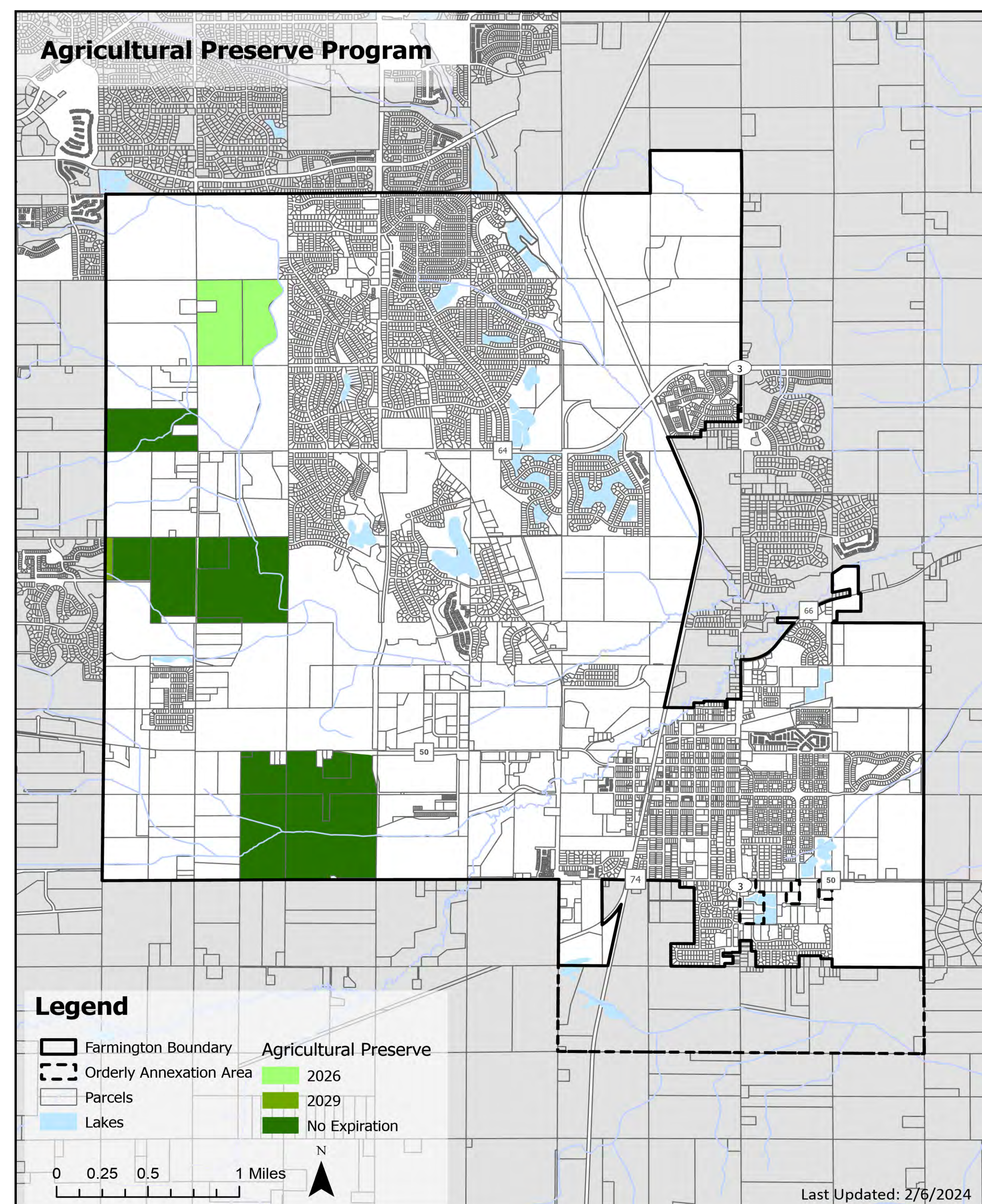
## PROCESS FOR DEVELOPING FUTURE LAND USE MAP

Development of the proposed Future Land Use map started with analyzing and overlaying information from the three maps below. Development constraints were used to determine what land that is not developable, while the Agricultural Preserve Program added information about the timing for development of some current agricultural land. The Existing Land Use map provided the foundation for how future land uses could tie into what already exists.



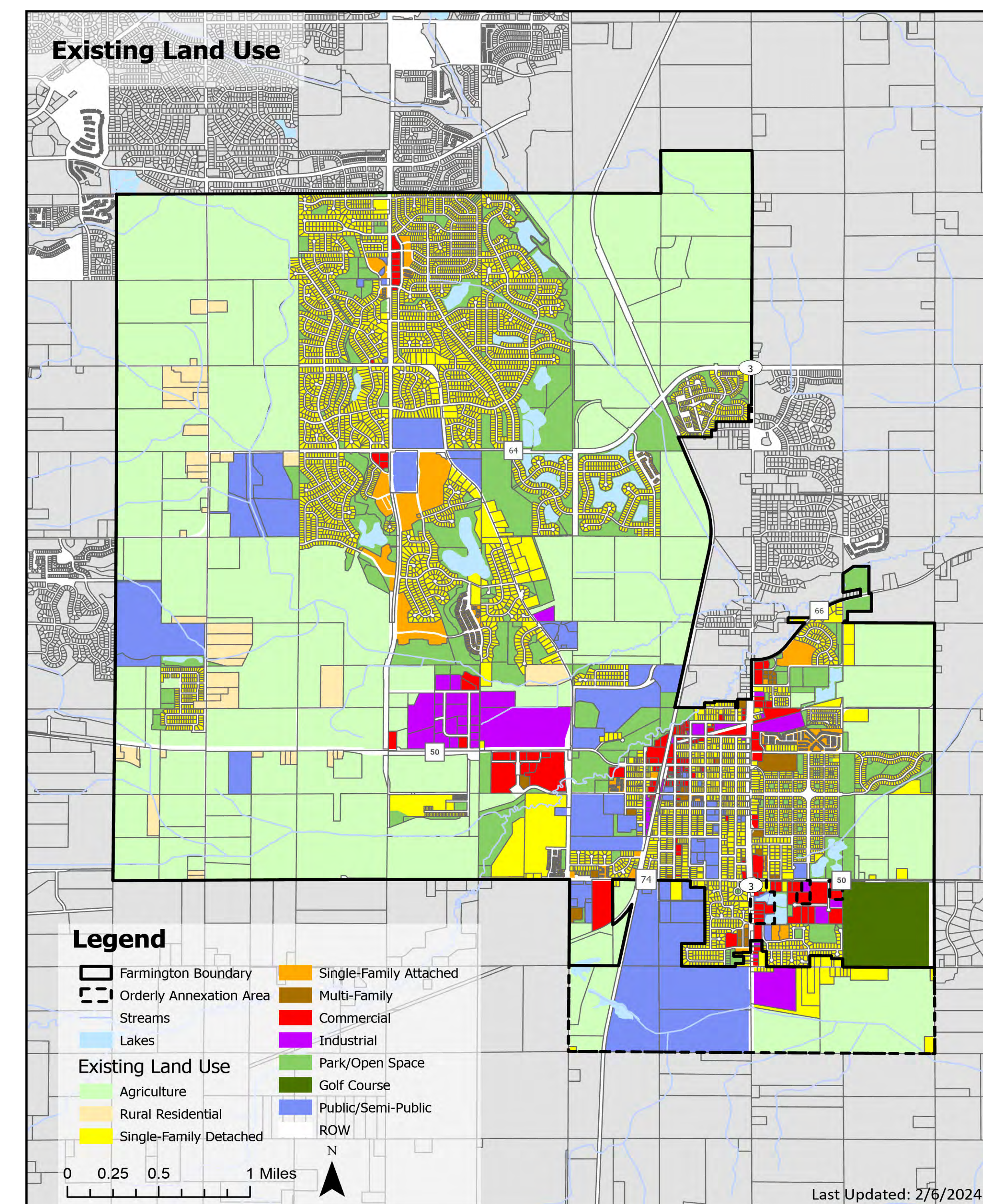
### Development Constraints

These include wetlands, highways, and steep slopes that are identified as areas that are not developable. These areas will not be changed in the proposed future land use plan map.



### Agricultural Preserve Program

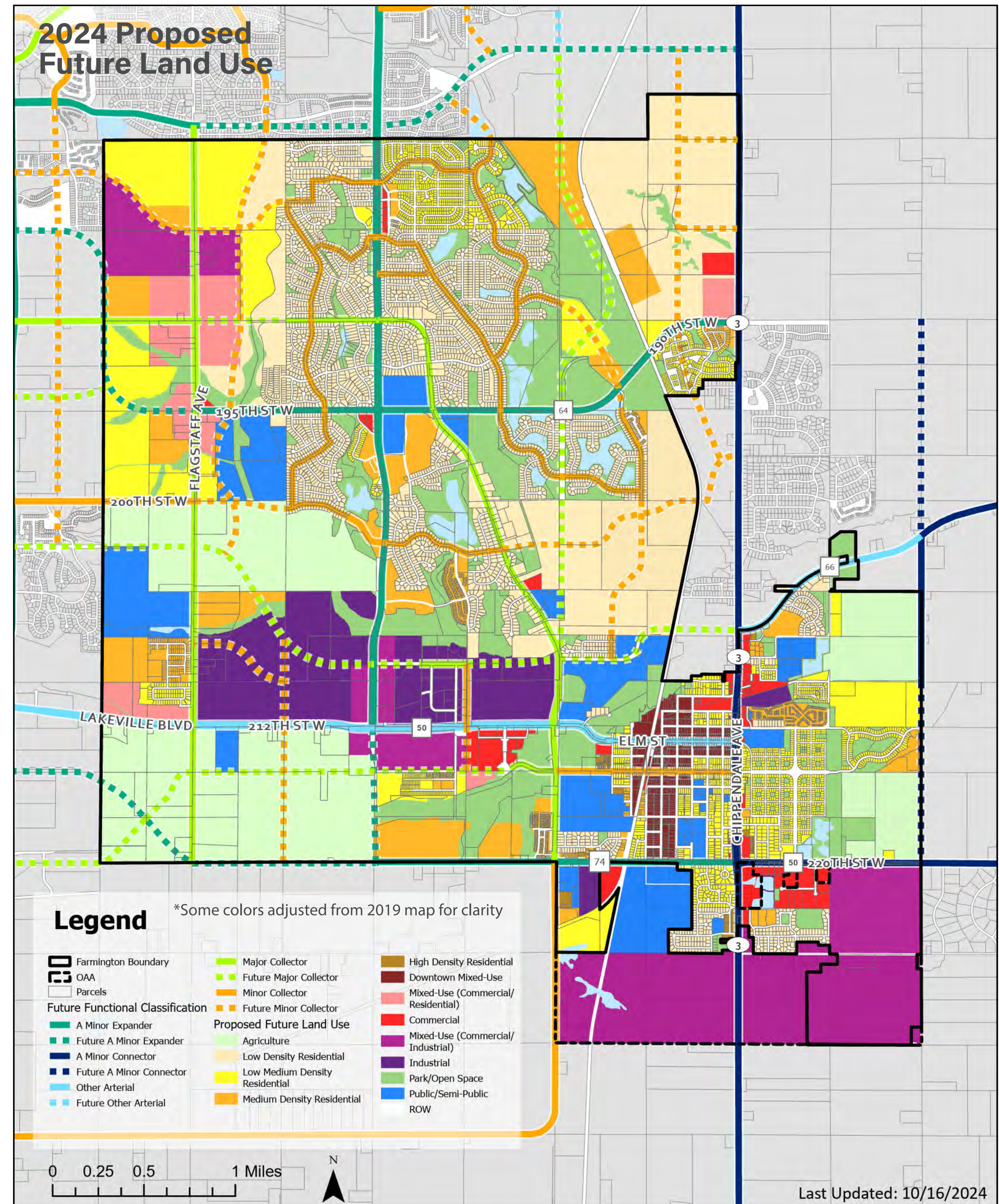
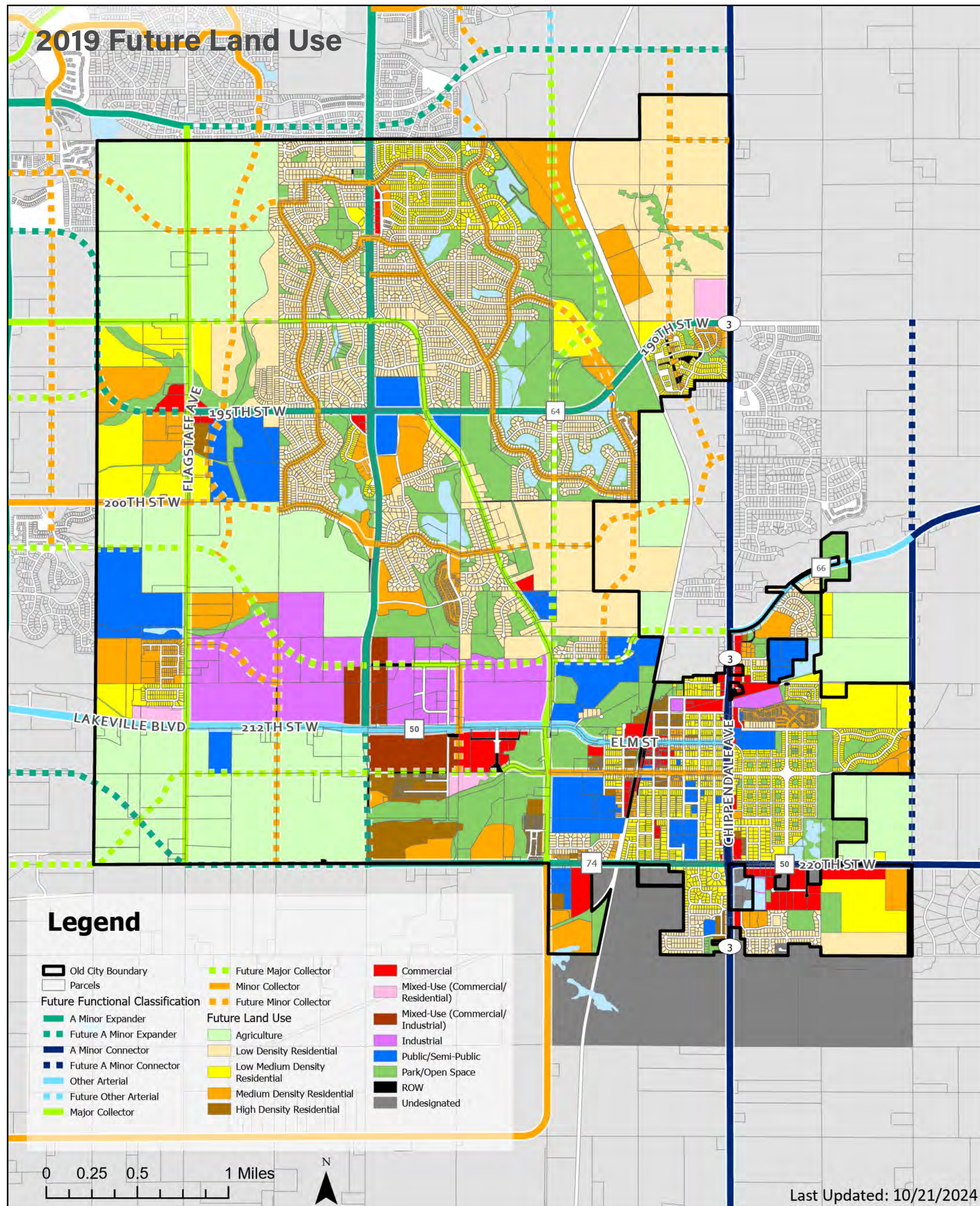
This map identifies parcels that are part of the state's Agricultural Preserve Program. This program encourages the preservation of areas for long-term agricultural use. Property owners must give an eight-year notification for withdrawal.



### Existing Land Use

This map identifies the current land use patterns in Farmington. Future Land Use planning builds off the existing land use map.

## FUTURE LAND USE MAP CHANGES



## BIG IDEAS

A main focus of the Comprehensive Plan is to identify the intended future land uses in the community. The amendment to Farmington's 2040 Comprehensive Plan identifies the following big ideas:

### DOWNTOWN

The amendment proposes a new downtown district to recognize and support the existing variety of uses, including pedestrian-friendly commercial, office, residential, institutional, limited, small-scale manufacturing, and mixed uses. The new district will provide more flexibility for property owners in the future use of their property.

### FLAGSTAFF LAND USE CHANGES

The amendment provides more guidance for the property along Flagstaff than in previous Comprehensive Plans. The intent for the Flagstaff corridor is to have more of a mixture of residential and non-residential uses than the development that happened along Pilot Knob Road. The land use plan identifies areas for mixed commercial-industrial or mixed commercial-residential immediately primarily adjacent to Flagstaff and at nodes with other major roadways. Low and medium density residential then surrounds it.

### MIXED USE EXPANSION

The update proposes expanding mixed-use areas throughout the city. Mixed-use is intended to provide flexibility for the property owner to determine the appropriate use for their property. There are two mixed-use categories, mixed-use commercial residential and mixed-use commercial industrial.

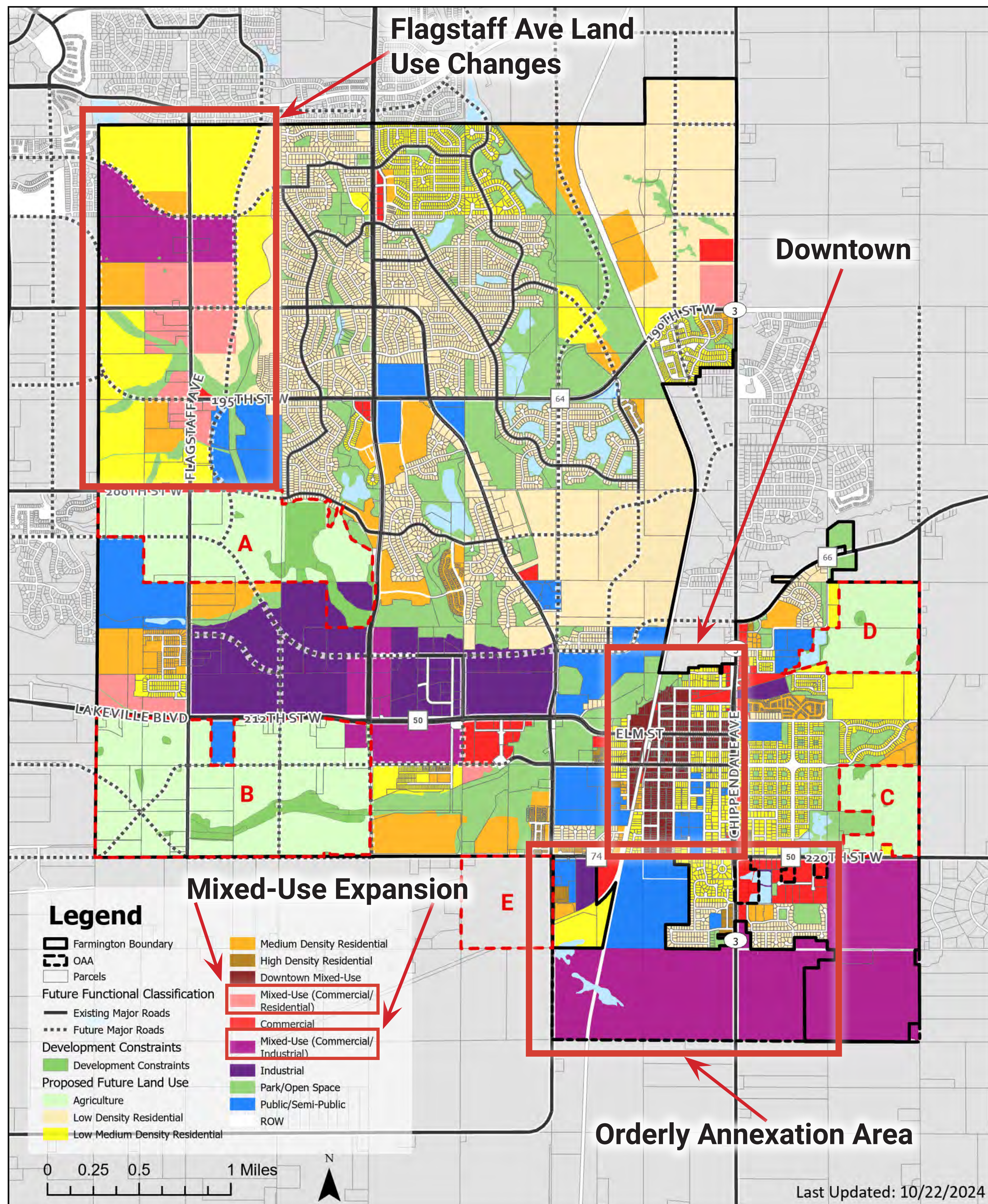
### ORDERLY ANNEXATION AREA (OAA) CHANGES

In the previous plan the OAA area was not defined with any specific land use. The proposed amendment would clarify the intent of the future use of the area as it is annexed into the City. The area is proposed for primarily mixed-use commercial/industrial uses, however the area on the west side of the train tracks that houses the Dakota County Fairgrounds is proposed as public/semi-public and the parcel east of the train tracks within the OAA is proposed as commercial.

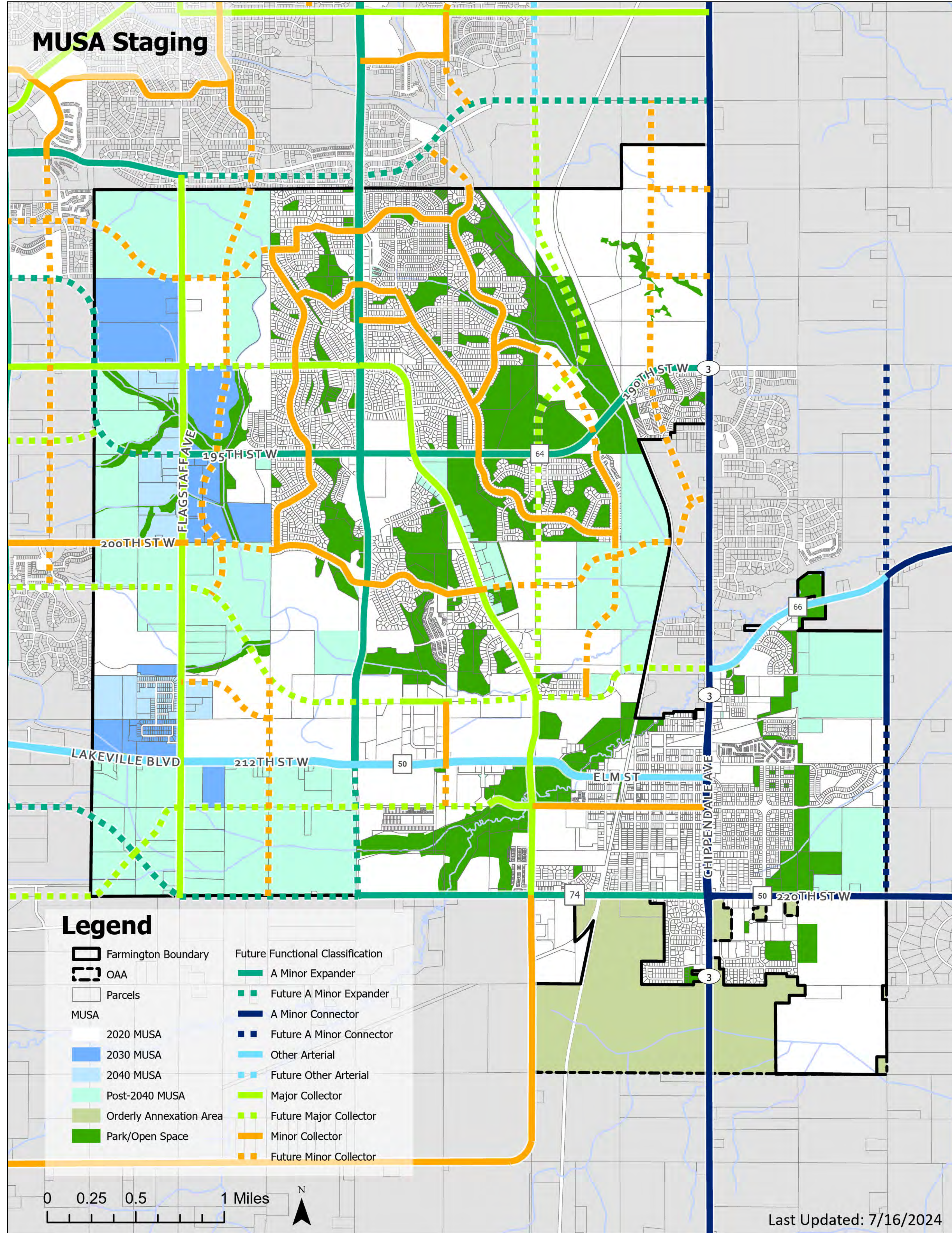
### FOCUS AREAS

The focus areas (denoted with red letters) are areas that continue to be identified as agricultural through 2040. However, to assist the City and property owners with understanding potential uses after 2040, the Comprehensive Plan Amendment will include the following descriptions of anticipated land use for these areas:

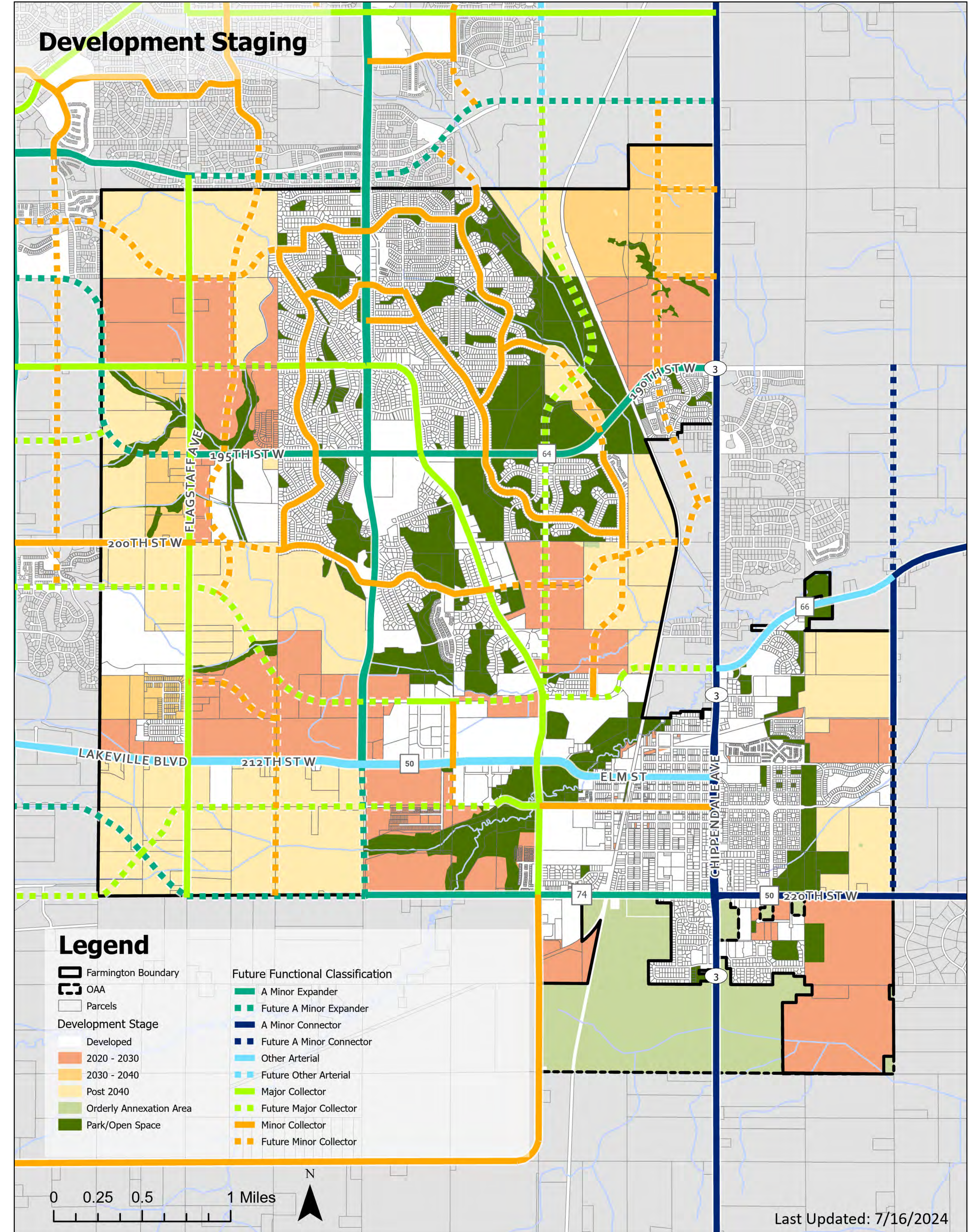
- A-** Low-medium and medium density residential
- B-** Commercial mixed use in north / low-medium to medium density residential in south
- C-** Low-medium and medium density residential
- D-** Low-medium density residential
- E-** Low-medium and medium density residential



## FUTURE DEVELOPMENT TIMING



The Metropolitan Urban Service Area (MUSA) is the area where property can receive city sewer services. The City continues to work with the Metropolitan Council to expand service availability in order to efficiently stage growth. The map above shows the City's current 2020 MUSA along with the proposed MUSA expansion areas for 2030, 2040, and beyond.



The Development Staging map shows the anticipated phasing of development. Properties must be in the MUSA before development can occur. Actual development timeframes are based on property owner interest.