



Meeting Location:
Farmington City Hall
430 Third Street
Farmington, MN 55024

PLANNING COMMISSION REGULAR MEETING AGENDA

November 9, 2021

7:00 PM

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
 - (a) Approve Planning Commission Minutes
- 3. DISCUSSION**
 - (a) Sketch Plan Review - Pulte Homes
 - (b) 2022 Meeting Calendar
- 4. ADJOURN**



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

TO: Planning Commission
FROM: Tony Wippler, Planning Manager
SUBJECT: Approve Planning Commission Minutes
DATE: November 9, 2021

INTRODUCTION

Attached, are the minutes from the September 14, 2021 regular meeting and the September 28, 2021 special meeting.

DISCUSSION

NA

ACTION REQUESTED

Approve the minutes from the September 14, 2021 regular meeting and the September 28, 2021 special meeting.

ATTACHMENTS:

Type	Description
▣ Backup Material	September 14, 2021 Regular Planning Commission Minutes
▣ Backup Material	September 28, 2021 Special Planning Commission Minutes

**CITY OF FARMINGTON
PLANNING COMMISSION MINUTES
REGULAR MEETING
September 14, 2021**

1. CALL TO ORDER

The meeting was called to order by Chair Rotty at 7:00 p.m.

Members Present: Rotty, Lehto, Windschitl, Tesky

Members Absent: Franceschelli

Staff Present: Tony Wippler, Planning Manager

2. APPROVAL OF MINUTES

a) Approve Planning Commission Minutes

MOTION by Tesky, second by Windschitl to approve the minutes of August 10, 2021. **APIF, MOTION CARRIED.**

3. PUBLIC HEARINGS

Chair Rotty opened all public hearings.

a) Conditional Use Permit to Operate a Commercial Child Daycare in the B-1 Zoning District - Continued

Since the August regular meeting, the owner of the property has requested that the conditional use permit be withdrawn as the applicant is no longer pursuing the location.

MOTION by Tesky, second by Lehto, to close the public hearing. **APIF, MOTION CARRIED.**

MOTION by Windschitl, second by Lehto to accept the withdrawal for the conditional use permit request. **APIF, MOTION CARRIED.**

b) Preliminary Plat and PUD – Dakota Meadows

Dakota Meadows, LLC has submitted applications for Preliminary Plat and Planned Unit Development for the Dakota Meadows development. The subject property consists of three parcels totaling 41.08 acres and is generally located on the east side of Denmark Avenue south of St. Michael's Church. The existing use of the property consists of cultivated farmland and wetland. The developer is proposing 110 single-family lots with the preliminary plat. Planning Manager Wippler requests that the Planning Commission continue the public hearing to a special meeting scheduled for September 28, 2021 since the developer is in process of refining the stormwater management plan for development.

MOTION by Tesky, second by Windschitl, to continue the public hearing to the special Planning Commission meeting on September 28, 2021. **APIF, MOTION CARRIED.**

4. DISCUSSION

a) Amending the B-2 Zoning District to Allow Commercial Kennels

Negotiations are occurring with the owner of the retail center at 115 Elm Street. The potential property owner has approached the city regarding the potential use of commercial dog kennels at the retail center. Commercial dog kennels currently are not allowed in the B-2 zoning district.

Chair Rotty opened the room for comments for those in attendance. Residents in the audience had concerns about odors, noise and placing a kennel in condensed areas in the

downtown. Commissioner Tesky has a hard time supporting expanding the use of commercial dog kennels into the B-2 zoning district with noise, odors and smaller condensed areas in the downtown. Commissioner Windschitl asked if the specific kennel interested in a spot zoned B-2 was an overnight kennel or not. Planning Manager Wippler stated that yes, it is.

Resident Bob Richardson, 35 Elm Street had questions about the 115 Elm Street property generally as well as rezoning and adding kennels in the B-2 zoning district. Chair Rotty clarified that the Planning Commission isn't looking to rezone any property. The Commission is simply having a discussion to see if there is interest in allowing a modification to the B-2 zoning district.

Commissioner Lehto agreed that adding commercial kennels into the B-2 district is not an appropriate use nor is there a need for it to be added if it is allowed in other areas. Chair Rotty believes that at this time the use of commercial dog kennels is allowed in the appropriate zoning districts within the city. Adding commercial dog kennels in an additional zoning district has potential issues which would outweigh the possible benefits. Chair Rotty stated that based on the his and the Commission's statements tonight, the Commission would not consider a motion at this time to amend the B-2 zoning code.

5. ***ADJOURN***

MOTION by Windschitl, second by Lehto to adjourn at 7:15 p.m. **APIF, MOTION CARRIED.**

Respectfully submitted,

Kalley Swift
Community Development Specialist

**CITY OF FARMINGTON
PLANNING COMMISSION MINUTES
SPECIAL MEETING
September 28, 2021**

1. CALL TO ORDER

The meeting was called to order by Chair Rotty at 7:00 p.m.

Members Present: Rotty, Lehto, Tesky, Franceschelli

Members Absent: Windschitl

Staff Present: Tony Wippler, Planning Manager

2. APPROVAL OF MINUTES

3. PUBLIC HEARINGS

a) Preliminary Plat and PUD – Dakota Meadows

Dakota Meadows, LLC has submitted applications for Preliminary Plat and Planned Unit Development for the Dakota Meadows development. The subject property consists of approximately 41 acres located generally in the southeast intersection of Denmark Avenue and 220th Street W. The project area is located south of Dakota Electric and west of the Dakota County Fairgrounds. The property is generally flat with a large wetland located on the south portion of the site. A rail line runs along the eastern boundary of the site.

The developer is proposing 106 single-family lots with a net density of 3.4 units per acre. The property is zoned R-2 which allows a density of 3.5-6.0 units per acre within the zoning district. The preliminary plat includes six outlots for stormwater, open space/park and wetlands. Minimum lot width is 45 feet and setbacks include 25 feet in the front yard, 20 feet in the rear yard and 6 feet in the side yard. Lot sizes range from 5,850 to 13,945 square feet with an average of 7,508 square feet.

Access into the development is proposed off of Denmark Avenue with secondary emergency access in the southern end near the wetland which would consist of an enhanced trail. This emergency access would be gated and unavailable for motorized access from the public. The preliminary plat has three road stubs and right-of-way is proposed to be 60 feet in width with the roadway being 31 feet wide from curb to curb. The Dakota County Plat Commission reviewed the preliminary plat on August 18, 2021 and asked for an additional five feet of right-of-way to be dedicated for Denmark Avenue.

Sidewalks must be provided on one side of the street and there are currently none provided within the development. An eight-foot-wide bituminous trail is provided along the northern boundary west to the plat boundary and along the southern end adjacent to the wetland and along the right-of-way of Denmark Avenue. The city's Comprehensive Plan identifies a neighborhood park in the southeast portion of the property. The preliminary plat provides two outlots for park purposes. These outlots are separated and are not a size and shape conducive to providing amenities the city's Parks and Recreation Department looks to implement. The city isn't looking to take these outlots as park dedication. Staff is recommending that lots 33 and 34 are combined into an outlot and the central outlot could be turned into buildable area. A net loss of one development would occur for the development and would need to be adjusted with the final plat.

This development is proposed as a Planned Unit Development to allow flexibility in lot width, lot area and lot density from the R-2 zoning district minimum requirements.

Chair Rotty welcomed the representatives of the developer. Commissioner Tesky said she agreed that the incorporation of lots 33 and 34 should occur and asked for clarification on maintenance of the emergency access enhanced trail especially in winter. Planning Manager Wippler said it will need to be plowed. Commissioner Tesky asked for clarification on sidewalks since they are not outlined within the current preliminary plat. Planning Manager Wippler stated that there will have to be accommodations for sidewalks. Commissioner Franceschelli inquired about lot size dimensions if the minimum lot width will be 45 feet. Planning Manager said most lots will be between 45-55 feet in width. Commissioner Franceschelli said he agrees with lots 33 and 34 being combined and allowing the center space to be buildable. He has no issues supporting this to the City Council. Commissioner Lehto wanted clarification on ensuring that no encroachment would occur on the wetlands and that the development would stay out of flood zones. Planning Manager clarified that the wetland has been delineated so the boundary has been identified. Chair Rotty asked about the secondary emergency access and easements over it. The trail would be located within an outlot.

The developer spoke about three product types which will be available within the development. There will be two story slab on grade, walk out split entry and villa products. Some products will be three car garages on wider lots and two car garages will be on smaller lots. The developer wishes to start grading on October 11 and the process will take three weeks. It may be spring before utilities are extended. Commissioner Franceschelli asked about price points for these lots. The developer stated that the builder will try and get the houses within the \$400,000-\$500,000 range.

MOTION by Franceschelli, second by Tesky, to close the public hearing. **APIF, MOTION CARRIED.** **MOTION** by Franceschelli, second by Lehto to recommend approval of Dakota Meadows Preliminary Plat and Planned Unit Development to the City Council with two contingencies of satisfying comments related to plat and construction drawings outlined in the staff comment letter provided to the developer on August 31, 2021 and modification of the preliminary plat to incorporate lots 33 and 34 along with the southeast portion of the large wetland outlot into a separate outlot to be dedicated to the city for park purposes and change the central outlot into a buildable lot. **APIF, MOTION CARRIED.**

4. ***DISCUSSION***

5. ***ADJOURN***

MOTION by Tesky, second by Lehto to adjourn at 7:19 p.m. **APIF, MOTION CARRIED.**

Respectfully submitted,

Kalley Swift
Community Development Specialist



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

TO: Planning Commission
FROM: Tony Wippler, Planning Manager
SUBJECT: Sketch Plan Review - Pulte Homes
DATE: November 9, 2021

INTRODUCTION

Pulte Homes of Minnesota, LLC has submitted the attached sketch plan for the Denmark Pederson properties located to the south of the Farmington High School and west of the Whispering Fields development.

Section 11-2-1 of City Code allows for review of a sketch plan by the Planning Commission. The sketch plan process allows the developer to receive feedback on the development prior to the expense of preparing a detailed plan that may require substantial revisions before for approval is given.

DISCUSSION

The subject property consists of four parcels that are owned by Kimberly Denmark and Darlene Pederson and totals 80.6 acres. Pulte Homes is proposing to develop 179 homes of which 125 are shown to be standard single-family lots with minimum lot sizes of 6,000 square feet and lot width of 60 feet. The remaining 54 lots (shown as darker green on the attached sketch plan) would be villa lots with minimum lot sizes of 5,900 square feet and lot widths of 46 feet. Please note that 12 of the single-family lots in the southwest corner of the sketch plan fall within the shoreland overlay zone of the South Creek. These lots will have a minimum lot width of 75 feet which is in accordance with Section 10-6-18 of the City Code.

2040 Comprehensive Plan Guidance and Zoning

The northern 40 acres of the site has a comprehensive landuse plan guidance of Medium Density Residential, while the remaining southern portion is guided for Low/Medium Density Residential. The developer is proposing to amend the guidance for the northern 40 acres to Low/Medium Density Residential to match the guidance of the southern acreage.

Additionally, MUSA will have to be granted for these parcels as the anticipated MUSA staging for the City has these parcels obtaining MUSA in the 2030-2040 timeframe. Likewise the anticipated development staging will also have to be amended for the northern 40 acres as that is not scheduled for development until the 2030-2040 timeframe. The southern acreage is scheduled for development in the 2020-2030 timeframe.

The existing zoning for these parcels is A-1 (Agriculture). The developer is proposing to develop this site as a Planned Unit Development and to have an underlying zoning of R-2. A rezoning of the property will have to occur.

The minimum setbacks that would be proposed with this development are as follows:

- Front yard setback: 25 feet (code requires minimum of 20 feet)
- Side yard setback : 6 feet
- Rear yard setback: 6 feet

Floodplain

The site is encumbered with floodplain from the South Creek, limiting the development potential of the southwest corner of the property. The floodplain is shown on the sketch plan with a dashed red line. This floodplain information is based on 1970's FEMA quad maps. A floodplain study/analysis of this area should be completed to determine the exact extents of the floodplain as it could likely impact the overall layout of the proposed development.

Transportation / Access

- Access to the development is shown with the westerly extension of 211th Street W on the southside of Regetta Fields and the extension of both 209th Street W and 208th Street W into the Whispering Fields development to the east. The internal roadway network as shown in the sketch plan provides for 3 cul-de-sacs with connecting roadways. Staff would prefer that the cul-de-sacs be minimized further or eliminated if at all practical. Cul-de-sacs should only be considered if site constraints (i.e., topography, etc.) would require them.

A traffic analysis will have to be completed with the preliminary plat if this development proceeds further. The developer should assume that additional turn lanes will have to be constructed on Flagstaff Avenue as part of this development.

Parkland

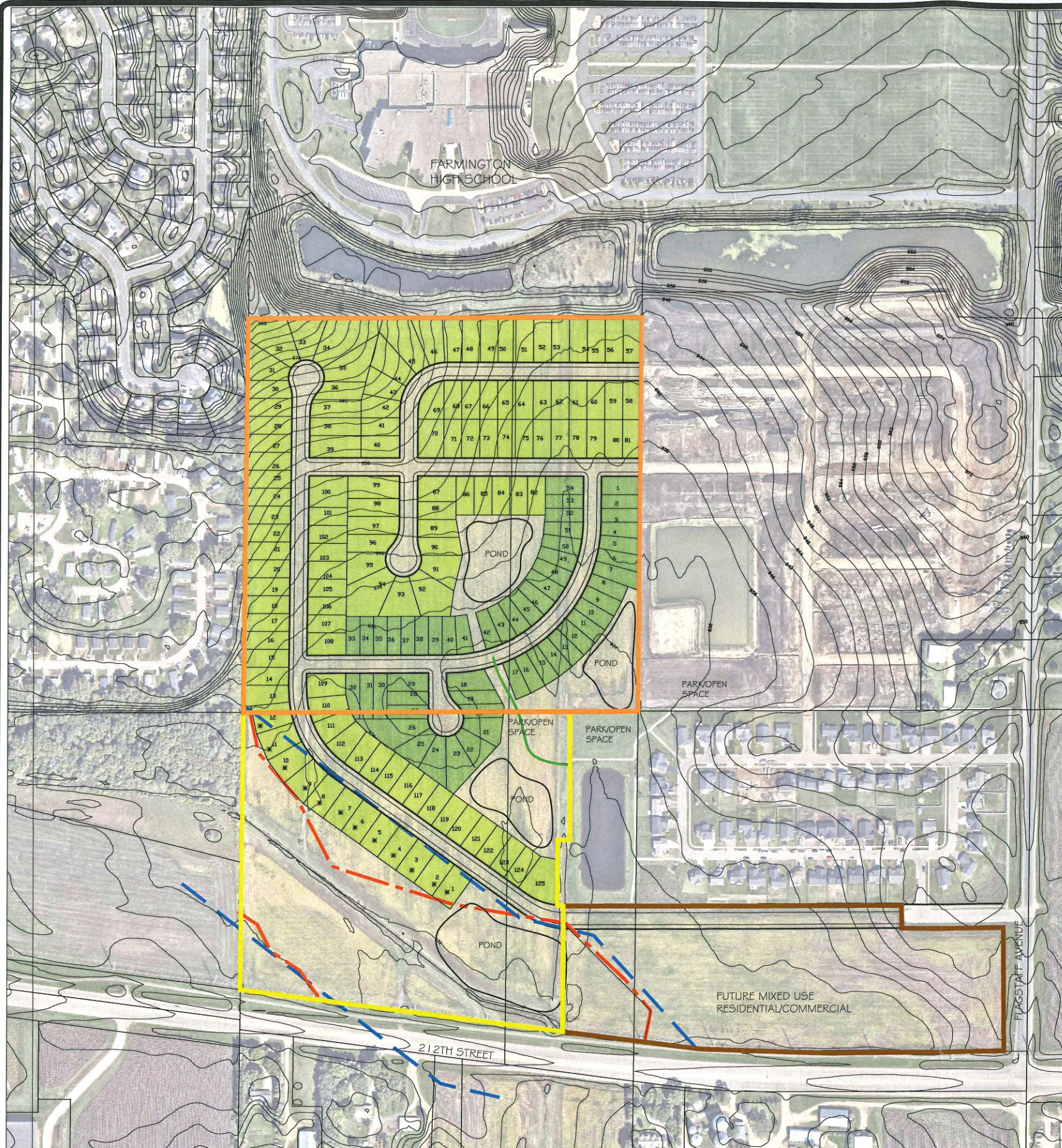
The sketch plan shows approximately 2 acres of parkland near the southeast corner of the site. This location is consistent with where the city would require dedicated parkland for this development as it is adjacent to existing parkland within the Regetta Fields and Whispering Fields developments. The location of ponding in that southeast corner will likely have to be revised as it cuts off the park area from the existing parkland in the adjacent developments. Additional discussion will have to be had with the Parks and Recreation staff and commission as to the amount of land that will be required to be dedicated with this development.

ACTION REQUESTED

Review the attached sketch plan and provide any comments to the developer that the commission deems appropriate.

ATTACHMENTS:

Type	Description
□ Backup Material	Sketch Plan
□ Backup Material	Application



SITE DATA:

GROSS AREA: ±80.6 ACRES
FLOODPLAIN (FEMA MAP—NO FLOOD STUDY/ELEVATION): ±13.5 ACRES (POTENTIAL FLOODWAY)
FUTURE MIXED USE/COMMERCIAL: ±14 ACRES
DEDICATED PARK AREA (UPLAND ONLY): ±2 ACRES
NET AREA: ±51.1 ACRES

EXISTING ZONING: A-1

PROPOSED ZONING: R-2 PUD, PARTIAL SHORELAND OVERLAY (TRIBUTARY)

2040 LAND USE MAP DESIGNATIONS:

MIXED USE—COMMERCIAL/RESIDENTIAL

LOW-MEDIUM DENSITY RESIDENTIAL 3.5–6 UNITS/ACRE

MEDIUM DENSITY RESIDENTIAL: 6–12 UNITS/ACRE

THIS PORTION OF THE SITE TO BE AMENDED TO LOW-MEDIUM DENSITY RESIDENTIAL

R-2 STANDARDS FOR SINGLE FAMILY LOTS:

LOT WIDTH: 60'

AREA: 6,000 SF

FRONT SETBACK: 20' (25' USED)

REAR SETBACK: 6'

SIDE SETBACK: 6'

PROPOSED PUD STANDARDS FOR VILLA LOTS:

LOT WIDTH: 46'

AREA: 5,900 SF

FRONT SETBACK: 20' (25' USED)

REAR SETBACK: 6'

SIDE SETBACK: 6'

SHORELAND OVERLAY STANDARDS:

*LOT WIDTH: 75'

PROPOSED LOTS: 179

60' SINGLE FAMILY: 125 (INCLUDES 12 75' WIDE SHORELAND LOTS)

46' VILLA: 54

NET DENSITY: 3.5 UNITS/ACRE

PROPOSED ROW: 6,500 LF RESIDENTIAL
1,100 LF COMMERCIAL

SITE PLAN BASED ON AVAILABLE DATA.

NO ENGINEERING

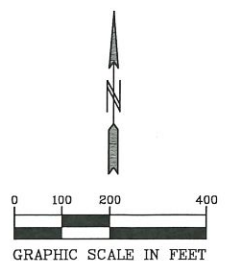
NO SURVEYING

WETLANDS HAVE NOT BEEN DELINEATED

FLOODPLAIN

SHORELAND OVERLAY (300')

PROPOSED TRAIL



PIONEERengineering

CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive (651) 681-1914
Mendota Heights, MN 55120 Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Name Jennifer L. Thompson
Reg. No. 44763 Date xx

Revisions

Date 10-15-21
Designed JLT
Drawn JLT

CONCEPT PLAN 2

PULTE HOMES

FLAGSTAFF PROPERTY
FARMINGTON, MINNESOTA

1 OF 1



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

SITE PLAN REVIEW APPLICATION

Sketch

Applicant: Pulte Homes Paul Heuer/Dean Lotter Telephone: 952-219-9082 Fax: _____

Address: 7500 Flying Cloud Drive, Suite 670 Eden Prairie MN 55344
Street City State Zip Code

Owner: Kimberly Denmark Telephone: _____ Fax: _____

Address: 21020 Cambodia Avenue Farmington MN 55024
Street City State Zip Code

14-02700-95-020, 14-03400-16-050

Premises Involved: _____
Address/ Legal Description (lot, block, plat name, section, township, range)

Current Zoning District AG Current Land Use AG

Description of Project: Pulte Homes plans to build single family residential neighborhood.

Signature of Owner _____ Date _____ Signature of Applicant Dean Lotter Date 10/13/2021

Request submitted to Planning staff on _____ For office use only

Public hearing set for: _____ Advertised in local newspaper _____

Planning commission Action: _____ Approved _____ Denied

Comments: _____

Conditions set: _____

Planning division: _____ Date: _____

10/19

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



DENMARK/PEDERSON PROPERTIES

APPLICATION FOR: SITE PLAN REVIEW & COMP PLAN AMENDMENT

**FARMINGTON, MINNESOTA
October 18, 2021**

Introduction

Pulte Homes of Minnesota, LLC ("Pulte") is pleased to be submitting this application.

Our company mission statement is ***"Building Incredible Places Where People Can Live Their Dreams."*** We currently operate under three distinct brands of homebuilding throughout the country: Pulte Homes, Centex Homes, and Del Webb. The office for Pulte's Minnesota Division is in Eden Prairie. We will sell and build approximately 600 to 700 homes in the Twin Cities in 2021 under the Pulte Homes and Del Webb brands.

Pulte will act as both developer of the property and builder of the homes. The primary contact for Pulte is Dean Lotter, Manager of Land Planning & Entitlement. Dean's contact information has been provided to City staff.

The owners of the properties are:

Kimberly Denmark
21020 Cambodia Avenue
Farmington, MN 55024-9313

Darlene Pederson
21020 Cambodia Avenue
Farmington, MN 55024-9313

The landscape architect, planner, surveyor, and civil engineer are:

Pioneer Engineering
2422 Enterprise Drive
Mendota Heights, MN 55120
Contact: Jenni Thompson
(651) 251-0627
jthompson@pioneereng.com

The Property

Legal Descriptions:

1. 27 114 20 W 889.80 ft of SW ¼ SE ¼ (site plan review and Comp Plan Amendment)
2. 27 114 20 SW ¼ of SE ¼ ex W 889.80 ft thereof (site plan review and Comp Plan Amendment)
3. 34 114 20 pt of NW ¼ beg NW cor S on W line 1062.04 ft S 83D15M00 S E 895.96 ft N 1181.34 ft to N line of NW ¼ (site plan review)
4. 34 114 20 pt of NW of NE lying N of STH#50 ex beg NW cor S on W line 1062.04 ft S 83D15M00 S E 895.96 ft N 1181.34 ft to N (site plan review)

Property Identification Numbers:

- 14-02700-95-020 (site plan review and Comp Plan Amendment)
- 14-02700-95-030 (site plan review and Comp Plan Amendment)
- 14-03400-16-050 (site plan review)
- 14-03400-16-041 (site plan review)

Addresses:

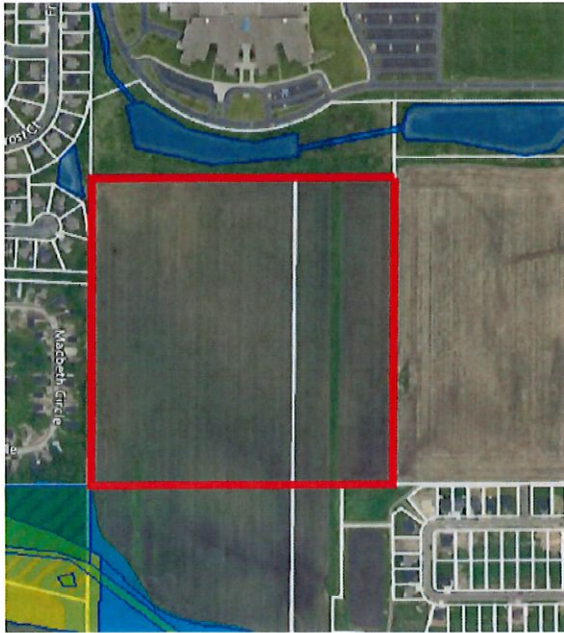
NA

Key Facts

Development Data

- | | |
|-------------------------------|--------------------------------|
| • Existing zoning | A-1 |
| • Proposed zoning | PUD |
| • Proposed Comp Plan Guidance | Low/Medium Density Residential |
| • Number of SF units | 125 |
| • Number of Villa units | 54 |
| • Total Number of Homes | 179 |
| • Area calculations: | |
| ○ Gross area | 80.6 acres |
| ○ Floodplain | 13.5 acres |
| ○ Mixed use/commercial | 14 acres |
| ○ Net area | 53.1 acres |
| ○ Net density | 3.5 units/acre |
| • Dimensions/Setbacks | |
| ○ Side setbacks | 6 feet |
| ○ Front setbacks | 20 feet |
| ○ Rear setbacks | 6 feet |

Properties Included in Comp Plan Amendment



Properties Included in Site Plan Review



Comp Plan Guidance

The north 40 acres is guided as Medium Density Residential at 6 to 12 units/acre. The southern area is guided Low/Medium Density Residential at 3.5 to 6 units/acre. To reach the Medium Density Residential minimum density of 6 units/acre, an attached townhome is required. Based

on the market research described below, we are applying for a change in guidance for the north 40 acres from Medium Density Residential to Low/Medium Density Residential.

Market Research

We routinely complete market research to determine what type of housing can succeed in specific locations. This market research also reveals potential sales prices and the anticipated pace of sales. This information is utilized by our lender (the Pulte corporate office) to determine to underwrite the creation of a new neighborhood.

General Housing Market Conditions

In recent years, the local housing market has become increasingly unbalanced. This appears to be a new normal for at least the near to mid term future. The cost of new housing has been increasing quickly for a wide variety of reasons. Adding complexity to the housing market, the gap between new and existing housing has also been increasing. The result is that the historical trends and limitations to what can be built and sold in any location has become more pronounced.

Attached Townhomes in Farmington Area Public Schools

In the Farmington Area Public Schools, housing market data indicates that new townhomes will not be successful. Our market research revealed the reasons.

Due to a wide variety of factors, to develop, build, and sell a new townhome, the sales price in this area will be approximately \$375,000. The below table shows recent sales of existing townhomes (built since 2000). The sales prices are significantly below the sales price of a new townhome. Home buyers would not choose to pay this high of a premium to live in a new townhome vs an existing townhome.

Price Range	Resale Active	Resale Closed	SF	DOM	AVG Price	\$/SF	AVG YB	Mo Pace	Mo Supply
a. less than \$200	1	20	1,281	19	187,510	\$146	2002	1.7	0.6
b. \$200 - \$249	4	134	1,505	15	\$225,341	\$150	2003	11.2	0.4
c. \$250 - \$299	1	24	1,632	13	\$260,583	\$160	2004	2.0	0.5
d. \$300 - \$349	0	0	-	-	-	-	-	-	-
e. \$350 - \$399	0	0	-	-	-	-	-	-	-
f. \$400 - \$449	0	0	-	-	-	-	-	-	-
g. \$450 - \$499	1	0	-	-	-	-	-	-	-
h. \$500 - \$549	0	0	-	-	-	-	-	-	-
i. \$550 - \$599	0	0	-	-	-	-	-	-	-
j. \$600 - \$649	0	0	-	-	-	-	-	-	-
k. \$650 - \$699	0	0	-	-	-	-	-	-	-
l. \$700 - \$749	0	0	-	-	-	-	-	-	-
m. \$750 - \$799	0	0	-	-	-	-	-	-	-
n. \$800 - \$849	0	0	-	-	-	-	-	-	-
o. \$850 - \$899	0	0	-	-	-	-	-	-	-
p. \$900 +	0	0	-	-	-	-	-	-	-
Total	7	178	1,473	16	\$224,478	\$152	2003	14.8	0.5

Additionally, the plentiful availability of solid new single-family homes for approximately \$375,000 creates another barrier to selling townhomes in this market. See the below table.

When home buyers have the choice of buying single-family vs townhomes, the common choice is to buy a single-family home.

Farmington School District Resale Transactions - LTM (SF Homes Built 2000+)									
Price Range	Resale Active	Resale Closed	SF	DOM	AVG Price	\$/SF	AVG YB	Mo Pac	Mo Supply
a. less than \$200	0	0	-	-	-	-	-	-	-
b. \$200 - \$249	0	0	-	-	-	-	-	-	-
c. \$250 - \$299	0	8	1,593	15	\$280,576	\$176	2001	0.7	0.0
d. \$300 - \$349	0	21	1,889	20	\$324,921	\$172	2007	1.8	0.0
e. \$350 - \$399	5	38	2,363	10	\$377,053	\$160	2005	3.2	1.6
f. \$400 - \$449	1	46	2,654	11	\$427,008	\$161	2007	3.8	0.3
g. \$450 - \$499	3	40	3,004	11	\$469,290	\$156	2007	3.3	0.9
h. \$500 - \$549	2	18	3,330	14	\$517,911	\$156	2009	1.5	1.3
i. \$550 - \$599	0	7	3,516	5	\$565,357	\$161	2006	0.6	0.0
j. \$600 - \$649	1	2	4,606	15	\$624,950	\$136	2011	0.2	6.0
k. \$650 - \$699	0	1	4,000	52	\$655,000	\$164	2004	0.1	0.0
l. \$700 - \$749	0	0	-	-	-	-	-	-	-
m. \$750 - \$799	0	1	5,915	11	\$788,888	\$133	2014	0.1	0.0
n. \$800 - \$849	0	0	-	-	-	-	-	-	-
o. \$850 - \$899	0	0	-	-	-	-	-	-	-
p. \$900 +	0	0	-	-	-	-	-	-	-
Total	12	182	3,287	16	\$503,095	\$157	2007	15.2	1.0

The market research completed for this area strongly indicates that new townhomes cannot succeed in this submarket. It is for this reason that we are submitting this application for a Comp Plan Amendment to change the guidance for the northern 40 acres from Medium Density Residential to Low/Medium Density Residential.

Neighborhood Design

We have carefully studied the market, the property, and the surrounding uses and have worked diligently to create a neighborhood layout that is ideally suited to this property. Below is a description of the various criteria utilized in designing the neighborhood.

We recognize that a goal of most public agencies is to limit access to more heavily traveled roads such as 50/212th Street and Flagstaff Avenue. Therefore, our access has been designed to be entirely from three streets currently stubbed from the east.

We also recognize that park and open space has been previously dedicated just to the east. We incorporated the dedication of additional adjacent park land to complete this park area. We have also planned the extension of an existing trail through the new neighborhood which provides access to the high school.

Floodplain and Shoreland Overlay

Floodplain (signified by blue in the above graphics) in the SW corner of the property limits development potential in this area. This area also falls within the shoreland overlay. Therefore, while other single family lots in the neighborhood will be a minimum of 60 feet wide, lots within the shoreland overlay will be a minimum of 75 feet wide.

The Homes

Our market research indicates that single family homes and homes targeted to age 55+ are in need in this area. Our site plan shows approximately 70% of the homes being single family homes targeted at families. These homes are logically positioned adjacent to existing and planned single family homes. Approximately 30% of the homes will be single level villa homes targeted at 55+ buyers. These homes will have homeowners association-maintained lawn care and snow removal.

This & Future Applications

With this application we are requesting a Comp Plan Amendment to change the guidance for the northern 40 acres from Medium Density Residential to Low/Medium Density Residential. Justification for this request is that Medium Density Residential cannot be successful in this location.

We are also requesting a site plan review of the attached site plan.

If this application is received well, then we will later apply for a PUD. It should be noted that the single-family portion of the neighborhood will comply with R-2 zoning standards. Our later application will be for a PUD due to the villa lots. The 55+ home buyer typically has a smaller home because the children have grown and left the home. As a result, the homes are typically narrower than a single-family home. The villa homes planned for this neighborhood will be 34 feet wide. With standard 6-foot side setbacks, that leads to 46-foot-wide lots. This is narrower than the standard R-2 lot widths. It should also be noted that the 55+ home buyer is seeking to minimize maintenance of their home and yard. The homeowners association will maintain the yard and snow removal. Therefore, narrowing the lots to match the widths of the homes eliminates the need to maintain extra yard space.

Phasing & Schedule

The following preliminary schedule for development is envisioned based on current projections.

2022 early summer	Site development – grading, utilities, streets
2022 fall	Develop Phase 1 and build model home
2023 early	Begin sales
2023	Develop Phase 2
2024	Develop Phase 3
Late 2026/early 2027	Complete home build out

This submittal includes:

- *Site Plan Review application*
- *Comp Plan Amendment application*
- *Application fee of \$150*
- *This narrative*
- *Site plan*



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

TO: Planning Commission
FROM: Tony Wippler, Planning Manager
SUBJECT: 2022 Meeting Calendar
DATE: November 9, 2021

INTRODUCTION

Attached, for the Commissions information is the 2022 calendar for meeting dates. Please note the change in the meeting date for the months of August and November. The regular meeting in August will be **Wednesday, August 10th** and the regular meeting in November will be **Wednesday, November 9th**. These meetings have been moved to accommodate the 2022 elections.

DISCUSSION

NA

ACTION REQUESTED

None, this is provided for information only.

ATTACHMENTS:

Type	Description
 Backup Material	2022 Meetings Calendar

City of Farmington

2022 Meetings, Holidays, Pay Days, Election Days



January 2022

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

July 2022

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February 2022

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

August 2022

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

March 2022

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September 2022

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

April 2022

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

October 2022

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

May 2022

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November 2022

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

June 2022

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

December 2022

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

- City Holidays
- City Council Work Session & Meeting
- EDA
City Council Meeting
(Separate meetings, same night)
- Parks and Rec Commission
- Planning Commission
- Planning Commission
Parks and Rec Commission
(Separate meetings, same night)
- RRC Advisory Board
- Water Board
- Pay Days
- Election Days