

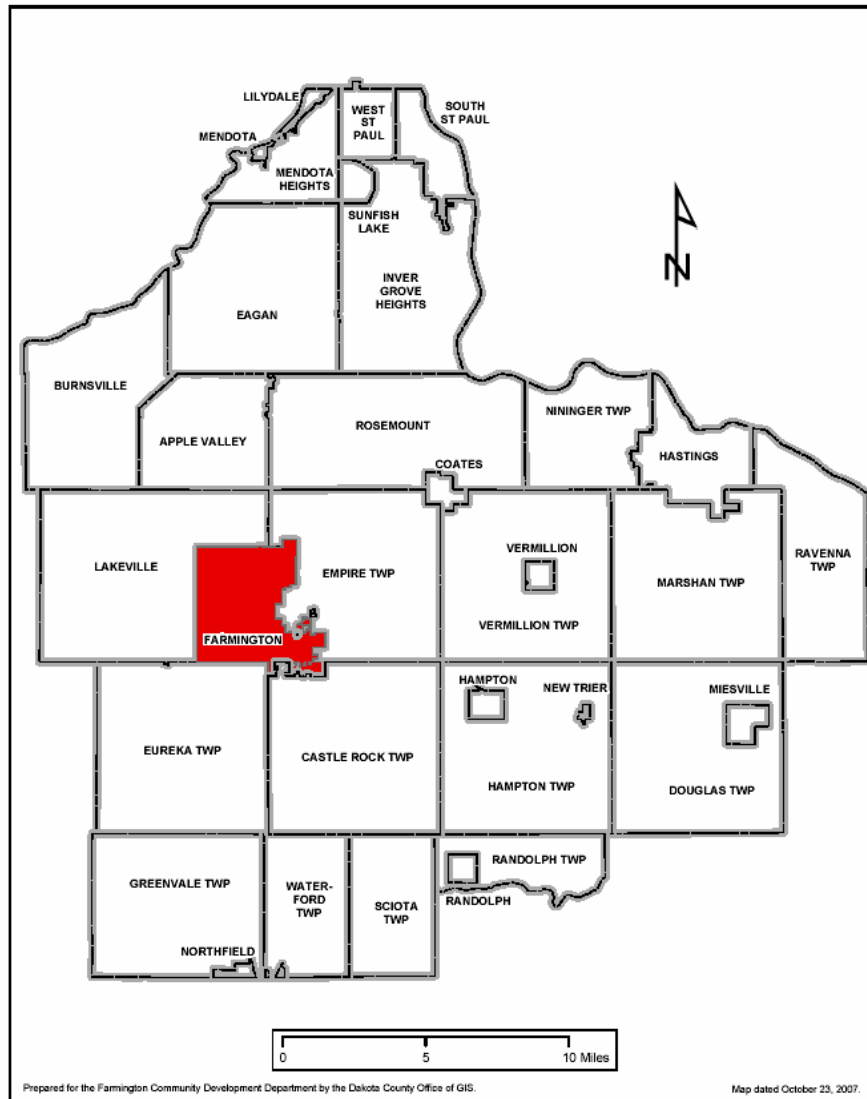
## CHAPTER 1

### **FARMINGTON 2030 COMPREHENSIVE PLAN - 2008 UPDATE EXECUTIVE SUMMARY**

The City of Farmington is situated 20 miles south of the Twin Cities and was established over 140 years ago as a railroad center for the surrounding farming community. Farmington is approximately 9,705 acres in size, with the Metropolitan Council's certified population of 18,589 residents as of April 1, 2007. Map 1.1 shows the location of Farmington in Dakota County. As illustrated, Farmington is surrounded by the City of Lakeville, Eureka Township, Castle Rock Township, and Empire Township.

City of Farmington Location Map

Map 1.1



Prepared for the Farmington Community Development Department by the Dakota County Office of GIS.

Map dated October 23, 2007.

The City of Farmington has seen a 60% growth in population within the past seven years due to an influx of new housing developments that are associated with national home builders such as Rottlund Homes and DR Horton. Additionally, the City of Farmington's boundary has grown easterly, adding 1,407 acres of annexation and growing from 12.5 square miles in 2000 to its current size of 14.82 square miles. In the past seven years the City has grown to a net density rate of 3.5 du/ac. The growth that Farmington has experienced is due to a number of factors such as relatively affordable home ownership as compared to homes north and west of Farmington, the opportunity to locate further from the inner core, and the opportunity to live in a community with a "small-town" feel because of its discernable traditional downtown.

### **A "Snapshot" of Farmington's Rapid Growth 2000-2005**

Since 1990 the City of Farmington has been growing at an incredibly rapid rate. The city's population, the number of households, and residential densities has all risen a great deal in the last 18 years. The number of housing units added between 1990 and mid-2007 was 4,959, 60.8% of those being built after 1998. The Dakota County Department of GIS reports that the City of Farmington has seen an increase in its number of households by more than 50% between the years of 2000 and 2007. Farmington was one of only two out of thirty-four Dakota County municipalities or townships to achieve that level of growth (the other being Hampton). The Metropolitan Council reported that in 2006, Farmington was among the top 10 municipalities in the seven-county metropolitan area in population growth between 2000 and 2005.

The ranking of 7<sup>th</sup> on that population growth list, however, is a bit misleading. When reading the list of cities and growth numbers one must take into account the geographical size and the amount of land available for development within the borders of each of those cities. For example, Minneapolis is defined by Metropolitan Council as a "Developed Community" which means that more than 85% of the land within its borders identified in 2000 had been developed. Though, somehow, Minneapolis was still able to add nearly 5,000 residents between 2000 and 2005, 8<sup>th</sup> most in the seven county metropolitan area during that time period. However, when one realizes that Minneapolis is far and away the largest city in that same area (not to mention the entire state) at 58.4 square miles it tends not to bear much weight.

Conversely, when Farmington's growth numbers are viewed from that time period it may appear at first to be unimpressive that Farmington only added 5,658 residents during those five years and was ranked 7<sup>th</sup> overall. However, when Farmington's size is taken into account, the explosive rate of growth becomes obvious. Farmington is geographically the smallest city on the list; outside of Prior Lake and Chaska, it's not even close to the size of the other communities. The average square mileage of the top 6 cities on the 2005 list is 34.3. At 12.5 square miles, Farmington is a little more than one-third the size of those cities ahead of it.

<u>CITY</u>	<u>Sq. Mi.</u>
Blaine	34
Shakopee	28.5
Lakeville	37.5
Maple Grove	35
Woodbury	35.6
Eden Prairie	35.2
Farmington	12.5
Prior Lake	16
Minneapolis	58.4
Chaska	14.3

Using a simple mathematical formula one can approximate the relative rate at which the other cities would need to grow to match Farmington’s rate of growth. The numbers are astonishing. For example, Farmington added 5,658 residents in that five-year span and was 12.5 square miles. That averages an addition of 453 residents per square mile during those five years. Eden Prairie is also considered a “Developing Community” by the Metropolitan Council. As shown in Table 1.1, they have 35.2 square miles of land and added only 6,054 residents between 2000 and 2005. If they had added population at the same rate that Farmington had during that same period (453 residents per sq. mi. over the five year span) they would have grown by 15,933 residents.

**METROPOLITAN GROWTH COMPARISON**

Table 1.1

<u>City</u>	<u>Area</u>	<u>2000 Population</u>	<u>Pop. Added 00-05</u>	<u>Density Added 00-05*</u>
Blaine	34.0	45,014	9,006 (20%)	265
Shakopee	28.5	20,568	8,767 (30%)	307
Lakeville	37.5	43,128	8,594 (17%)	229
Maple Grove	35.0	50,365	8,055 (16%)	230
Woodbury	35.6	46,463	7,628 (16%)	214
Eden Prairie	35.2	54,901	6,054 (11%)	171
<b>Farmington</b>	<b>12.5</b>	<b>12,365</b>	<b>5,658 (46%)</b>	<b>453</b>
Prior Lake	16.0	15,917	5,478 (34%)	342
Minneapolis	58.4	382,747	4,964 (1%)	85
Chaska	14.3	17,603	4,864 (22%)	340

\*Density Added was calculated by dividing the number of residents added from 2000 to 2005 by the area of each respective city, and can be read as ‘residents added per square mile from 2000 to 2005’.

\*\*All cities on this table have been labeled as “Developing Communities” by the Metropolitan Council except Minneapolis.

Another way to view these numbers is by percentage of population added during the same five years. In 2000, Eden Prairie was reported to have a population of 54,901. That means that the 6,054 residents added in the five years following that census added up to be a healthy 11% growth in population. In 2000, Farmington was reported to have 12,365 residents and added 5,658 residents, resulting in a staggering 46% growth to 2005.

This phenomenon does not only apply to Farmington versus Eden Prairie. To be completely fair, Eden Prairie has grown considerably in recent years, but up and down the line Farmington’s numbers look similar when compared to other cities on the list.

Crude though it may be, Table 1.1 above displays the intensity of residential development Farmington experienced between 2000 and 2005. While the same numbers have declined and tapered off in Farmington since 2005 due to an uncertain economy, sluggish real estate, development, and housing markets, the same is true across the board in the seven county metropolitan area. After all, mortgage interest rates are up over 6% and unemployment in the seven county metro is up to over 4.5% (Minnesota Department of Employment and Economic Development).

**MUSA**

Due to Farmington’s extensive growth through development and annexation, the City has nearly surpassed its allotted 2020 MUSA acres of 1,620 (Table 1.2). During 2000-2006, Farmington was allotted 1,308.34 acres of MUSA after a number of comprehensive plan amendments (CPA) were reviewed and agreed to by adjacent jurisdictions and approved by the Metropolitan Council. Farmington will be requesting an additional 1,476.63 MUSA acres by 2030 as shown in Table 1.3 below, and in Chapter 4 of this document on Map 4.6 titled 2008 MUSA Staging Map.

Upon review, City staff created MUSA staging numbers in 1998 illustrating the breakdown of various uses (low density residential, industrial, commercial, etc.) that would be monitored until 2020. As shown in Table 1.2 below, 1,620 acres of MUSA were to be requested by the City by the year 2020 to meet the forecasted growth rates.

**2020 MUSA STAGING PLAN**

Table 1.2

<b>Land Use Acres</b>									
Year	Low	Low/ Med	Med	High	Indust.	Business Park	Comm.	Unanticipated Growth	Total
2005	400	30	60	0	40	0	0	80	610
2010	300	0	50	0	40	0	22	120	532
2015	105	0	50	0	50	60	0	75	340
2020	0	0	63	0	0	0	0	75	138
<b>Totals</b>	<b>805</b>	<b>30</b>	<b>223</b>	<b>0</b>	<b>130</b>	<b>60</b>	<b>22</b>	<b>350</b>	<b>1620</b>

As a result of Farmington’s growth in population from 12,365 to over 20,000 and the annexation of 1,407 acres from Empire and Castle Rock Townships in a span of 7 years, Farmington has almost surpassed its 2020 MUSA staging numbers faster than anticipated during the drafting of the 2020 Comprehensive Plan Update in 1998. It is now clear in 2007, that the 1998 plan may have been short-sighted, especially when comparing Table 1.2 with Table 1.3 below. Table 1.3 shows in the “Total” column, that Farmington has been allotted 1,308.84 MUSA acres since 2006, whereas in Table 1.2 shows a “Total” column of 1,620, affirming that the 2020 MUSA staging table was inadequate.

**MUSA ACRES ALLOTTED 2000-2007**

Table 1.3

Year	Low	Low/Med	Medium	High	Ind.	Park/ Wetland	Public/ Semi- Public	Commercial	Unanti- cipated Growth	Total
Total Res. Acres Designated from 2000- 2007	780.44	23.7	45.69	0					64.66	914.49
Total Commercial Acres Designated from 2000- 2007								158.98		158.98
Total Industrial Acres Designated from 2000- 2007					30.8					30.8
Total Unanticipated Growth from 2000-2007							139.47	64.6		204.07
Total MUSA Acres Allotted 2000-2007	780.44	23.7	45.69	0	30.8	0	139.47	158.98	64.66	<b>1308.34</b>

In the fall of 2007, the City of Farmington had a Market Study performed to determine how much land area the City could support for commercial and industrial acreage by 2030. The study results showed that 144 acres of commercial land and 306 acres of industrial land should be added to the land use map to accommodate these uses by 2030. This information is important to note when reviewing Table 1.4.

**MUSA ACRES REQUESTED 2007-2030**

Table 1.4

Year	Low	Low/Med	Medium	High	Ind.	Public/ Semi- Public	Comm.	Unanti- cipated Growth	Total MUSA Acres
MUSA acres requested 2007- 2030	<b>483.81</b>	<b>359.57</b>	<b>139.1</b>	<b>71.3</b>	<b>316.68</b>	<b>0</b>	<b>106.17</b>	<b>0</b>	<b>1476.63</b>

The table shows the MUSA acres that the City will be requesting between 2007 and 2030 for various land use categories. The land use category with the most MUSA acreage that will be requested is low density residential at 483.81. The next category is industrial with a request of 316.68 MUSA acres over the next 23 years. The increase in industrial acreage is an important goal of the City in order to increase its tax base. Low/Medium and Medium density residential follow industrial in the amount of MUSA acreage to be requested. The City will also request 106.17 MUSA acres for commercial. This acreage

added to the existing vacant commercial acreage of 119 provides a total of 225.17 gross acres of commercial land to accommodate new commercial development.

There will be 1,053.78 residential acres requested between 2007-2030. This proposes a population total of 32,700 people by 2030. The City is currently at a density level of 3.5 dwelling units/acre, however, the City wants to take a conservative approach by proposing a density level of 3.25 due to the existing downturn in the housing market. Additionally, Farmington will propose a household size of 2.78 persons/unit. As stated below, there are currently 879 vacant lots in the community, constituting a population of 2,444. Therefore, the calculation for the population of the City by 2030 is 32,700 (shown in Table 1.5), which closely relates to the Metropolitan Council’s forecast of 32,000 (shown in Table 1.6).

**CITY OF FARMINGTON 2030 FORECASTS**

Table 1.5

	1990	2000	2010	2020	2030
Population	5,940	12,365	20,500	27,510	32,700
Households	2,065	4,169	7,500	10,500	12,500
Employment	2,342	3,833	6,600	8,400	9,900

**METROPOLITAN COUNCIL 2030 FORECASTS**

Table 1.6

	1990	2000	2010	2020	2030
Population	5,940	12,365	20,500	27,100	32,000
Households	2,065	4,169	7,500	10,500	12,500
Employment	2,342	3,833	6,600	8,400	9,900

**Farmington’s Proposed Comprehensive Plan Update Process**

In 2005, the Metropolitan Council forecasted a population for Farmington of 32,000 and 12,500 households by 2030. This constitutes a 61% population growth rate and 56% household growth rate over the next 23 years. Farmington agrees with these forecasts. However, to prevent unexpected growth of this magnitude in the future, Farmington is taking a different approach to the review process of its Comprehensive Plan. Rather than the mandatory review every 10 years, Farmington will now review its Comprehensive Plan every 2-3 years in accordance with the updated forecast numbers that the Metropolitan Council provides in 2-3 year intervals, thereby, making comprehensive plan updates as needed. This is advantageous because Farmington will use the most up-to-date population, housing, and employment forecasts, especially from the 2010 census, to determine its future rather than using forecasts that are typically 7 years old (...i.e. basing the 2008 Comp Plan Update on 2000 census data) because updates are due for submittal to the Metropolitan Council in the 8<sup>th</sup> year.

This approach will allow Farmington to incrementally plan its future rather than reviewing it in the standard 10 year increments that the Metropolitan Council requires in which planning tends to be reactive rather than proactive. This proactive approach will

allow Farmington to center its attention on its future and allow its citizens to be more involved in the future “look” of Farmington. This will be accomplished by creating a work plan during the summer of 2008 to generate measurements for completing Farmington’s strategies and action steps proposed in Chapter 3 of this document. These measurements will be completed by assembling groups to work on them and providing the community a “hands-on” approach to Farmington’s future successes. The first step to this approach was the visioning sessions held in January of 2007 to propose updated visions to the existing comprehensive plan.

The City held eight community meetings to allow residents to assist with the visioning and planning of the documents and maps. It was determined early on in the visioning sessions that the following Planning Parameters would guide the 2030 Comprehensive Plan – 2008 Update. These Planning Parameters will assist in Farmington’s future growth.

- 1) The Farmington City Council has generally agreed to the Metropolitan Council’s 2030 population forecast for Farmington of 32,000, with Farmington proposing 32,700. The City has agreed to the Metropolitan Council’s household forecast of 12,500, and a net density rate over 3.0 du/ac (proposed 3.25 du/ac).
- 2) Farmington will review the 2030 Comprehensive Plan every 2-3 years in order to follow the growth rate more closely.
- 3) Farmington currently has a 3-4 year supply of vacant lots at 879, justifying the need to review the 2030 plan every 2-3 years.
- 4) Farmington will grow into the allocated residential MUSA of 914.49 acres.
- 5) The City will meet its affordable housing requirement of 492 units by adding approximately 210 acres of new Medium and High Density (6.0 – 12.0 and 12+ density ranges, respectively) residentially guided lands with the 2030 update. This could potentially allow for a minimum of 1,260 affordable housing units.
- 6) The City will request MUSA for approximately 106 acres of commercial and 316 acres of industrial land to 2030 in order to increase the tax value base within the community.
- 7) Update the City’s Zoning Ordinance and Subdivision Ordinance to meet and accomplish the visions and policies of the Plan.
- 8) Rezone land in conformance with the 2030 Comprehensive Plan Update.
- 9) Participate in current and future transportation planning with the Metropolitan Council and Dakota County.

- 10) Develop stronger working relationships with surrounding communities in order to share facilities, knowledge and experience in planning on a more regional scale.
- 11) Control growth through the consistent review of building permits issued and zoning and subdivision controls.
- 12) The City will continue to submit Comprehensive Plan Amendments as it has within the past two years (15), allowing the adjacent jurisdictions and the Metropolitan Council to sign off on the growth in Farmington.
- 13) The City will continually consult with the Metropolitan Council Sector Representative on any planning issues in the future.