



MEMORANDUM

Date: December 18, 2024
REVISED 1/31/2025

To: Mr. Tim Benetti and Alex Sharpe
City of Apple Valley Community Development and Planning
7100 147th St W
Apple Valley, MN 55124

From: Drew Johnson, SVP Oppidan Investment Company

Subject: Apple Valley Technology Park - Land Development Narrative

Dear Mr. Benetti and Sharpe,

On behalf of project proposer, Oppidan Development Co., Penny Design Group and Kimley-Horn and Associates, Inc. has prepared the attached submittal for a Conditional Use Permit (CUP), Rezone, Site Plan Review, and Preliminary Plat for the Apple Valley Technology Park project located in the Southwest quadrant of Pilot Knob and CSAH 42. We look forward to working with you on the submittals.

Project Overview

The Apple Valley Technology Park project proposes the development of approximately 134 acres of land located at the southwest corner of CSAH 42 (150th Street) and CSAH 31 (Pilot Knob Road) in Apple Valley, Dakota County, Minnesota. The proposed development includes three one-story data center buildings and two two-story data center buildings, along with ancillary buildings for office space, security, logistics, and centralized utility services. The project will also incorporate necessary utilities, drives, landscaping, and other related infrastructure as outlined in the project documents.

The Apple Valley Technology Park project will be replacing the eastern portion of the current mining operations. In partnership with the city, the project will fund the extension of Johnny Cake Ridge Road and 155th St. W to aid in future development of the area. As part of the site plan, Oppidan will be dedicating 20 acres on the south side of the project to the city for region storm water ponds and will be constructing walking paths that will connect to the city trail system. In total, the project will be planting over 2,000 trees and shrubs to help with screening as well as improve the aesthetics of the overall area. A comprehensive landscape plan is being developed to retain topsoil, lower irrigation needs, and increase natural pollinators presence. The project is requesting zero variances to the MU-BC zoning code and will exceed setbacks required. The northeast portion of the site plan will remain as a commercial lot for future development.

Annually the water consumption of the cooling system will be under 8 million gallons per year, a 85% decrease from current mining operations per the DNR water appropriation website. Given Minnesota's climate, the cooling system is expected to run 3% to 5% of a calendar year and reuses water 3 – 4 times before discharging into city sewer. Inclusive to the thousands of construction jobs this project will create, it is anticipated that over 200 full-time jobs will be created directly from the Technology Park. It is expected that ancillary jobs created will be 3 times that amount. Ancillary jobs include, but are not limited to, HVAC Technicians, Electrical Technicians, Network Engineers, Deisel Mechanics, and Property Maintenance vendors.



Rockport LLC Alternative Urban Areawide Review (AUAR) was adopted by the City Council on December 26, 2024. Additionally, a Comprehensive Plan text amendment is underway and being led by the City of Apple Valley in coordination with the Metropolitan Council. The City of Apple Valley staff is drafting the official Mixed Use – Business Campus District (MU-BC) zoning code for consideration of adoption by the Apple Valley City Council. The proposed development is applying to rezone to MU-BC, as stated in the Apple Valley Comprehensive 2040 plan, as part of this submission.

Schedule

In anticipation of the AUAR update adoption on December 26, 2024, it is the design team's understanding that the current comprehensive plan amendment, MU-BC zoning adoption, and this land-use application can run concurrently through Apple Valley's land use process.

Conditional Use Permit

As stated in the draft MU-BC zoning, Data Center is an approved use, but subject to a Conditional Use Permit. This site plan is conforming to the base MU-BC ordinance and requires no deviations.

The project team greatly appreciates the City of Apple Valley's consideration of this Conditional Use Permit, Rezone, Site Plan Review, and Preliminary Plat application. If you have any questions or concerns, please feel free to reach me at Katelyn.Olson@kimley-horn.com or 507-216-0362.

Sincerely,

Drew R. Johnson

SVP – Oppidan Investment Company