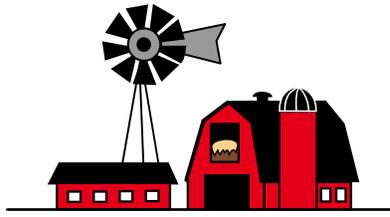


TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

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-- TCPA --

Date: 1/4/2021

To: Cascade Township Planning Commission
Cascade Town Board

RE: Amended Zone Change and Trails of Cascade Final Plat – First Phase

Hearing:

On Tuesday, January 19, 2021 after 6:00 pm the Cascade Planning Commission will hold an *in-person* public hearing with call in option, at the Cascade Town Hall, 2025 75th Street NE, Rochester, MN. Social distancing will be required and participation in the meeting via teleconference will also be available. The phone number is (712)-770-3974, access code 419892. The hearings are regarding the Trails of Cascade development.

Amended Zone Change:

Upon platting and dedicating additional right-of-way for 18th Ave SW and a trail, the commercial lot within Trails of Cascade Commercial Special District was found to be smaller than the required 5 acres at 4.9 acres. This hearing would allow an amendment to the Special District to decrease the lots size down to 4.9 acres.

Final Plat:

A final plat for a 98.01-acre parcel of property which is currently zoned R-1 Low Density Residential District and Trails of Cascade Commercial Special District. This is the first phase of a three-phase development with the first phase containing; the one commercial lot, 12 single family residential lots, two outlots and the lands that make up phases 2 and 3 respectively. The lots will be served by individual septic systems and private shared wells.

The Planning Commission will make recommendations to the Town Board on the submitted applications.

Partial Legal Description/Location:

Lying primarily in the North half of the Northeast quarter of Section 3. Immediately north of the Northwood Trails subdivision, east of 18th Avenue NW/County Road #112 and south of 75th Street NW/State Highway #63. Parcel numbers: 740312046536, 740311030771, and 740313030767

Owner/Applicant: Eugene Reller – 224 Shorewood Lane NE – Rochester, MN 55906

Consulting Engineer: WSB Engineering – 3701 40th Avenue NW – Suite 100 – Rochester, MN 55901

Enclosures:

1. Final Plat
2. Recorded Zone Change Resolution

Reviewers:	Olmsted County Planning	Olmsted County Assessor
	Olmsted County Health Department	Minnesota Department of Natural Resources
	Rochester/Olmsted GIS	Minnesota Pollution Control
	Olmsted County Public Works	GGG Engineering
	Olmsted County Soil and Water	Peoples Cooperative Services
	Minnesota Energy Resources	Century Link
	Rochester Public Utilities	

Amended Zone Change:

A separate hearing should be held to consider amending the Trails of Cascade Commercial Special District language to allow the lot size requirement to be reduced from 5 acres to 4.9 acres. The zoning regulations adopted for this special district are similar to Cascade Township’s Rural Services District in which lot sizes are required to be 2 acres or more. (Section 7.00 R.S.D. Rural Service Center District C. General District Regulations: 2. Lot Area Regulations: a) Each lot shall have an area of not less than two (2) acres, except when additional lot area is required by the County Health Department to meet Board of Health Regulations.)

Originally staff recommended, and both the Commission and the Board approved, the lot size at 5 acres to prevent the lot from being subdivided in the future. That goal would still be met if the standard is reduced to 4.9 acres.

Plat Requirements – Staff review in italics

ARTICLE IV - SPECIFICATIONS FOR PLANS AND PLATS

Section 4.1. FINAL PLAT. The final plat shall be drawn on muslin-backed white paper, photographic Mylar or other suitable material with black waterproof ink. The final plat measures thirty (30) inches in length and twenty (20) inches in width with a border line of one and one half (1½) inches provided on the left side of the thirty (30) inch length and a border of one-half (½) inch provided on the other three (3) sides. When more than one (1) sheet is required for any plat, each sheet shall be numbered consecutively and shall contain a notation of the total number of sheets, i.e., 2 of 3. The final plat shall be drawn to a scale not greater than one (1) inch to one hundred (100) feet. Where there is a difference in requirements between the subdivision ordinance and the State platting and surveying standards then the State standards will prevail.

Section 4.2. GENERAL INFORMATION. The information to be included on the final plats is as follows:

Final Plat Requirements:

- Date, scale, north point.

Place for the dates exist and will be filled in with approvals. Scale and north point are in place.

- Subdivision name and all street names.

The subdivision name of “The Trails of Cascade” is present. The only street name in this portion of the plat is “Skyview Circle NW” and it is present.

- Name and address of the owner of record, the subdivider, and surveyor or engineer preparing the plat.

Owner's address is not present and this requirement should be changed to remove the owner's address. The owner's name is present along with the surveyor.

- Location of the plat by quarter, quarter section, section, town and range.

Yes

- Location and names of adjacent subdivisions and owners of adjoining parcels of unsubdivided land.

"Northwood Trails" is shown as the subdivision to the south. Roadways border the north and west and unsubdivided land is to the east. The owners of the unplatted land to the east are not shown.

- Exact location, widths, and names of all existing platted or dedicated streets, easements, railroad and utility rights-of-way, parks, water courses and drainage ditches all of which are of which are within the boundaries of the land to be subdivided.

Highway easements for U.S. High 63 are shown. Well and driveway easement for lots which are outside of this plat are shown. Drainage and utility easements are also shown along most lot lines and within the natural drainage areas for stormwater management. The easements along "Skyview Circle NW" have been increased to 15 feet as required.

- Water elevations of adjacent lakes, rivers, and streams at date of the survey and their approximate high and low water elevations. All elevations shall refer to the established United State Coast and Geodetic Survey and/or united State Geodetic Survey Datum.

N/A

- When the subdivision borders a lake, river or stream, a meander line shall be established at an elevation of 4 feet above the recorded high-water elevation of the lake river or stream.

N/A

- Exact location and width of all streets, their bearings, dimensions, angle of intersection, length of arcs, radii, points of curvature, tangent bearings, easements, private roads, and storm drainage.

Yes

- Exact length and bearings of the exterior boundaries of the land being subdivided.

Yes

- Exact dimensions of all lots.

Yes

- Exact radii of all curves and lengths of all tangents.

Yes

- Exact location and area of all land to be dedicated for public use or reserved by deed covenant for common use of all property owners with the purpose indicated thereon. All lands dedicated for public use, other than streets, shall be marked “Dedicated to the Public”.

N/A

- Exact location and width of all known or recorded easements, whether public or private and a statement of easement rights.

Yes, recorded easements and their document number are shown on the plat. Easement rights would be within said document. Not enough room on plat to state them, so this is the normal practice.

- Accurate location and materials of all permanent reference monuments.

Yes.

- Certificate of registered land surveyor preparing the plat certifying that the plat, as presented, fully complies with the requirements of this ordinance and platting laws of the State of Minnesota relative to the surveying, dividing and mapping of the land; that the plat is a correct representation of all exterior boundaries of the land surveyed; that the plat represents a survey made by him and that all monuments indicated thereon exist and their location size and material are correctly shown.

Yes

- Certificate from the Minnesota Department of Health that plans for the water supply system and sewerage systems have been approved whenever applicable. In the event that the necessary disposal system(s) is not available at time of approval of the final plat, conditional approval may be given pending the issuance of said certificate(s) by the Minnesota Department of Health.

In Olmsted County this authority has been granted to the Olmsted County Planning Advisory Commission.

- A Certificate issued by the authorized county official stating that there are no unpaid taxes or special assessments on any of the lands included in the plat.

Yes, the signature line on the first page of the plat under property records and licensing represents this Certificate.

- A Certificate by the owner(s) dedicating to the public for full public use all streets and streets right-of-ways and other lands designated as “Dedicated to the Public’s Use” and the granting of utility easements as shown on the plat.

Yes, first page.

- Certificate of approval by the Olmsted County Planning Commission, the County Engineer, County Board of Health, and the Town Board

Yes

- Exact location and area of all and to be dedicated for public use; this use or purpose must be defined on the plat.

Yes, the roads.

Conclusion

The Covenants and Building Restrictions for the Trails of Cascade Phase 1 have been provided along with the Well Covenant. Review of the well covenant shows all lots have rights to the one well which is proposed in this phase of the subdivision.

Stormwater management plans were provided by the applicant during the preliminary platting process and reviewed by the Township Engineer. A question as to the maintenance of those ponds still exists. A declaration on the maintenance was provided in the Development Agreement but I'm not sure if that will provide notice to each individual lot owner over the years. Additionally, the Development Agreement is missing the exhibit as to which lots will contribute to which ponds.

The Township Septic Inspector has reviewed the soils data for the septic sites and working with the Township Engineer has approved the plat to move forward.

There is no indication of the well location that the existing well easements pertain to.

Corrections, as listed in this report are needed. Staff recommends approval if all the contingencies are met.