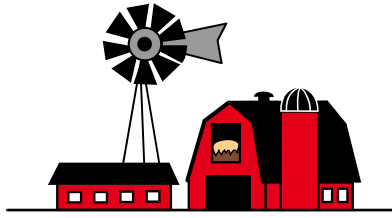


TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

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TCPA

Date: 10/1/2021

To: Rochester Township Planning Commission
Rochester Township Board
Edward Clark
WSB Engineering

RE: Mayo Woodlands Third - Proposed Subdivision – Final Plat

Meeting: On Monday, October 11, 2021, after 7:00 pm the Rochester Planning Commission will hold a public hearing regarding:

Mayo Woodlands Third Final Plat:

A hearing to consider a final plat for Mayo Woodlands Third consisting of 44.11 acres. The proposed plat consists of 7 residential lots, ranging in size from 2 to 2.96 acres, served individual sewage treatment systems and a shared well. There will also be 18 residential cluster lots ranging in size from .50 to .69 acres served by a community drain-field and shared wells. The plat also includes three outlots which will serve as private roads, drainage easements and community septic fields, and three outlots to serve as open space. The plat also includes a ten-foot pedestrian trail easement along Meadow Crossing Road SW

Current Zoning: R-1SD; Mayo Woodlands Special District

Location: Parts of Section 17 T106N, R14W lying north of Meadow Crossing Road SW with the northern boundary being The Mayo Woodlands and Mayo Woodlands Second plat(s) and the southern boundary being Meadow Crossing Road SW. Olmsted County Parcel #: 64174308028.

Owner/Applicant:
Clark Development LLC, 36 Woodlake Drive SW, Rochester, MN 55902

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

Enclosures:

1. Applicant submission package
2. Plat/Location Map
3. Aerial Photo Map
4. Zoning Map
5. Land Use Plan Map
6. Soils CER Map
7. Soil Type Map
8. Flood Soils Map
9. Elevations Map

Reviewers:	Olmsted County Planning	Olmsted County Assessor
	Olmsted County Health Department	Minnesota Department of Natural Resources
	Olmsted GIS	Minnesota Pollution Control
	Olmsted County Public Works	GGG Engineering
	Olmsted County Soil and Water	Rochester Public Utilities
	Minnesota Energy Resources	Century Link
	Charter	Jaguar Communications
	Minnesota Energy	

Recent Background:

The Rochester Township Planning Commission was originally scheduled to hold a public hearing on this submittal at their February 2, 2021, regular meeting. After being contacted by the Mayo Woodlands Homeowner’s Association, the applicant asked that the application be removed from the agenda until he and his development team could meet with the Homeowner’s Association Board. The original preliminary plat application included only a portion of the undeveloped area within the Mayo Woodlands Special District. The Homeowner’s Association Board indicated a desire to have the entire area on the preliminary plat so they could be assured as to what the entire development would look like. After the meeting, the applicant withdrew the original application.

The applicant has resubmitted the application for a preliminary plat encompassing the entire area. The preliminary plat shows the area will be final platted in two phases, those would be Mayo Woodlands Third and Mayo Woodlands Fourth. The preliminary plat for both Mayo Woodlands 3rd and 4th Subdivisions was approved by the Rochester Township Board on May 13, 2021.

Differences between the General Development Plan and the Preliminary Plat

The approved general development plan indicated this area to be developed into 44 small residential lots on community drain fields. The proposed preliminary plat changes that to 7 conventional lots on individual drain fields and 33 residential cluster lots on community drain fields. The GDP had six clusters of lots with 10 southwest of Glenwood Road SW and 34 between Glenwood Road SW and Mayo Woodlands Road SW. The cluster southwest of Glenwood Road SW was reduced by 3 and changed to large lots. Per an agreement with the Mayo Woodlands Homeowner’s Association one additional lot was removed in the area between Glenwood Road SW and Mayo Woodlands Road SW reducing that total to 33.

The approved General Development Plan included 6 private roads ending in cul-de-sacs; the proposed preliminary plat has 5 private roads also ending in cul-de-sacs. One of the community septic system outlots has been removed since that area has been reconfigured into conventional size lots. The proposal also has created a stormwater treatment area southwest of the intersection of Glenwood Road SW and Meadow Crossing Road SW.

The original GDP for the area maintained as cluster lots contained 35 acres of open space, this included the community building area which contains 3.4 acres. The previous submittal anticipated this to be reduced to 18 acres of open space. The revised submittal has increased this area to approximately 18.5 acres. In the area being converted to large lots the open space has been absorbed by the increase in lot size and stormwater treatment. Additional open space was absorbed by increasing the size of the community lots by approximately a tenth of an acre each from about four tenths of an acre to over five tenths of an acre, thus contributing to the reduction in open space. The change to conventional lots on the south and west side of Glenwood Road SW does not affect the trail system which is shown on the approved general development plan and which the developer has agreed to install.

The special district language specifies that an amendment to the general development plan is only required if the number of lots within the development increases. Since this is a reduction, a new general development plan is not required.

Differences between the Preliminary Plat and the Final Plat

The Preliminary plat provided for a 15-foot utility easement along Meadow Crossing Road, the Final Plat changes that to a five-foot utility easement and a 10-foot trail easement for a pedestrian trail.

Final 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, Mylar or other suitable material with black waterproof ink. The final plat shall measure thirty (30) inches in length and twenty (20) inches in width with a border line of one and one-half (1 ½) inches on the left side of the thirty (30) inch length and a border of one-half (1/2) inch provided on the other three (3) sides. When more than one 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 scale not greater than one inch to one hundred (100) feet. When 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:

- Date, scale, north point.

Yes

- Subdivision name and all street names.

The subdivision name of “Mayo Woodlands Third”, along with the roadway names of “Meadow Crossing Road SW” and “Glenwood Road SW” are present. The proposed names have been reviewed and approved by Rochester-Olmsted County GIS Division. The developer has provided a check to the Rochester/Olmsted County GIS Division for addresses.

Outlots B and C are roadways and are named “Prairie Woods Lane SW” and Mayo Prairie Land SW” respectively.

- Name of the owner of record and surveyor preparing plat.

Yes

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

Yes

- Exact location, widths and names of all existing platted or dedicated streets, easements, railroad and utility right-of-ways, parks, water courses and drainage ditches all of which are of record.

Yes

- Water elevations of adjoining 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 States Geodetic Survey Datum.

N/A-Not located within this portion of the development.

- Exact location, widths 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

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

Yes

- Accurate location and material of all permanent reference monuments.

Yes

- Certificate of the registered land surveyor preparing the plat that the plat as presented fully complies with the requirements of this ordinance and the platting laws of the State of Minnesota and the appropriate signature lines.

Yes

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

Yes - Dedication is above the first signature by the developer (Clark Development LLC, Edward Clark, Chief Officer/Manager).

- Signature of the Olmsted County Engineer may be required

Signature of County Engineer is not required since access is not to a county road.

- Signature of the Olmsted County Surveyor

Yes

- Signature line for Olmsted County Environment Specialist.

Yes

- Signature line for the Rochester Town Board

Yes

Supporting Documents

The following list of documents provided with the plat.

- *Development agreement – will be presented to the Township Board once completed. The developer's consultant and the town's Attorney are working on its completion.*
- *Wastewater agreements*
- *Well water agreements*
- *Covenants*

Conclusion

The final plat reflects the approved preliminary plat except for the change to the utility easement. The idea of a trail was discussed by the Township Board and the Developer during the preliminary platting process. The lot lines are the same as the previously submitted plat that was approved by the Board. The preliminary plat was approved by the Rochester Township Planning Commission on May 11, 2021, and by the Town Board on May 13, 2021. The Olmsted County Planning Commission approved their environmental review of the plat on September 16, 2021

The township engineer has approved the grading/soil erosion, storm water and roadway plans. Bonds have been provided and grading permits have been issued.

A review of the proposed application according to the Standards listed has been completed by Staff. Staff recommends approval.