TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

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-- TCPA --

Date: 3/16/2023

To: Rochester Township Planning Commission
Rochester Township Board
Ed Clark/Clark Development, LLC
G Cubed Inc.

RE: Mayo Woodlands Fourth Final Plat

Application:
The Rochester Township Planning Commission will hold a public hearing at the Rochester Town Hall, 4111 11th Ave SW, Rochester, MN on Tuesday, April 11, 2023, after 7:00 PM regarding:

Request:
An application for a final plat consisting of 20.76 acres being subdivided into six (6) single family residential lots and one outlot. The property is zoned Special District. The proposed development is known as Mayo Woodlands Fourth and located in the southwest quadrant of Meadow Crossing Road SW and Mayo Woodlands Road SW intersection. Each lot will access Mayo Woodlands Road SW via private driveways. The six (6) lots as proposed will be serviced by individual sewage treatment systems and one shared well.

Partial Legal Description:
Parcel #:641741086146. Part of the southeast 1/4 of section 17 TWP-106 RANGE-014, Olmsted County, Minnesota

Owner: Lucas Clark, 3929 Southshore Ln SW, Rochester, MN 55902
Applicant: Clark Development, LLC, 36 Wood Lake Drive SE, Rochester, MN 55904
Engineers: G Cubed Inc., 14070 Hwy 52 SE, Chatfield, MN 55923

Present Zoning:
R-1SD, Mayo Woodlands Special District

Enclosures:
1. Applicant's submittal

Reviewers:
Olmsted County Planning
WHKS Engineering
Rochester/Olmsted GIS
Olmsted County Public Works
Olmsted County Assessor
Minnesota Department of Natural Resources
Minnesota Pollution Control
GGG Engineering

Olmsted County Soil and Water
Minnesota Energy Resources
Rochester Fire Department
Peoples Cooperative Services
Century Link

Background:

A preliminary plat for both Mayo Woodlands 3rd and 4th Subdivisions was approved by the Rochester Township Board on May 13, 2021. Both phases were preliminarily platted as an agreement between Clark Development and the Mayo Woodlands HOA to ensure the area would be developed as planned. Platting both phases at the same time became an issue with the MPCA due to having two community septic systems operated by the same owner. Phase 4 was ultimately subdivided and is now owned by Lucas Clark. This was completed to avoid requiring that Clark Development obtain a State Permit as a wastewater operator while developing phase 3. A final plat for phase 3 was approved by the Rochester Township Board on October 11, 2021.

Differences between General Development Plan and the Final Plat

The general development plan (GDP) intended for 17 cluster lots in this area to be served by shared wells, a community septic system and two private roads connecting to Mayo Woodlands Road SW. The current plan proposes six conventional lots served by a shared well and individual septic systems. Each lot will access Mayo Woodlands Road SW via private driveways.

The trail system shown in this area on the GDP will essentially be abandoned and no other trails have been proposed. The existing trail located on the north side of Meadow Crossing Road SW will remain.

The GDP contained 35 acres of open space for the area intended to have cluster lots. That has since been reduced by 18.5 acres with phase 3 and will be reduced by an additional 8.89 acres with this final plat. The current plan proposes 7.61 acres of open space within “Outlot A” which greatly exceeds the 1.5% requirement.

The changes listed above have been discussed with the Mayo Woodlands HOA and they have no objections to these deviations from the GDP.

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.

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 boarder 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.

Subdivision name is present. There are no streets proposed.

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

Yes – Owner – Clark Development, LLC Surveyor – Geoffrey G Griffin.

- 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

- 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, provided on the plat.

- 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.

- Signature of the Olmsted County Engineer may be required.

Yes

- Signature of the Olmsted County Surveyor

Yes

- Signature line for Olmsted County Environment Specialist/Olmsted County Planning Commission.

Yes

- Signature line for the Rochester Town Board

Yes

Supporting Documents:

The following is a list of supporting documents which have been provided for review.

- *Development Agreement*
- *Supplemental Declaration of Protective Covenants, Conditions and Restrictions*
    - *This supplement includes HOA covenants and maintenance of common areas and drainage easements.*
- *Declaration of Well and Water Easement*
- *Consent to Water Easements*

Conclusion:

The final plat reflects the approved preliminary plat.

The township engineer has reviewed the grading/soil erosion plan, storm water plan and provided comments to the applicant.

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

1. *The applicant complies with all requirements as noted by the township engineer.*
2. *The applicant must submit a letter from the MPCA indicating that permanent stormwater treatment is not required for this project.*
3. *The applicant must submit a letter from the Postmaster indicating a cluster mailbox is not required for this project.*
4. *The applicant obtains all federal, state and local permits required by the proposed construction.*