TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11th Avenue SW
Room 10
Rochester, MN 55902
PH: (507) 529-0774
FX: (507) 281-6821

Roger Ihrke, Administrator
David Meir, Administrator
Jered Staton, Administrator
roger@tcpamn.org
david@tcpamn.org
jered@tcpamn.org

-- TCPA --

Date: 2/13/2023

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

RE: Mayo Woodlands Fourth Preliminary 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, March 07, 2023, after 7:00 PM regarding:

Request:
An application for a preliminary 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 Soil and Water
Olmsted County Assessor
Minnesota Department of Natural Resources
Minnesota Pollution Control
GGG Engineering
Peoples Cooperative Services

Minnesota Energy Resources Century Link
Rochester Fire Department

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 Clark Development from obtaining 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 Preliminary 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 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 preliminary 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.

Preliminary Plat Requirements – *Staff review in italics*

ARTICLE IV - SPECIFICATIONS FOR PLANS AND PLATS

Section 4.0. PRELIMINARY PLAT. The preliminary plat shall be drawn on suitable tracing paper or other material of suitable quality with black waterproof ink or pencil at a scale not greater than one hundred (100) feet equals one (1) inch. Legible reproductions of said drawing may be submitted to the Commission for purposes of receiving conditional approval.

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

Preliminary Plat Requirements:

- Date, scale, north point.

Yes

- Proposed subdivision name and all intended street names.

The subdivision name of "Mayo Woodlands Fourth" is present. There are no roads proposed in this phase.

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

Yes

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

Yes

- Topographic map of the area showing two-foot contours and delineating areas with the following changes in slope: minimum contours of two feet as follows: seven (7) percent or less; eight (8) to fifteen (15) percent; sixteen (16) to twenty-five (25) percent; greater than twenty-five percent.

Yes

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

Yes

- Zoning classification of land to be subdivided and all adjacent lands.

Yes

- Location, widths and names of all existing platted or dedicated streets, easements, railroad and utility right-of-way, parks, water courses, drainage ditches, permanent building and structures and such other data as may be required by the Commission within the area to be subdivided and within three hundred (300) feet of the exterior boundaries of the area being subdivided.

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 States Coast and Geodetic Survey and/or United States Geodetic Survey Datum.

N/A.

- Location and boundaries of all floodplain, floodway and wetland areas. Location and edge boundaries of any sinkholes must be clearly indicated. (Ref. Article VII).

No wetlands or floodplain are suspected or identified at this location. However, a previous submittal from WSB in 2021 identified a sinkhole near the intersection of Mayo Woodlands Road SW and Meadow Crossing SW. This development is not proposing any construction in this area, and this is only mentioned for the developer's and contractor's awareness.

- The layout and width of all proposed new streets and the right-of-way, private roads, storm drainage and easements, whether public or private, for public and private utilities.

Yes, provided on plat. The township engineer should review proposed easements to ensure stormwater is contained within their limits.

- Length and bearing of the exterior boundaries of the land being subdivided.

Yes

- Approximate dimensions of all lots.

Yes. Although it is not required, the size of all lots is shown.

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

Yes

- Location and area of all property to be dedicated for public use or reserved by deed covenant for use by all property owners in the development with a statement of conditions of such dedication or reservation.

The open space shown as "Outlot A" will belong to the homeowner's association. The association and covenants have been provided for review.

The plat will need to be reviewed for water supply by the Olmsted County Planning Department prior to preliminary plat approval by the Township Planning Commission.

- Location of all proposed or existing wells (active, abandon or capped) and any distribution systems to point of service connections.

One well is proposed with this development. It is shown to be located on the northwest corner of lot 5.

A well agreement has been provided for review.

- Location of well sites and distribution system to point of service connections if a community water supply is being proposed.

One well is shown to be located on lot 5 serving all 6 lots.

- Location of proposed septic support or field areas including the location of percolation test sites and boring holes per current Rochester Township Septic Rules and the Rochester Township Zoning Ordinance.

Primary and secondary drain fields are shown on the preliminary plat. The preliminary septic design has been approved by the septic authority.

- Drainage design, storm-water management including storm-water ponds both temporary and permanent, and erosion control including ditch checks, silt fencing and seeding types.

The applicant has provided this data to the township in the form of a grading plan and a stormwater management plan. The Township Engineer will need to review and provide comments on both, along with the preliminary plat.

Permanent Stormwater treatment is not required for this development as the proposed increase in impervious coverage is less than one acre. Storm Water Quality Best Management Practices (BMPs) are shown to be provided in the form of two vegetated swales. The construction of these BMPs meet the Minimal Impact Design Standards (MIDS) requirement for providing no increase or reducing Total Suspended Solids, dissolved and particulate phosphorous of stormwater runoff.

The plat shows these swales to be located within drainage easements. The grading plan and drainage report provide more detail of the individual swales.

No grading will be allowed on the site until the grading and erosion control plans have been approved by the Township Engineer and a grading permit has been issued.

- Roadway designs including cross-sections and finished grade and ditch slopes. Reports shall include present grades and contours and finished grades and contours.

No roads are proposed with this development.

- A soil analysis delineating types per the Soils Survey of Olmsted County, Minnesota and obtainable from the United States Department of Agriculture, Soil Conservation Service.

Soil types are shown on the preliminary plat. All soil types shown are classified as fair to well suited for building purposes.

- An engineering feasibility report for the installation and operation of community type sewage disposal system and water distribution system where such facilities are to be incorporated in the final plat.

This type of sewage disposal system is not being proposed.

Variances

No Variances are being proposed with this subdivision.

Conclusion

Olmsted County Planning Department has not completed their review as of this writing.

The Township Engineer has not competed their review as of this writing.

A review of the proposed application according to the Standards listed has been completed. Staff recommends approval with the condition that any applicable comments from the Township Engineer and the County Planning Department are addressed before construction. The subdivision as proposed is considered very benign as it does not involve any considerable changes to the current topography, no public roads are proposed and there is no anticipated environmental impact. Staff does not expect any significant comments from the Township Engineer or the County Planning Department.

If the Commission feels it does not have enough information or the information is incomplete, Staff recommends that the public hearing should be continued until their next meeting allowing for additional information to be submitted.

The planning commission has final approval on preliminary plats.