



REQUEST FOR ACTION

**Major Land Subdivision No. CD2026-014PLAT by
Bigelow Homes, LLC. to be known as Westbury First**

MEETING DATE:

July 20, 2026

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Public Hearings

PRESENTER:

Anthony Cicchi

Action Requested:

Adopting a Resolution approving Major Land Subdivision No. CD2026-014PLAT by Bigelow Homes, LLC, to be known as Westbury First, with five conditions, subdividing 34 acres into 105 residential lots and 4 outlots.

Report Narrative:

The applicant is proposing a Final Plat to subdivide 34 acres into 105 residential lots. The site is located southeast of the intersection of 60th Ave NW and Kingsbury Dr NW. This is a Final Plat of Major Land Subdivision CD2026-001PLAT, which was approved on January 28th, 2026. This will be the first phase of the Westbury development.

In February of 2024, the property owner, Bigelow Homes LLC, received approval on two concurrent applications requesting annexation of 28.84 acres of land (CD2024-008ANX) and a request for zone change (CD2024-004ZC) on 38.88 acres of property from Mixed Single Family Residential (R-1) to Low Density Residential - Small Lot (R-2). Subsequently, a General Development Plan (CD2024-007GDP) for a 67.72-acre, 220-lot single-family residential development with 8 acres of proposed parkland was approved by the Development Review Committee in March of 2025.

The Development Review Committee recommends that the City Council approve Application No. CD2026-014PLAT, subject to 5 Conditions of Approval.

1. Prior to recording of the Final Plat, the Development Agreement shall be fully executed by Owner and City, and shall be recorded;
2. Prior to recording of the Final Plat, the applicant shall relabel the lot currently labeled as "Park" to "Outlot D", to the satisfaction of City Public Works;
3. Prior to recording of the Final Plat, the applicant shall record easements across Outlots A, B and C shall be removed from the plat and be replaced with temporary public drainage and utility easements and dedicated to the City via a City-prepared easement and recorded, to the satisfaction of City Public Works;
4. Prior to recording of the Final Plat, the applicant shall dedicate the 8.16-acre park (now Outlot D) to the City;
5. Prior to recording of the Final Plat application, the applicant shall submit all GIS Impact and E911 Addressing Fees to the satisfaction of the Olmsted County Public Works Department.

Priorities & Foundational Principles:

Economic Vibrancy & Growth Management

Policy Considerations & DEI Impact:

The proposed final plat is consistent with an active General Development Plan and achieves Comprehensive Plan Core principles of Economic Vibrancy and Growth Management, and Fiscal Responsibility & Sustainability.

Prior Legislative Actions & Community Engagement:

January 28, 2026 - Planning and Zoning Commission Public Meeting for Major Land Subdivision No. CD2026-001PLAT.

February 18, 2026 - Council Public Meeting for Major Land Subdivision No. CD2026-001PLAT.

Fiscal & Resource Impact:

All development costs will be the responsibility of the developer and will be outlined in a Development Agreement and/or City-Owner Contract.

Alternative Action(s):

No alternative actions are suggested at this time.

Prepared By:

Anthony Cicchi

Attachments:

[CD Memo - CD2026-014PLAT - Westbury First FP](#)

[Development Timeline Exhibit - CD2026-014PLAT - Westbury First FP](#)

[Notification Map - CD2026-014PLAT Westbury First FP](#)

[Site Location Map - CD2026-0014PLAT - Westbury First FP](#)

[Final Plat Exhibit - CD2026-014PLAT - Westbury First FP](#)

[Agency Review Comments - CD2026-014PLAT - Westbury First FP](#)

[MLS Criteria - CD2026-014PLAT- Westbury First FP](#)

[Resolution - CD2026-014PLAT - Westbury First FP](#)