



REQUEST FOR ACTION

Annexation Petition No. CD2026-003ANX by City of Rochester, on behalf of Farmland LLC

MEETING DATE:

July 20, 2026

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Consent Agenda

PRESENTER:

Elliot Mohler

Action Requested:

Adopting a Resolution approving Annexation Petition No. CD2026-003ANX by City of Rochester, on behalf of Farmland LLC, to incorporate approximately 188 acres of land into the Rochester City Limits

Report Narrative:

The applicant is requesting the annexation of 188.6 acres of land in Haverhill Township. The site is located east of Hadley Valley Rd NE and north of 48th St NE. On June 10, 2005, a jointly approved Orderly Annexation Agreement (OAA) between the City of Rochester and Haverhill Township was submitted to the Office of Administrative Hearings. The OAA covers 1,300 acres of land, generally located east of Broadway Ave N, west of Deer Ct NE, south of the Connemara Hills development, and north of Viola Rd NE.

On July 1, 2026, the applicant submitted their request that the City annex 188.6 acres into the Rochester City limits to facilitate the development of approximately 267 single-family homes. The applicant previously held a Neighborhood Information Meeting (NIM) on February 3, 2026, for their submitted General Development Plan (GDP). The GDP is currently under review by City teammates. The applicant submitted a mandatory Environmental Assessment Worksheet (EAW) to the EQB Monitor on March 24, 2026. The EAW was published in the EQB Monitor on March 31, 2026, and the 30-day public comment period ended on April 30, 2026. The Council adopted a negative Record of Decision, meaning no further environmental analysis was needed, at its regularly scheduled meeting on June 15, 2026.

Under Minnesota law, annexations completed by joint resolution pursuant to an OAA are considered administrative actions implementing a previously negotiated and adopted framework between a municipality and a township. Through the adoption of an OAA the affected jurisdictions have already established the conditions, procedures, and areas eligible for future annexation by mutual consent. When an annexation resolution is consistent with the terms of the agreement, it does not require the same level of scrutiny as the standard annexation by ordinance process and is considered a routine administrative matter suitable for placement on the consent agenda.

Priorities & Foundational Principles:

Inclusive Growth Management

Policy Considerations & DEI Impact:

Approval of the Annexation Petition will facilitate the development of additional housing options, diversifying housing options in the northwest of the City, and emphasize fiscal sustainability through a

logical expansion of the City's incorporated area by capitalizing on previously developed regional transportation facilities and sewer infrastructure.

Prior Legislative Actions & Community Engagement:

June 10, 2005: Joint approval of the OAA by City of Rochester and Haverhill Township

July 13, 2005: Municipal Boundary Adjustment Unit accepts the jointly approved OAA

February 3, 2026: Neighborhood Information Meeting for the associated General Development Plan

March 24, 2026: EQB Monitor - EAW is submitted

March 31, 2026: EQB Monitor - 30-day public comment period begins

April 30, 2026: EQB Monitor - 30-day public comment period ends

July 1, 2026: Applicant submitted an annexation request to incorporate 188.6 acres of land

July 15, 2026: Common Council - Approves a Record of Decision for the associated EAW

Fiscal & Resource Impact:

All development costs associated with the project are the responsibility of the developer.

Alternative Action(s):

There are no alternative actions recommended at this time.

Prepared By:

Elliot Mohler

Attachments:

[Community Development Memo - CD2026-003ANX Hadley Valley](#)

[Site Location Map - CD2026-003ANX Hadley Valley](#)

[Applicant Narrative - CD2026-003ANX Hadley Valley](#)

[Annexation Petition - CD2026-003ANX Hadley Valley](#)

[Annexation Exhibit - CD2026-003ANX Hadley Valley](#)

[Orderly Annexation Agreement - CD2026-003ANX Hadley Valley](#)

[Review Comments - CD2026-003ANX Hadley Valley](#)

[Resolution - CD2026-003ANX Hadley Valley](#)