



REQUEST FOR ACTION

Final Plat No. CD2026-011PLAT, by Pulte Homes of MN LLC, to be known as Del Webb Solhaus

MEETING DATE:

July 6, 2026

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Public Hearings

PRESENTER:

Elliot Mohler

Action Requested:

Adopting a Resolution approving Final Plat No. CD2026-011PLAT, by Pulte Homes of MN LLC, to be known as Del Webb Solhaus, with five conditions, for the subdivision of 29 acres of land into 69 residential lots.

Report Narrative:

The applicant is requesting the subdivision of 29 acres of land into 69 single-family residential lots. The site is located southwest of the intersection of Country Club Rd W and 45th Ave SW.

The Council approved the annexation of the site on September 8, 2025. The second reading of the ordinance occurred at the October 21, 2025, regular Council meeting. The associated Major Land Subdivision was approved on December 10, 2025, with eight conditions of approval. The Major Land Subdivision proposes the subdivision of 141 acres of land into 300 residential lots.

The Development Review Team recommends approval with the following conditions:

1. Prior to the recording of the Final Plat, the Stormwater Management, Civil, and Grading plans shall be approved.
2. Prior to the recording of the Final Plat, a City-prepared Development Agreement must be approved.
3. Prior to the recording of the Final Plat, outstanding or new comments from RPU Electric, RPU Water, and Rochester Fire must be addressed.
4. Prior to the recording of the Final Plat, the applicant shall meet their parkland dedication obligation.
5. Prior to the recording of the Final Plat, the applicant shall meet their boulevard tree obligation.

Priorities & Foundational Principles:

Inclusive Growth Management

Policy Considerations & DEI Impact:

The proposed plat achieves the Comprehensive Plan core principles of economic vibrancy and growth management, and fiscal responsibility and sustainability.

Prior Legislative Actions & Community Engagement:

August 13, 2025: Planning Commission - Forwarded a recommendation approving Growth Management Map Amendment No. CD2025-002GMMA, Comprehensive Plan Amendment No. CD2025-003CPA, and

Annexation Petition No. CD2025-004ANX

September 8, 2025: Council - Adopted Resolutions approving Growth Management Map Amendment No. CD2025-002GMMA, Comprehensive Plan Amendment No. CD2025-003CPA, and Annexation Petition No. CD2025-004ANX

September 29, 2025: City Teammates - Approved General Development Plan No. CD2025-003GDP

November 4, 2025: Environmental Quality Board - Environmental Assessment Worksheet submitted to the EQB Monitor

November 11, 2025: Environmental Quality Board - Environmental Assessment Worksheet published in the EQB Monitor

November 11, 2025: Environmental Quality Board - Required 30-day public comment period begins.

December 10, 2025: Planning Commission - Adopted a Resolution approving Shoreland Protection Permit No. CD2025-001SPP

December 10, 2025: Planning Commission - Forwarded a recommendation approving Major Land Subdivision No. CD2025-042PLAT

January 5, 2026: Council - Adopted a Resolution approving Major Land Subdivision No. CD2025-042PLAT

Fiscal & Resource Impact:

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

Alternative Action(s):

No alternative actions are recommended at this time.

Prepared By:

Elliot Mohler

Attachments:

[Community Development Memo - CD2026-011PLAT Solhaus](#)

[Notification Map - CD2026-011PLAT Solhaus](#)

[Site Location Map - CD2026-011PLAT Solhaus](#)

[Final Plat Exhibit - CD2026-011PLAT Solhaus](#)

[Final Plat Criteria - CD2026-011PLAT Solhaus](#)

[Review Comments - CD2026-011PLAT Solhaus](#)

[Resolution - CD2026-011PLAT Solhaus](#)