



REQUEST FOR ACTION

Annexation Petition No. CD2026-001ANX by City of Rochester

MEETING DATE:

April 20, 2026

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Ordinance Second Readings

PRESENTER:

Michael Spindler-Krage

Action Requested:

Adopting an Ordinance approving Annexation by Ordinance No. CD2025-001ANX, by the City of Rochester, to incorporate approximately 124.61 acres of land into the City Limits with the Unified Development Code (UDC) Mixed Use General (MX-G) zoning district.

Report Narrative:

The Parks and Recreation Department has requested that the subject 124.61-acre City-owned property be annexed into the City of Rochester incorporated limits. The subject property is located immediately north of the Rochester Sports and Recreation Complex site and south of Highway 52, formerly known as the Leitzen Property. The site is contiguous to the City along its west and southern property line. As a property owned by the City of Rochester, Public Hearings of the proposed annexation request are not required, per Minnesota Statutes Section §414.033 2(b).

The purpose of the proposed annexation is to facilitate City Parks and recreation projects such as the extension of Willow Creek Trail, which will link Gamehaven Regional Park to the City of Rochester's trail network system. It will also facilitate the development of stormwater abatement/flood attenuation associated with city trails or other Parks & Recreation development projects. Additionally, the site is intended to be temporarily used in conjunction with the development of the Rochester Sports and Recreation Complex for excavation purposes of sand materials to be used at the facility.

Subject to Council approval of the annexation request, a First Reading of an annexation ordinance is required. The Parks and Recreation Department has requested that the Council waive a Second Reading of the annexation ordinance. A Second Reading is not required by the Minnesota Statutes and may be waived by the City Council per the City Charter. This will significantly reduce the processing time of the requested annexation and conform to the timing needed to support the timelines necessary for excavation of sand material. An annexation ordinance will be scheduled for April 6, 2026, for First Reading, subject to approval of the annexation request.

The Development Review Team is recommending that the Council approve Annexation # CD2026-001ANX.

Priorities & Foundational Principles:

Economic Vibrancy & Growth Management

Fiscal Responsibility & Sustainability

Policy Considerations & DEI Impact:

The proposed Annexation will facilitate the development of a Regional Sports and Recreational Complex. This project reflects the City's commitment to balancing regional impact with community benefit. Phase one focuses on immediate priorities and the beginning of a larger vision that enhances the City's recreational facilities, supports economic development, and fosters equity.

Prior Legislative Actions & Community Engagement:

June 2, 2025: Council Public Hearing & approval - Growth Management Map & Land Use Plan Amendments, Annexation, and Rezoning - Rochester Sports & Recreation Complex

August 26, 2025: Neighborhood Information Meeting Rochester Sports & Recreation Complex- Site Plan & Final Plat

November 18, 2025: Second Neighborhood Information Meeting - Rochester Sports & Recreation Complex Site Plan & Final Plat

January 21, 2026: Council Public Hearing & Approval Rochester Sports & Recreation Complex Final Plat

March 16, 2026: City Council - Approval of Annexation No. CD2026-001ANX

April 6, 2026: City Council - First Reading Annexation No. CD2026-001ANX

Fiscal & Resource Impact:

All development costs will be the responsibility of the developer.

Alternative Action(s):

No alternative actions are suggested at this time.

Prepared By:

Edward Caples

Attachments:

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