



REQUEST FOR ACTION

Annexation Petition No. CD2026-002ANX by City of Rochester

MEETING DATE:

April 20, 2026

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Consent Agenda

PRESENTER:

Elliot Mohler

Action Requested:

Adopting a Resolution approving Annexation Petition No. CD2026-002ANX, by the City of Rochester, to incorporate approximately 175 acres of land into the City Limits with the application of the Unified Development Code (UDC) default Low-Density Residential - Small Lot (R-2) zoning district.

Report Narrative:

The applicant is requesting the annexation of 175 acres of land in Cascade Township. The site is located east of 60th Ave NW and north of 19th St NW. On March 15, 2024, a jointly approved Orderly Annexation Agreement (OAA) between the City of Rochester and Cascade Township was submitted to the Office of Administrative Hearings. The OAA covers 720 acres of land south of Valleyhigh Dr NW, east of 60th Ave NW, and north of 19th St NW in Cascade Township. The purpose of the OAA is to facilitate the City's 6G sanitary sewer extension north of Hwy 14 W.

On March 30, 2026, the applicant submitted their request that the City annex 175 acres into the Rochester City limits to facilitate the development of approximately 580 single-family homes. The applicant previously held a Neighborhood Information Meeting (NIM) on April 2, 2026. The applicant has submitted associated applications for the development of the site, including a General Development Plan (GDP) and an Environmental Assessment Worksheet (EAW), both of which are under review by City teammates.

Completion of the Orderly Annexation process is finalized by Common Council adoption of a Resolution. The Joint Agreement for Orderly Annexation, the draft Resolution for annexing the property, and an "Annexation Exhibit" showing the area to be annexed are included for review and consideration.

Priorities & Foundational Principles:

Inclusive Growth Management
Housing Access

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 incorporated area by capitalizing on previously developed regional transportation facilities and sewer infrastructure.

Prior Legislative Actions & Community Engagement:

March 11, 2024: Office of Administrative Hearings - Acceptance of the Joint Resolution for Designation of Certain Land and Orderly Annexation Agreement
March 30, 2026: Community Development - Applicant requests the City annex 175 acres of land into the Rochester City Limits
April 2, 2026: Neighborhood Information Meeting - Applicant held a NIM for the associated General Development Plan and Major Land Subdivision

Fiscal & Resource Impact:

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

Alternative Action(s):

There are no alternative actions suggested at this time.

Prepared By:

Elliot Mohler

Attachments:

[Cover Page](#)

[Community Development Memo - CD2026-002ANX Graham Acres](#)

[Site Location Map - CD2026-002ANX Graham Acres](#)

[Annexation Request - CD2026-002ANX Graham Acres](#)

[Annexation Exhibit - CD2026-002ANX Graham Acres](#)

[Orderly Annexation Agreement OA-1885 - CD2026-002ANX Graham Acres](#)

[Resolution - CD2026-002ANX Graham Acres](#)