



REQUEST FOR ACTION

Final Plat No. CD2025-043PLAT by City

MEETING DATE:

January 21, 2026

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Public Hearings

PRESENTER:

Desmond McGeough

Action Requested:

Adopting a Resolution approving Final Plat No. CD2025-043PLAT, by the City, to be known as the Regional Sports and Recreation Complex, with three conditions, for the subdivision of 158.21 acres of land into one lot and four outlots.

Report Narrative:

The applicant has submitted a Final Plat for the proposed Rochester Regional Sports & Recreation Complex. The subject site is located north of 48th St SE, south of 40th St SE, and east of the east terminus of Orchid Rd SE and consists of 158.21 acres. The proposed Phase 1 Sports Complex development includes eight baseball/softball and two soccer/multipurpose fields, 12 pickleball courts, a basketball court, a playground, and outdoor gathering spaces; concessions and restroom facilities; off-street parking for 736 cars; an intra-park trail system; and a Willow Creek Trail connection. Ingress/egress is off 45th Street SE.

Further development of the site will be reviewed in the future, including development of areas for private development or further recreational development of the site, however this plat does contemplate additional development and serves as the foundation.

Following Council approval of the purchase of the 158-acre Seneca Foods property on February 3, 2025, Council approved subsequent applications for a Comprehensive Plan Land Use Map Amendment, Growth Management Map Amendment, Zone Change, and Annexation of the property on June 2, 2025. Two neighborhood meetings were held prior to the submission of Site Development Plan and Final Plat applications, held on August 26 and November 18, 2025.

The Development Review Team recommends approval of CD2025-043PLAT, subject to the following conditions:

1. Prior to submittal and recording of the final plat mylar, the applicant shall:
 - a. Add 10-foot public utility easements as indicated by the review comments provided by Rochester Public Utilities Electric.
 - b. Provide a list of potential names to the Olmsted Public Works and update the final plat mylars with the County Public Works Department-approved street name for the private access lane extending through "Outlot A".
 - c. Preliminary Plat GIS Impact, Final Plat GIS Impact, and E911 fees shall be paid to the Olmsted County Public Works Department prior to the mylar plat submission.

Priorities & Foundational Principles:

Economic Vibrancy & Growth Management
Fiscal Responsibility & Sustainability

Policy Considerations & DEI Impact:

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

Prior Legislative Actions & Community Engagement:

June 2, 2025: Council Public Hearing and approval of Growth Management Map Amendment, Land Use Plan Amendment, Annexation, and Rezoning

August 26, 2025: Neighborhood Information Meeting - Site Plan & Final Plat

November 18, 2025: Second Neighborhood Information Meeting - Site Plan & Final Plat

January 6, 2026: Public notification sent by mail to surrounding owners and forwarded to the newspaper for publication. - Final Plat

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:

Desmond McGeough

Attachments:

[CD Memo - CD2025-043PLAT - Regional Sports and Recreation Complex Final Plat](#)

[Location Map Exhibit - CD2025-043PLAT - Regional Sports and Recreation Complex Final Plat](#)

[Final Plat - CD2025-043PLAT - Regional Sports and Recreation Complex Final Plat](#)

[Narrative - CD2025-043PLAT - Regional Sports and Recreation Complex Final Plat](#)

[NIM Minutes - CD2025-043PLAT - Regional Sports and Recreation Complex Final Plat](#)

[Review Comments -CD2025-043PLAT - Regional Sports and Recreation Complex Final Plat](#)

[Final Plat Criteria - CD2025-043PLAT - Regional Sports and Recreation Complex Final Plat](#)

[Resolution - CD2025-043PLAT - Regional Sports and Recreational Complex Final Plat](#)