



REQUEST FOR ACTION

Final Plat No. CD2026-006PLAT by SCS Rochester

MEETING DATE:

May 4, 2026

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Public Hearings

PRESENTER:

Desmond McGeough

Action Requested:

Adopting a Resolution approving Final Plat No. CD2026-006PLAT, by SCS Rochester, to be known as Savannah Rochester, with five conditions, for the subdivision of 30.17 acres of land into two residential lots.

Report Narrative:

The applicant is proposing a Final Plat that would create two blocks, each block with one lot, and a collector road extension (Alpha Parkway NW). The site contains a total of 30.17 acres and is located at the southeast corner of Badger Hills Dr NW and 50th Ave NW. The underlying zoning district of the property is R-2 (Low Density Residential – Small Lot). The site received approval for a General Development Plan (GDP2024-003GDP) on December 9, 2024, encompassing just the 30.17-acre site. A Major Land Subdivision application was subsequently approved by the City Council on September 8, 2025(CD2025-025PLAT).

The GDP concept plan for the site consists of 196 attached townhome residential units within 30 residential buildings and a community clubhouse. The development will consist of a mix of 4-plex, 6-plex, and 8-plex residential buildings. The applicant has submitted a Site Development Plan application for the project, which is under administrative review. The latest iteration of the Site Development Plan identifies a unit count of 178 total attached residential units. The approved GDP is attached to this report as an exhibit for reference purposes. This Final Plat for the development is consistent with the approved General Development Plan, the Site Development Plan application currently in review, and the approved Major Land Subdivision Plat.

The Development Review Team recommends approval of CD2026-006PLAT, subject to the following conditions:

1. Prior to recordation of the Final Plat, the applicant shall pay the Parkland Dedication fee for 4.34 acres of parkland to the Parks and Recreation Department.
2. Prior to recordation of the final plat, the applicant shall satisfy their Boulevard Tree requirement with the Rochester Park and Recreation Department.
3. Prior to recordation of the Final Plat, execution and recording of the City prepared Development Agreement is required.
4. Prior to recordation of the Final Plat, Easement "A" & Easement "B" for public drainage and utilities, and Easement "C" for "Pedestrian Facilities Easement" must be dedicated by a separate recorded document in accordance with the Public Works Memo dated April 22, 2026.
5. Prior to recordation of the Final Plat, the applicant shall make the following updates to the Final Plat mylars in accordance with the Public Works Memo dated April 22, 2026:
 - a. Existing recorded easement (Document No. A1631890) for road, utilities, and pedestrian

- facilities shall be depicted on the plat with reference document number.
- b. Outlot A shall be removed. The area shown as Outlet A shall be platted as a public right-of-way.
 - c. The purpose of Easement “C” shall be updated and depicted as a “Pedestrian Facilities Easement”. Said easement will be executed and recorded prior to recording of final plat. The document number of the recorded easement shall be identified on the plat.
 - d. The document number of the recorded easements for easement “A” and easement “B” shall be identified on the plat upon recording.

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, and fiscal responsibility and sustainability.

Prior Legislative Actions & Community Engagement:

June 5, 2025: Major Land Subdivision Neighborhood Information Meeting
August 13, 2025: Planning and Zoning Commission Report and Recommendation
August 29, 2025: Notice of Public Hearing mailed to surrounding properties and forwarded to the newspaper for publication.
September 8, 2025: City Council Public Hearing for Major Land Subdivision
April 24, 2025: Notice of Final Plat Public Hearing mailed to surrounding properties and forwarded to the newspaper for publication.

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:

[Cover Page](#)

[Community Development Memo - CD2026-006PLAT - Savannah Rochester Final Plat](#)

[Notification Map - CD2026-006PLAT - Savannah Rochester Final Plat](#)

[Location Map Exhibit - CD2026-006PLAT - Savannah Rochester Final Plat](#)

[Development Timeline Exhibit - CD2026-006PLAT - Savannah Rochester Final Plat](#)

[Final Plat Exhibit -CD2026-006PLAT - Savannah Rochester Final Plat](#)

[Agency Comments - CD2026-006PLAT - Savannah Rochester Final Plat](#)

[Subdivision Criteria - CD2026-006PLAT - Savannah Rochester Final Plat](#)

[Resolution - CD2026-006PLAT Savannah Rochester Final Plat](#)