



REQUEST FOR ACTION

Text Amendment No. CD2026-002TA by the City of Rochester

MEETING DATE:

August 17, 2026

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Ordinance Second Readings

PRESENTER:

Michael Spindler-Krage

Action Requested:

Adopting an Ordinance approving Text Amendment No. CD2026-002TA, to amend Sections 60.200.040E and 60.600.030 of the Unified Development Code (UDC).

Report Narrative:

In coordination with the Department of Natural Resources (DNR), Community Development proposes an update to the Floodplain Overlay Section 60.200.040E and Flood Protection Related Definitions Section 60.600.030 of the Unified Development Code. The City previously approved changes at the April 20, 2026 Council Meeting. Following this, FEMA and the Minnesota Department of Natural Resources notified the City of Rochester on July 9, 2026, that additional updates would be required, and provided a deadline of August 21, 2026, to complete this.

The required revisions add two federal definitions related to flood protection and construction, and clarify standards for structures and dwellings within the AO Zone. The AO Zone is an area of shallow flooding where water movement is unpredictable and low-velocity flow may occur. These updates are technical in nature and align our ordinance with existing federal regulations and current City practices. By adopting the proposed revisions, the City ensures continued eligibility for residents in the national Flood Insurance Program (NFIP). Failure to adopt the updated language by August 21st will result in the suspension of residents from participation in the NFIP.

Community Development recommends approval of Text Amendment No. CD2026-002TA.

Priorities & Foundational Principles:

Inclusive Growth Management
Public Safety

Policy Considerations & DEI Impact:

Approval of the recommended updates promotes public health, safety, and welfare by providing appropriate and reasonable controls for the development and use of lands in Rochester, while also protecting the rights of property owners.

Prior Legislative Actions & Community Engagement:

September 7, 2022: Council Meeting - Adoption of the Unified Development Code

January 1, 2023: Unified Development Code Implementation

April 8, 2026: Planning Commission Public Meeting - Text Amendment No. CD2026-001TA

April 20, 2026: Council Public Meeting - Text Amendment No. CD2026-001TA

April 20, 2026: Council Meeting - Ordinance First Reading - Text Amendment No. CD2026-001TA

May 18, 2026: Council Meeting - Ordinance Second Reading - Text Amendment No. CD2026-001TA
August 3, 2026: Council Meeting - Text Amendment No. CD2026-002TA
August 3, 2026: Council Meeting - Ordinance First Reading - Text Amendment No. CD2026-002TA

Fiscal & Resource Impact:

All development costs will be the responsibility of the developer and will be outlined in a development agreement and/or City-Owner contract.

Alternative Action(s):

There are no alternative actions suggested at this time.

Prepared By:

Anthony Cicchi

Attachments:

[Ordinance - CD2026-002TA](#)