



REQUEST FOR ACTION

Final Plat No. CD2026-013PLAT by Mayowood Lands, LLC.

MEETING DATE:

July 6, 2026

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Public Hearings

PRESENTER:

Desmond McGeough

Action Requested:

Adopting a Resolution approving Final Plat No. CD2026-013PLAT, by Mayowood Lands, LLC., to be known as Preserve of Mayowood Second Addition, with three conditions, for the subdivision of 7.34 acres of land into 21 residential lots.

Report Narrative:

The applicant is proposing a Final Plat to subdivide 7.34 acres into 21 residential lots. This is a phased development of Major Land Subdivision CD2023-003PLAT, which was approved on June 26th, 2023. The Preserve of Mayowood plat was recorded on November 28, 2023, as Document A1596731. Outlots C and D of the Preserve of Mayowood and a small area from Lots 1 and 2, Block 8, will be subdivided into 21 lots.

The applicant notes that due to customer desire for wider lots, the total number of lots depicted in this portion of the Preserve at Mayowood Second Addition is less than was previously depicted in the approved Major Land Subdivision approval for the lots along Rita St SE, a private road, which was platted with the Preserve at Mayowood Final Plat. Because there is no right-of-way being dedicated for the Preserve of Mayowood Second Final Plat, and because the lotting is in substantial compliance with the approved Preserve at Mayowood Major Land Subdivision Plat (CD2023-003PLAT), this second phase of the development can proceed directly to this request for final plat application.

The Development Review Team Recommends the City Council approve Final Plat CD2026-013PLAT, subject to the following conditions:

1. Execution and recording of an amended Shoreland Protection Easement, an amended Watermain Utility Easement, and an amended Private Drainage and Utility Easement is required prior to recording of the plat
2. Building permit applications located within the Special Flood Hazard Area will not be approved until a Letter of Map Revision based on fill has been approved by FEMA
3. Prior to recording of the Final Plat application, the applicant shall submit all GIS Impact and E911 Addressing Fees to the satisfaction of the Olmsted County Public Works Department

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:

December 5, 2022: Council Meeting - General Development Plan No. CD2022-001GDP Approved
March 22, 2023: Planning and Zoning Commission - Shoreland Protection Permit Approved
June 26, 2023: Council Meeting - Preliminary Plat No. CD2023-003PLAT Approved
November 26, 2023: Council Meeting - Final Plat Plat No. CD2023-016PLAT Approved
June 26, 2026: Notice of Final Plat CD2026-013PLAT public hearing sent to neighboring property owners and published in paper

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:

[Community Development Memo - CD2026-013PLAT - Preserve of Mayowood Second FP](#)
[Development Timeline Exhibit - CD2026-013PLAT - Preserve of Mayowood SecondFP](#)
[Notification Map - CD2026-013PLAT - Preserve of Mayowood Second FP](#)
[Site Location Map - CD2026-0013PLAT - Preserve of Mayowood Second FP](#)
[Final Plat Exhibit -CD2026-013PLAT - Preserve of Mayowood Secondn FP](#)
[MLS Criteria - CD2026-013PLAT- Preserve of Mayowood Second FP](#)
[Agency Review Comment - CD2026-013PLAT - Preserve of Mayowood Second FP](#)
[Resolution - CD2026-013PLAT - Preserve of Mayowood Second FP](#)