



REQUEST FOR ACTION

**Major Land Subdivision No. CD2026-007PLAT by
Creekview Meadows, LLC., to be known as Creekview
Meadows Fourth**

MEETING DATE:

June 1, 2026

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Public Hearings

PRESENTER:

Desmond McGeough

Action Requested:

Adopting a Resolution approving Major Land Subdivision No. CD2026-007PLAT by Creekview Meadows, LLC., to be known as Creekview Meadows, subdividing 12.6 acres into 15 residential lots and 3 outlots.

Report Narrative:

The applicant is proposing a Major Land Subdivision for single-family residential units, creating 15 residential lots and 3 outlots on 12.6 acres. The subject subdivision is the fourth phase of the Creekview Meadows development. In June of 2020, a General Development Plan (CD2020-003GDP), along with an application for rezoning of property to R-1 (mixed single-family) and R-2 (Low Density Residential – Small Lot) (CD2020-001ZC), was approved by the Council for the development.

Overall, the approved GDP encompasses 66.7 acres, consisting of 139 single-family lots and 46 attached single-family lots, and approximately 17.8 acres of undevelopable preserved floodway, flood fringe, and wetland resource areas. A total of 82 residential lots have been platted with the first three subdivision plats for the project. The 15 residential lots proposed for this phase will be for single-family detached units. Proposed lots are generally 68' in width and range in depth from 100' to 190'. Proposed lots range in size from 8,779 square feet to 17,056 square feet.

This subdivision will help assist in addressing the City's shortage of single-family housing units. The proposed low-density subdivision development is consistent with both the P2S Comprehensive Plan Low Density Residential land use designation and the approved Creekview Meadows General Development Plan, approved by City Council in 2020. At their May 13 Planning and Zoning Commission meeting, the Commission unanimously recommended, by a vote of 5 to 0, that the City Council approve Application No. CD2026-007PLAT.

Both the Development Review Committee and Planning and Zoning Commission recommend that the Council approve Major Land Subdivision Application No. CD2026-007PLAT, subject to four conditions of approval:

1. Prior to the submission of a final plat, the applicant shall submit Civil Plans, Grading Plan, and a Stormwater Management Plan for review and approval by Rochester Public Works and Rochester Public Utilities. Any proposed private facilities will require the execution and recordation of a City-prepared Maintenance Declaration.
2. Prior to the submission of a final plat for Creekview Meadows Fourth, the required off-site lane addition on County 143 of Phase 3 shall be completed.

3. Prior to the submission of a final plat, the applicant shall provide an updated Major Land Subdivision Exhibit for Creekview Meadows Fourth to Community Development, identifying the 100-year flood plain and Stormwater Impact Zone areas.
4. Civil improvement plans shall show the extent of the Stormwater Impact Zone in accordance with the comment by the Flood Control Administrator.

Priorities & Foundational Principles:

Economic Vibrancy & Growth Management
Fiscal Responsibility & Sustainability

Policy Considerations & DEI Impact:

The proposed Major Land Subdivision is consistent with an active General Development Plan and achieves Comprehensive Plan Core principles of Economic Vibrancy and Growth Management, and Fiscal Responsibility & Sustainability.

Prior Legislative Actions & Community Engagement:

June 2020: Council Approval - Creekview Meadows General Development Plan No. CD2020-002GDP & Zone Change No, CD2020-001ZC.

April 7, 2026: Major Land Subdivision Neighborhood Information Meeting

May 13, 2026: Planning & Zoning Commission Meeting - report and recommendation

May 22, 2026: Public Hearing Notice forwarded to surrounding properties and forwarded to the newspaper for publication of public hearing.

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):

No alternative actions are suggested at this time.

Prepared By:

Desmond McGeough

Attachments:

[Community Development Memo - CD2026-007PLAT - Creekview Meadows Fourth MLS](#)

[Development Timeline Exhibit - CD2026-007PLAT - Creekview Meadows Fourth MLS](#)

[Notification Map - CD2026-007PLAT - Creekview Meadows Fourth MLS](#)

[Site Location Map - CD2026-007PLAT - Creekview Meadows Fourth MLS](#)

[Major Land Subdivision Exhibit -CD2026-007PLAT - Creekview Meadows Fourth MLS](#)

[Subdivision Criteria Compliance - CD2026-007PLAT - Creekview Meadows Fourth MLS](#)

[NIM Minutes - CD2026-007PLAT - Creekview Meadows Fourth MLS](#)

[Review Comments - CD2026-007PLAT - Creekview Meadows Fourth MLS](#)

[MLS Criteria - CD2026-007PLAT - Creekview Meadows Fourth MLS](#)

[PZC Meeting Minutes - CD2026-007PLAT - Creekview Meadows Fourth MLS](#)

[Resolution - CD2026-007PLAT - Creekview Meadows Fourth MLS](#)