



REQUEST FOR BOARD ACTION
New Business

MEETING DATE: January 20, 2022
PREPARED BY: Ben Jaszewski, Parks and Planning Superintendent
AGENDA ITEM: Subdivision – Weston Commons 2nd Addition

PREVIOUS ACTIONS:
None.

RECOMMENDED PARK BOARD ACTION:

Motion by _____ to approve the preliminary and final park dedication requirements on the **Weston Commons 2nd Addition** plat pursuant to Maple Grove Subdivision Ordinance, Chapter 30:18, Provision of Land for Public Use:

- Applicant shall fulfil the park dedication requirements on the plat with a cash dedication based upon residential rate in effect at the time the plat is released by the City for recording.
 - Applicant may pay the fee at any time after the final plat has been approved by the City Council, but it must be paid before the plat is released for filing with the County. The final cash dedication is based on the rate at the time the dedication is paid. Rates are reviewed annually by the City Council at their first meeting in February. This may affect the final cash dedication requirements.
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COMMENTS:

The proposed Weston Commons 2nd subdivision is a 15.47-acre site located between 105th Avenue North and County Road 81, just west of the proposed Northwoods Townhomes site. This subdivision consists of 82 single-family rental townhome units ranging from 1,700 to 1,800 SF.

The Park Dedication obligation for the proposed subdivision would be a cash dedication. Fees will apply as follows:

$$82 \text{ units} \times \$4,236 \text{ per unit} = \$347,352$$

The Weston Commons 2nd subdivision is located within the city's Park Service Area 5. The 2018 Parks System plan identifies a Neighborhood Park to be developed in this neighborhood on the corner of 105th

Ave N and Dunkirk Ln N. The City acquired two properties in 2020 and plans to purchase additional land to the north as it becomes available. In 2019 the Park Board reviewed two park concepts developed by HKGi, both showing a boardwalk connecting Weston Commons 2nd to planned neighborhood park site. A connection to the internal walkways of this subdivision would require a trail corridor in the form of a land dedication on the west side of this subdivision to connect internal residents to the boardwalk and neighborhood park.

After reviewing the plans and population densities of the 105th Ave Master Plan a boardwalk would serve a small number of residents in the Weston Commons Addition as these subdivisions are landlocked by County Road 81, Highway 610 and Interstate 94 and cannot directly connect to significant trail sections, adjacent neighborhoods, or regional trail networks. In order to cross the wetland a 550 LF boardwalk would be needed. Using today's construction estimates the cost of a boardwalk of this size is expected to exceed \$1 million. Staff is recommending the Board forego any plans to connect this neighborhood to the future neighborhood park due to the limited number of residents it would serve and the high cost to construct and maintain a boardwalk. Access to the neighborhood park will be provided using roadside paths and walkways along 105th Ave N connecting residents from the east, west, and south.

Staff recommends the Park Board approve the Weston Commons 2nd Addition plat and accept the cash dedication.

ATTACHMENTS:

Attachment A – Location map

Attachment B – Plat Map

Attachment C – PSA 5 Park Concepts