



REQUEST FOR BOARD ACTION
New Business

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

PREVIOUS ACTIONS:
None.

RECOMMENDED PARK BOARD ACTION:

Motion by _____ to approve the preliminary and final park dedication requirements on the **Summerwell 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.
-

COMMENTS:

The proposed Summerwell subdivision is a 44-acre site located between 105th Avenue North and County Road 81, just west of Maple Grove Parkway. This subdivision consists of 220 single-family rental townhome units ranging from 1,200 to 2,000 SF. The development is planning private amenities such as a pool, fenced in playground, grills, and a community clubhouse.

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

$$220 \text{ units} \times \$4,236 \text{ per unit} = \$931,920$$

The Summerwell 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. In 2019 the Park Board approved a master plan concept for the 105th Avenue area that included the acquisition of land to be used for a Neighborhood Park located less than a mile from this subdivision. The City acquired two properties in 2020 and plans to purchase additional land to the north as it becomes available. Access is provided using roadside paths and walkways along 105th Ave N. Private internal trails will connect residents to city pathways.

Staff recommends the Park Board approve the Summerwell Addition plat and accept the cash dedication.

ATTACHMENTS:

Attachment A – Location map

Attachment B – Plat Map