



REQUEST FOR BOARD ACTION
New Business

MEETING DATE: February 17, 2022
PREPARED BY: Ben Jaszewski, Parks and Planning Superintendent
AGENDA ITEM: Subdivision – Edison Apartments Addition

PREVIOUS ACTIONS:
None.

RECOMMENDED PARK BOARD ACTION:

Motion by _____ to approve the preliminary and final park dedication requirements on the **Edison Apartments 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 the 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:

This PUD is 16.6 acres and consists of two apartment buildings for a total of 248 units and is located just west of Interstate 94 off of Garland Ln N near County Road 30 and Menards. Edison Apartments is located within the city's Park Service Area 18. Residents of this subdivision are served by Hidden Meadows Park and various trail connections.

The 2018 Parks System Plan identifies a future playlot and neighborhood park in this area. Approximately 872 units with an estimated population of 1,500 is projected in this area. Attachment C shows projected maximum residential densities along the southern border of the planned Highway 610 runoff extension. The system plan calls for a playlot directly to the north of this subdivision and a neighborhood park along Rush Creek to the west. Current proposals for this subdivision and adjacent

apartment and townhome complexes have been shown to include private amenities including pools, dog parks, and play areas to serve residents. The location of the playlot will be dependent on those private amenities and resident access to nearby existing and planned neighborhood parks.

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

248 Single-Family Residential lots x \$3,389 = \$840,472

Connections to local and regional trail networks are planned just to the west and roadside paths connecting with neighborhoods to the north, south, and west as development continues. Staff will continue to work with City engineering staff to develop safe pedestrian crossings of the 610-runoff roadway and provide neighborhood access to the planned neighborhood park to the northwest.

Staff recommends the Park Board approve the park dedication requirements related to the Edison Apartments Addition and accept the cash dedication.

ATTACHMENTS:

Attachment A – Location map

Attachment B – Concept Site Plan

Attachment C – Projected Density Map

Attachment D – PSA 18 Map