



REQUEST FOR BOARD ACTION

Consent

MEETING DATE: May 19, 2022

PREPARED BY: Ben Jaszewski, Parks and Planning Superintendent

AGENDA ITEM: Subdivision – Evanswood Addition - *Revised*

PREVIOUS ACTIONS:

On December 16, 2021 the Park Board approved the preliminary and final park dedication requirements on the Evanswood Addition plat.

RECOMMENDED PARK BOARD ACTION:

Motion by _____ to approve the final park dedication requirements on the **Evanswood 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 land and 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:

This PUD is located 118.83-acre development north of 101st Ave., bordered on the east by 105th Ave. and lies within the city's Park Service Area (PSA) 6N. A Neighborhood Park in combination with an Elementary School and athletic fields, similar to Rush Creek Elementary, is planned for this PSA. Pedestrian access to city trails, the planned regional trail system, and neighborhood park are essential to the livability and vibrancy of the proposed subdivision.

The proposal identifies outlots which include land for a park trail corridor (outlots B, E, and I), the regional trail corridor (outlot D) and required storm drainage in the remaining outlots.

The city is allowed a land dedication of up to ten percent per ordinance which calculates to 11.88 acres. Based on the site data the total land dedication for the project is 7.79 acres. The 7.79 acres satisfies 65% of the park dedication requirement which calculates as follows:

$$\begin{aligned} & \$4,236 - 65\% = \$1,483 \text{ per unit} \\ & \underline{198 \text{ units} \times \$1,483 \text{ per unit} = \$293,364} \\ & \textbf{Total Cash Dedication = \$293,364} \end{aligned}$$

The applicant is phasing this development and will plat 60 detached single-family homes and 138 attached townhomes of the 366 total units. The Park dedication obligation for the remaining 168 lots will be calculated with the same fee per unit calculated at a 65% reduction corresponding with the total acreage and land dedication.

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

ATTACHMENTS:

Attachment A – Location map

Attachment B – Plat Map