



## REQUEST FOR BOARD ACTION Consent

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**MEETING DATE:** May 19, 2022  
**PREPARED BY:** Ben Jaszewski, Parks and Planning Superintendent  
**AGENDA ITEM:** Subdivision – Arbor Lakes Business Park 3rd Addition – Revised

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### PREVIOUS ACTIONS:

On January 20, 2022 the Park Board approved the park dedication requirements on the proposed plat for Arbor Lakes Business Park 3rd Addition.

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### RECOMMENDED PARK BOARD ACTION:

Motion by \_\_\_\_\_ to approve the dedication requirements on the **Arbor Lakes Business Park 3rd 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 reduction is credits from the Tiller Corporation park dedication credit bank based on platted acres of the proposed subdivision.
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### COMMENTS:

The Arbor Lakes Business Park 3<sup>rd</sup> Addition is 32.42-acre industrial complex located within PSA 24 which is the Gravel Mining Area. The park service area currently has no developed park amenities. A Neighborhood Park is planned for this PSA in a location nearer to the proposed residential land use areas.

The applicant is purchasing land from the Tiller Corporation, they have requested the use of park dedication credits from the Tiller Corporation credit bank to satisfy the park pedication requirements for this development. The balance is currently at 60.13 acres. The Tiller credit reduction calculates as follows:

**Total PD = 32.42-acre credit reduction**  
**Current Tiller Balance 60.13 – 32.42 = 27.71 remaining credit acres**

The site includes 61.94 acres of developable land. This is a revision of the plat reviewed by the Park Board in January 2022. The applicant updated their plans to plat 32.42 acres for the current development and will plat the undeveloped land as outlots in this phase. Those remaining outlots (A and B) will require park dedication when they are platted.

Staff recommends the Park Board approve the park dedication requirements for the Arbor Lakes Business Park 3<sup>rd</sup> Addition subdivision and accept the credit reduction.

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**ATTACHMENTS:**

Attachment A – Location Map

Attachment B – Plat Map