



REQUEST FOR BOARD ACTION
New Business

MEETING DATE: June 16, 2022
PREPARED BY: Ben Jaszewski, Parks and Planning Superintendent
AGENDA ITEM: Subdivision – Tricare 7th Addition

PREVIOUS ACTIONS:
None.

RECOMMENDED PARK BOARD ACTION:

Motion by _____ to approve the preliminary and final park dedication requirements on the **Tricare 7th 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.
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COMMENTS:

This PUD is 5.0 acres for a senior affordable housing complex with 160 units and is located just west of Interstate 94 off of Garland Ln N near County Road 30 and Menards. Tricare 7th 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 park system plan calls for a playlot to the north of this subdivision and a neighborhood park along Rush Creek to the west. The need for the playlot will be dependent on private amenities and resident access to nearby existing and planned neighborhood parks. Public trails along Garland Lane will connect residents to any future neighborhood park or playlot along Garland Lane and will connect with public sidewalks along County Road 30.

Park dedication for the outlots A and B will be required when they are platted in future developments. According to the 610 northwest area master plan both outlots will be developed as low density residential.

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

160 Single-Family Residential lots x \$3,389 = \$542,240

Connections to local and regional trail networks are planned just to the west. Roadside paths will connect 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 Tricare 7th Addition and accept the cash dedication.

ATTACHMENTS:

Attachment A – Location map

Attachment B – Final Plat