



**REQUEST FOR BOARD ACTION**  
**New Business**

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**MEETING DATE:** December 16, 2021  
**PREPARED BY:** Ben Jaszewski, Parks and Planning Superintendent  
**AGENDA ITEM:** Subdivision – Evanswood Addition

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**PREVIOUS ACTIONS:**  
None.

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**RECOMMENDED PARK BOARD ACTION:**

Motion by \_\_\_\_\_ to approve the preliminary and 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 north of 101<sup>st</sup> Ave., bordered on the east by 105<sup>th</sup> 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 proposed subdivision is at the center of significant planned park amenities with three neighborhood parks in close proximity intersected by planned regional and local trail systems. Attachment D shows the approximate locations of the three planned neighborhood parks, internal city trail connections and the regional trail that will connect with Elm Creek Park Reserve and regional trail networks eventually linking

with trails in Corcoran and Dayton. Acceptance of the land dedication portion of this proposed subdivision will ensure trail access to each neighborhood park, connections to existing walkways and park trails and the regional trail network.

Land Dedication: 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 applicant is responsible for the engineering and grading of the trail corridor to meet city standards. The city will construct the trail with the public improvements when incorporated.

The city is allowed a land dedication of up to ten percent per ordinance. Based on the site data the land dedication allowable calculates as:

Gross	177.32 acres
Floodplain	(-)56.05 acres
<u>Wetland</u>	<u>(-)2.44 acres</u>
Net for PD	118.83 acres
10% max	<b>11.88 acres</b>

The northern section of trail in Outlot D connects Troy Ln to 105<sup>th</sup> Ave and is part of the planned regional trail system. This land will be acquired as part of the land dedication portion of this subdivision and ultimately transferred to the Three Rivers Park District when the trail is constructed and gains regional trail designation. The City will be reimbursed by Three Rivers Park District for accepting this dedication through a future land exchange agreement with the District. Park Dedication credit for Outlot D is provided for only the trail corridor portion on useable upland, 2.47 acres within Outlot D. The trail system located throughout Outlots B, E, and I would also be acquired through park dedication and developed as a city parks trail corridor. Credit towards the cash dedication portion is provided for the 30' wide trail corridor in each outlot totaling 5.32 acres. The remaining land in Outlots B, D, E, and I will be accepted by the City from the applicant, but not eligible for a reduction of cash dedication. Based on site data provided by the applicant, 7.79 total acres of land will be dedicated and credited toward the reduction of the cash dedication.

Three Rivers Corridor	2.47 acres
<u>City Trail Corridor</u>	<u>5.32 acres</u>
<b>Total Land Dedication</b>	<b>7.79 acres</b>

Cash Dedication: The balance of the park dedication obligation is paid in cash. This PUD consists of 365 single-family residential units and one HOA amenity lot, which will be assessed the same rate as a single-family lot, for a total of 366 units. The current single-family rate is \$4332 per unit/lot. Credit for the land dedication is calculated as a percentage of land area against the per unit fee.

The combined trail corridor is calculated as 65% (of the 10% maximum area) reducing the cash dedication fee to \$1516 per unit for a total of \$554,856 and calculates as follows:

$$7.79 \text{ acres} / 11.90 \text{ acres} = 65\%$$

$$\begin{aligned} & \$4332 - 65\% = \$1516 \text{ per unit} \\ & \underline{366 \text{ units} \times \$1516 \text{ per unit} = \$554,856} \\ & \textbf{Total Cash Dedication = \$554,856} \end{aligned}$$

The Park Dedication obligation for the proposed subdivision would be a combination land and cash as follows:

$$\begin{aligned} & \textbf{Total Park Dedication - Land and Cash} \\ & \text{Land Dedication: 7.79 acres} \\ & \text{Cash Dedication: \$554,856} \end{aligned}$$

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

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**ATTACHMENTS:**

Attachment A – Location map

Attachment B – Site plan

Attachment C – Trail Map

Attachment D – Northwest Area System Plan Map