

# City of Hastings

## Park and Recreation Commission Memorandum

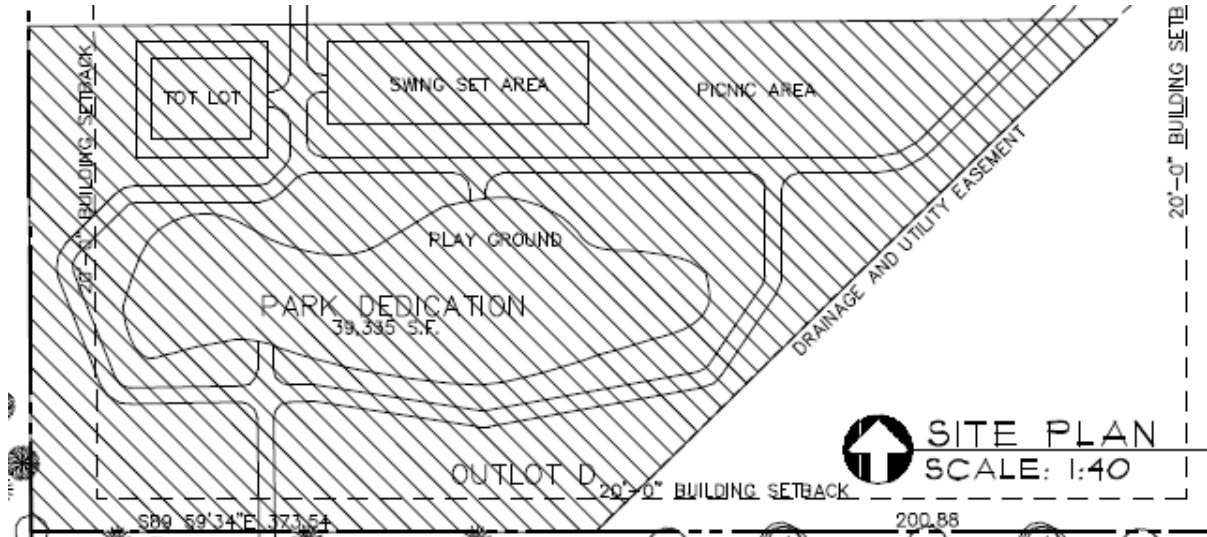
**To:** Park and Recreation Commission  
**From:** John Hinzman, Community Development Director  
**Date:** April 9, 2013  
**Item:** Park Dedication – Glendale Heights 5<sup>th</sup> Addition

### Commission Action Requested

The Park and Recreation Commission is asked to review a proposal to dedicate land as part of Glendale Heights 5<sup>th</sup> Addition. Located near the intersection of Voyageur Parkway and Rushmore Road, the proposed one lot plat would contain a 75 unit apartment building.

### Proposed Park Dedication

The applicant proposes to dedicate a 39,355 s.f. parcel (0.9 acres) as park land. The concept plan depicts space for a playground, swing set, tot lot, and picnic area.



### Adjacent Uses

The following uses abut the proposed park dedication

North	Proposed 75 unit apartment building
East	Proposed Stormwater Pond Voyageur Parkway 250 townhomes
South	Existing 66 unit apartment building
West	Vacant Land – Future Industrial Park Development

## **Park Dedication Requirements**

City Code Chapter 154.07 establishes public land dedication requirements for subdivision of land. All property subdivisions resulting in the addition of buildable lots are subject to dedication requirements. The obligation can be fulfilled through physical land dedication, payment of cash in lieu of land, or a combination of both.

## **Land Dedication**

Land dedication requirements are based upon the proposed gross housing unit density of the proposal. The 4.7 acre subdivision would contain 75 units for a gross density of 15.82 units per acre. The development would require a minimum park dedication of 18.49% of the property for a total minimum dedication of 0.88 acres. The developer proposes 0.9 acres in park dedication.

In addition to meeting size requirements, the property must also meet the following criteria:

- 1) **All or part of the land has been previously designated as open space, park land, or trailway in the Comprehensive Plan.**

*Analysis:* The Comprehensive Plan does not identify the neighborhood for park development or open space preservation. Trails identified in the plan have been previously constructed. The proposed 0.9 acre park does not meet the minimum three acre size standard established for neighborhood parks.

- 2) **A need for additional parks or recreational facilities will be generated by the development.**

*Analysis:* The Park and Recreation Commission has reviewed land dedication options in each of the four previous additions to Glendale Heights. The Commission has opted to accept cash in lieu of land in the land in all previous requests.

- 3) **The land adjoins an existing park or school open space property.**

*Analysis:* The property does not abut park or school property.

- 4) **The land could serve as a buffer between commercial\industrial property and residential.**

*Analysis:* Although the proposed park abuts an industrial area, it does not provide any buffer.

- 5) **The land contains or abuts unique topographical features.**

*Analysis:* The proposed land is generally flat and treeless.

**Cash in Lieu of Land**

Payment of cash in lieu of land is based upon the number and type of residential units to be constructed. A total cash payment of \$82,500 (\$1,100 x 75 units) would be required under this option.

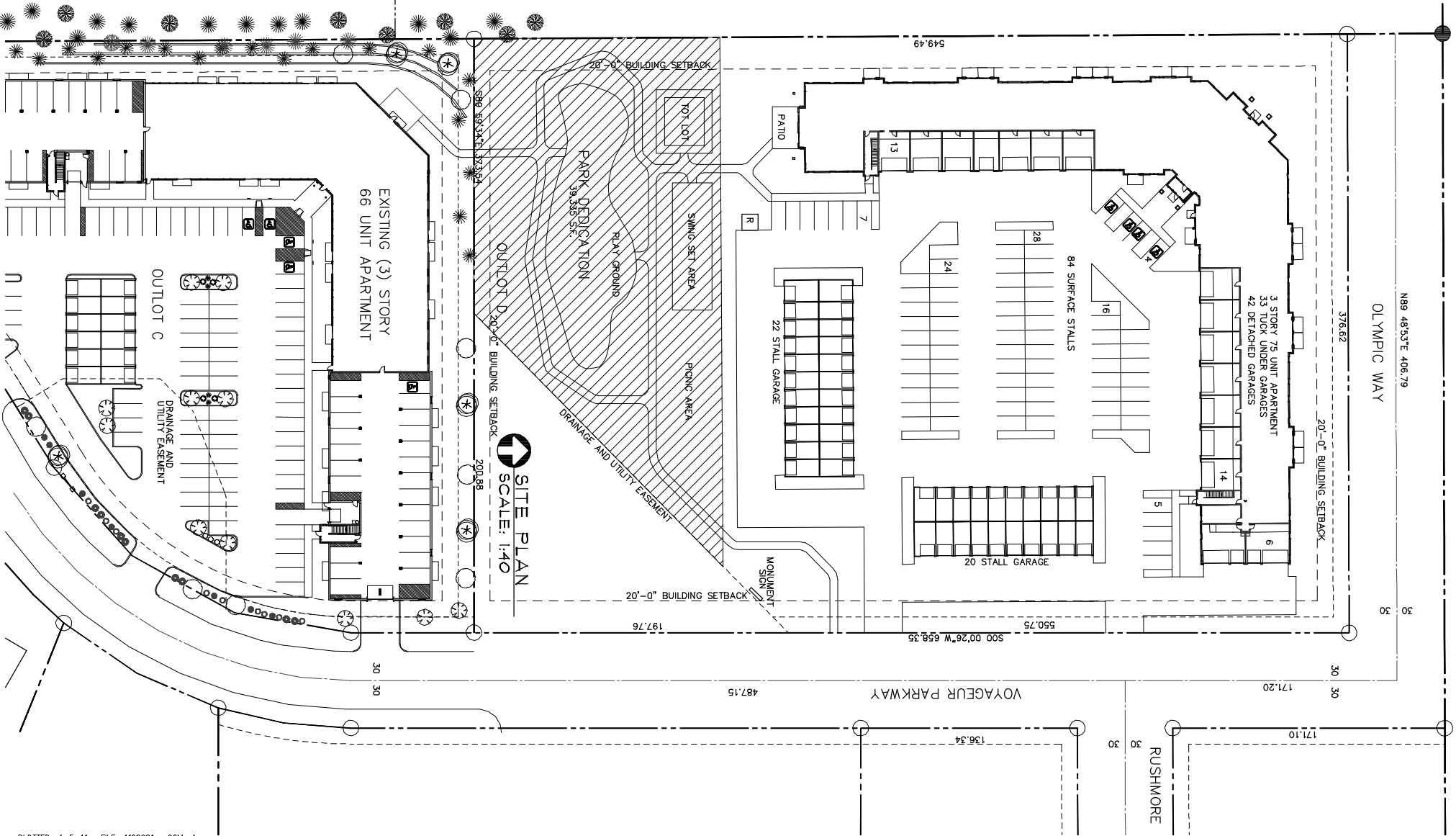
**RECOMMENDATION**

Acceptance of cash in lieu of land is recommended. The proposed physical land dedication does not meet the requirements of the Subdivision Ordinance or objectives of the Comprehensive Plan. The City has opted for cash dedication in all previous Glendale Heights subdivision.

**Attachments**

- Location Map
- Site Plan





PLOTTED: 4-5-11 FILE: 11026S1 COM: 4

Project No.  
11026S1  
Issue Date:  
Revisions:  
A1  
Of 1

PROPOSED:  
**75 UNIT APARTMENT**  
HASTINGS, MN.

These documents are not valid for building permit unless signed in ink and oversealed. Copies are not valid.  
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of MINNESOTA.  
Date: # 22288  
Name NORMAN E. COLE Signature

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