

City of Hastings

Park and Recreation Commission Memorandum

To: Park and Recreation Commission
From: John Hinzman, Community Development Director
Date: September 10, 2013
Item: Park Dedication – Tripps 2nd Addition

Commission Action Requested

The Park and Recreation Commission is asked to review Park Dedication for Tripps 2nd Addition, a one lot replat of Block 7, Tripps Addition. The plat is proposed in conjunction with the planned CVS Pharmacy at the intersection of 15th & Vermillion Street.

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 in the following ways:

- 1) Physical land dedication
- 2) Payment of cash in lieu of land
- 3) A combination of land dedication and cash.

Land Dedication

Ten percent of the gross acreage of commercial property can be dedicated as park. The 1.8 acre subdivision could yield 0.18 acres (7,840.1 s.f.) of park land 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 proposed acquisition of land in the neighborhood for park development, open space preservation, or trail development. The potential 0.18 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 plat is commercial in nature and will not generate any new residences. Pioneer Park, Roadside Park, and Vermillion Falls Park are all within ½ mile of the site.

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: Residential land abuts the proposed commercial development. CVS will be required to provide and maintain a buffer as part of the Site Plan approval.

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

Analysis: The proposed land is generally flat with no unique topographical features.

Cash in Lieu of Land

A total cash payment of \$2,700 (\$1,500 x 1.8 acres) would be required under this option.

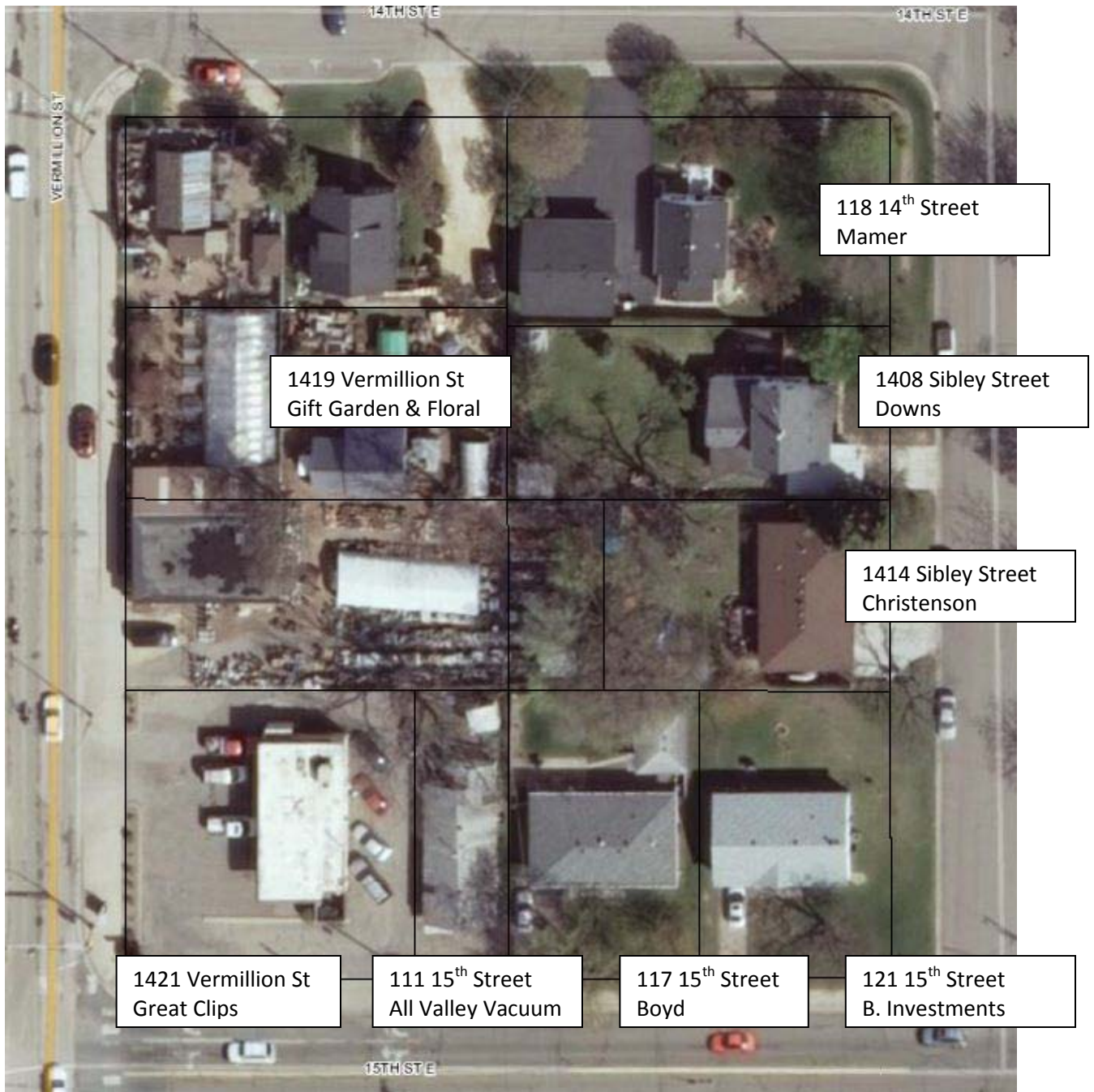
RECOMMENDATION

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.

Attachments

- Location Map
- Preliminary Plat
- Final Plat

Property Map



LOCATION MAP



TRIPPS SECOND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That CVS 70558 MN, L.L.C., a Delaware limited liability company, owner of the following described property situated in the County of Dakota, State of Minnesota, to wit:

That part of the Southwest Quarter of the Southwest Quarter of Section 27, Township 115 North, Range 17 West, Dakota County, Minnesota, described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Southwest Quarter; thence easterly on an assumed bearing of North 89 degrees 51 minutes 41 seconds East, along the south line of said Southwest Quarter of the Southwest Quarter, a distance of 223.57 feet; thence North 00 degrees 20 minutes 16 seconds West a distance of 33.00 feet to the intersection with a line 33.00 feet northerly of and parallel with the south line of said Southwest Quarter of the Southwest Quarter and to the point of beginning of the land to be described. Said point also being the southwest corner of Block 7, TRIPPS ADDITION TO HASTINGS, according to the recorded plat thereof, said Dakota County; thence North 00 degrees 20 minutes 16 seconds West a distance of 297.38 feet to the northwest corner of said Block 7; thence North 89 degrees 37 minutes 53 seconds East a distance of 264.60 feet to the northeast corner of said Block 7; thence South 00 degrees 19 minutes 45 seconds East a distance of 298.44 feet to the intersection with a line 33.00 feet northerly of and parallel with the south line of said Southwest Quarter of the Southwest Quarter and to the southeast corner of said Block 7; thence South 89 degrees 51 minutes 41 seconds West, along said parallel line, a distance of 264.56 feet to the point of beginning and there terminating.

Has caused the same to be surveyed and platted as TRIPPS SECOND ADDITION and does hereby dedicate to the public for public use forever the drainage and utility easements as created by the plat.

In witness whereof said CVS 70558 MN, L.L.C., a Delaware limited liability company, has caused these presents to be signed by Nameowner, its Owner/Title this ____ day of _____, 20____.

CVS 70558 MN, L.L.C.

Nameowner, Owner/Title

State of _____
County of _____

This instrument was acknowledged before me this ____ day of _____, 20____ by Nameowner, Owner/Title, of CVS 70558 MN, L.L.C., a Delaware limited liability company, on behalf of the company.

(Signed)

(Printed Name)
Notary Public _____ County, _____
My Commission Expires _____

SURVEYORS CERTIFICATE

I, Richard L. Licht, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on the plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 201____.

Richard L. Licht, Licensed Land Surveyor
Minnesota License No. 26724

State of Minnesota
County of Hennepin

This instrument was acknowledged before me on _____ by Richard L. Licht.

(Signed)

(Printed Name)
Notary Public _____ County, Minnesota
My Commission Expires January 31, 20____

CITY PLANNING COMMISSION OF HASTINGS, MINNESOTA

Be it known that at a meeting held on this ____ day of _____, 201____, the Planning Commission of the City of Hastings, Minnesota, did hereby review and/or approve this plat of TRIPPS SECOND ADDITION.

By _____, Chair By _____, Secretary

CITY COUNCIL, HASTINGS, MINNESOTA

This plat of TRIPPS SECOND ADDITION was approved and accepted by the City Council of the City of Hastings, Minnesota at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By _____, Mayor By _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____.

By: _____
Todd B. Tollefson
Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20____.

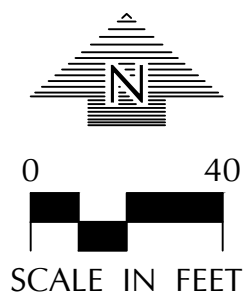
Director
Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of TRIPPS SECOND ADDITION was filed in the office of the County Recorder for public record on this ____ day of _____, 20____, at _____ o'clock _____M., and was duly filed in Book _____ of Plats, Page _____, as Document No. _____.

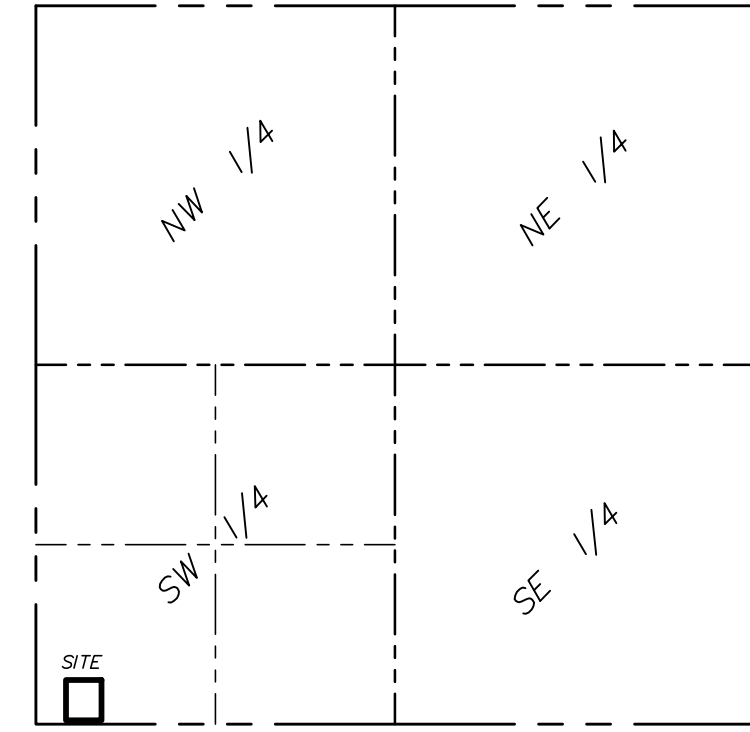
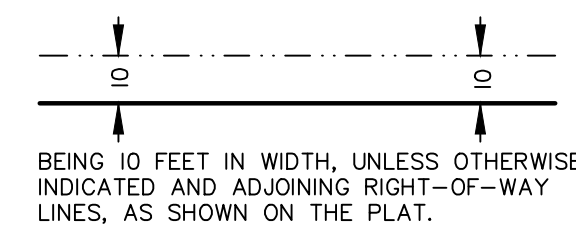
By _____, County Recorder

By _____, Deputy



○ DENOTES 1/2 INCH X 1/4 INCH IRON MONUMENT SET, MARKED "RLS 26724"
THE SOUTH LINE OF THE SW 1/4, SW 1/4, SEC 27, TWP 115, RNG 17 IS ASSUMED TO HAVE A BEARING OF NORTH 89°51'41" EAST.

NOT TO SCALE
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



VICINITY MAP
Sec 27, Twp 115, Rng 17

