



City of Hastings
Parks & Recreation

920 W 10th Street ▪ Hastings, MN 55033 ▪ Ph: 651-480-6175 ▪ www.hastingsmn.gov

Parks & Recreation Commission
Work Session Agenda

Tuesday, February 9, 2016 – 6:00 PM
Parks & Recreation Conference Room

- | | |
|-----------------------------------|---------|
| 1) Commission Applicant Interview | 6:00 PM |
| 2) John Hinzman | 6:20 PM |
| a. Park Dedication - South Oaks 4 | |
| b. Park Dedication - Sunset West | |
| 3) Department Updates | 6:45 PM |
| 4) Commissioner Reports | 6:50 PM |

Next Meeting: Tuesday, March 8, 2016

All times are approximate



Park and Recreation Commission

To: Park and Recreation Commission
From: John Hinzman, Community Development Director
Date: February 9, 2016
Item: Park Dedication – South Oaks of Hastings 4th Addition

COMMISSION ACTION REQUESTED:

Review the proposed park dedication for South Oaks of Hastings 4th Addition, a 6.11 acre plat containing 30 single family lots (4.91 units per acre). The property is generally located southeast of 31st Street and Olson Drive.

PARK DEDICATION REQUIREMENTS

Subdivision Ordinance

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.
- 4) Private open space and facilities for public use.

Physical Land Dedication Option

Residential land dedication is determined as follows:

<i>Proposed Density (units) Per Gross Acre of Plat</i>	<i>Percentage of Gross Area of Plat to be Dedicated</i>
0.0-1.9	9%
2.0-3.5	11%
3.6-5.9	13%
6.0-10	15%
10+	Add 0.6% per unit over 10

The proposed gross density of 4.91 units per acre would allow a dedication of 13 percent of gross acreage. The 6.11 acre subdivision could yield 0.79 acres (34,600 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 propose acquisition of land in the neighborhood for park development, or open space preservation. 31st Street provides a trail connection to the Hastings Trail System. The potential 0.79 acre park does not meet the minimum three acre size standard established for neighborhood parks as outlined in the Comprehensive Plan.

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

Analysis: Greten Park is within ¼ mile (walking distance), and Riverwood Park is within ½ mile (walking distance) of the proposed subdivision which meets the guidelines for neighborhood parks service area.

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

Analysis: The property does not abut an existing park or school open space property.

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

Analysis: The site does not abut commercial\industrial property.

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 \$66,000 (\$2,200 x 30 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.

Attachments

- Location Map
- Comprehensive Park Plan
- Preliminary Plat



Park and Recreation Commission

To: Park and Recreation Commission
From: John Hinzman, Community Development Director
Date: February 9, 2016
Item: Park Dedication – Concept Plan – Sunset West, Outlot C

COMMISSION ACTION REQUESTED:

Provide an initial recommendation for the method of park dedication for the Concept Development Plan of Sunset West – Outlot C, a 10.65 acre plat generally located northwest of 15th Street & O’Connell Drive.

The developer submitted a concept plan showing 44 residential units (4.13 units per acre). Staff is seeking to increase the 54 foot lot width to be more consistent with the adjoining single family homes in Sunset West, this may lead to a reduction in lots and potential park dedication.

The Comprehensive Plan identifies a future park location directly west of the proposed subdivision.

PARK DEDICATION REQUIREMENTS

Subdivision Ordinance

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:

- 5) Physical land dedication
- 6) Payment of cash in lieu of land
- 7) A combination of land dedication and cash.
- 8) Private open space and facilities for public use.

Physical Land Dedication Option

Residential land dedication is determined as follows:

<i>Proposed Density (units) Per Gross Acre of Plat</i>	<i>Percentage of Gross Area of Plat to be Dedicated</i>
0.0-1.9	9%
2.0-3.5	11%
3.6-5.9	13%
6.0-10	15%
10+	Add 0.6% per unit over 10

The potential gross density of 4.13 units per acre would allow a dedication of 13 percent of gross acreage.

The 10.65 acre subdivision could yield 1.38 acres (60,309 s.f.) of park land dedication. A reduction in the density may affect the dedication yield.

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

- 6) **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 identifies a future neighborhood park directly west of the proposed subdivision. The potential 1.38 acre park does not meet the minimum three acre size standard for new neighborhood parks as outlined in the Comprehensive Plan.

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

Analysis: Tierney Park and Wallin Park are both located within 0.5 miles (walking distance) of the proposed subdivision which meets the guidelines for neighborhood parks' service area.

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

Analysis: The property does not abut an existing park or school open space property. Undeveloped property abuts the site to the west and south and is guided for future residential development.

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

Analysis: The site does not abut commercial\industrial property.

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

Analysis: The proposed land is slightly rolling.

Cash in Lieu of Land

A potential cash payment of \$96,800 (\$2,200 x 44 units) would be required under this option. A reduction in the density would affect the cash yield.

Attachments

- Location Map
- Comprehensive Park Plan
- Concept Plan

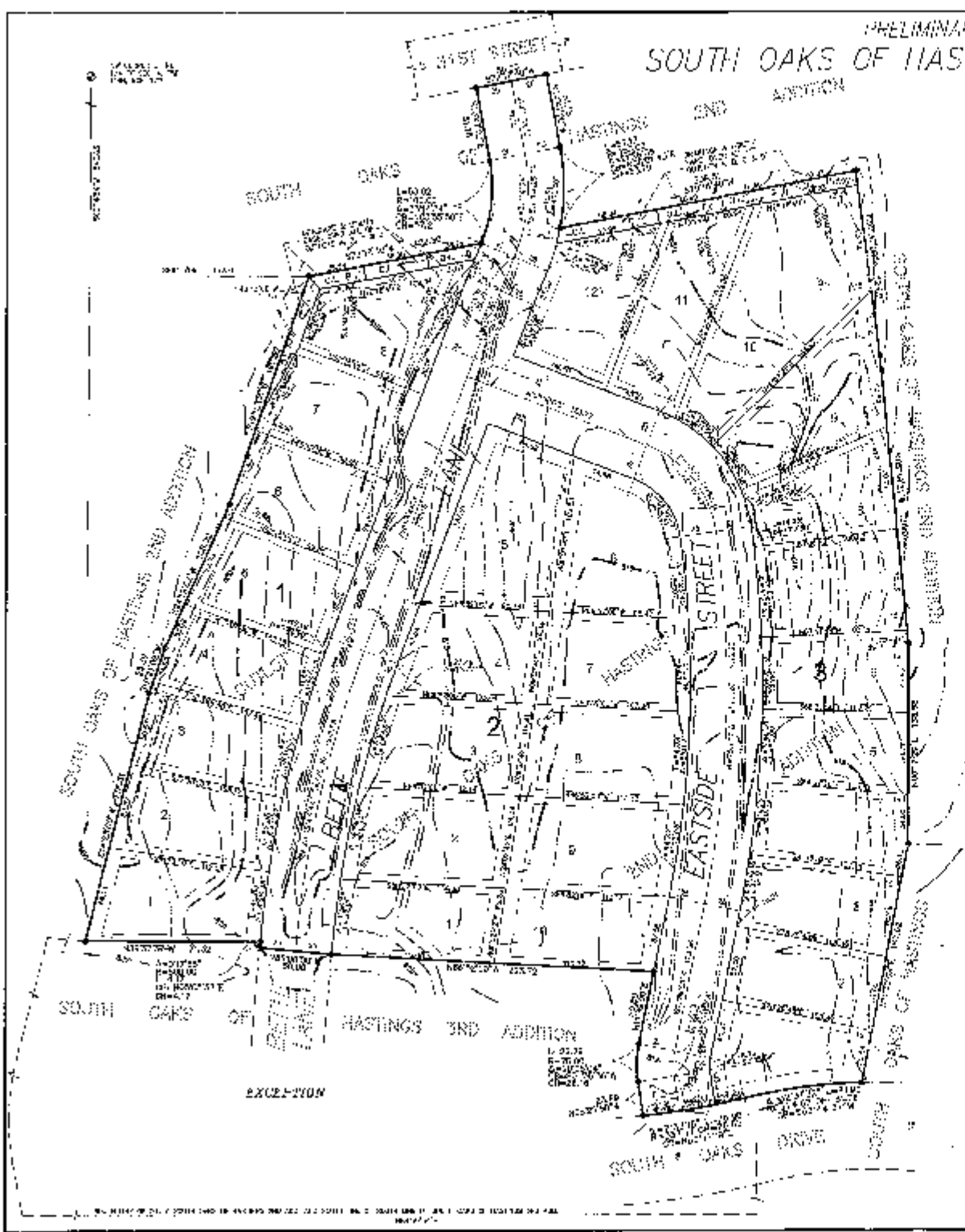
City of Hastings

Parks, Open Space, and Trail System Plan

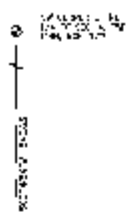


Figure 3.12
Trail System Plan

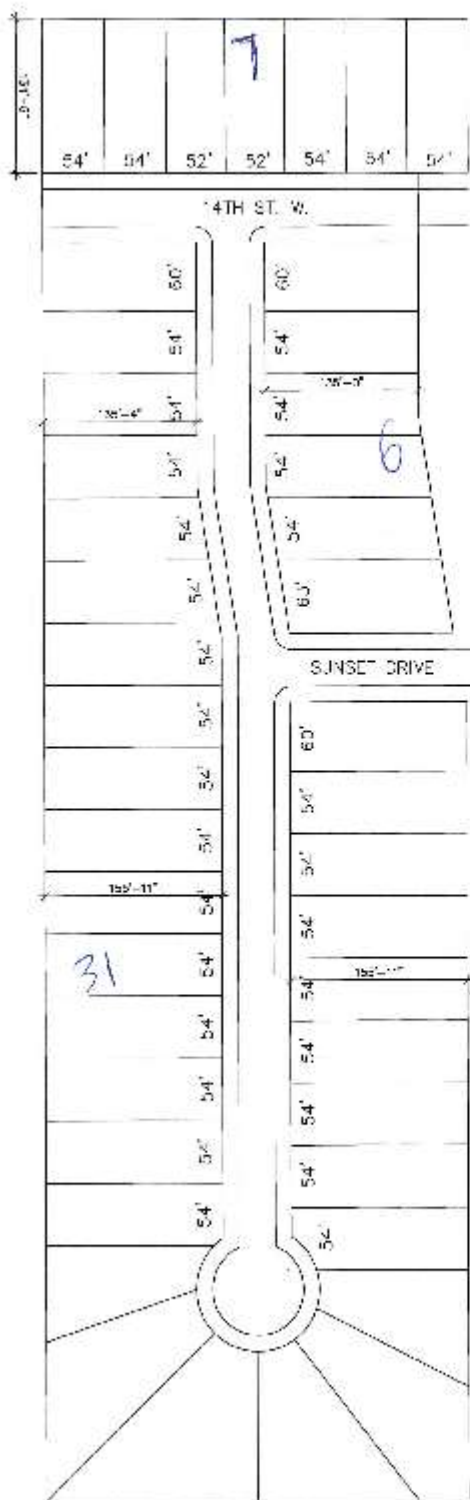
PRELIMINARY PLAT OF
SOUTH OAKS OF HASTINGS 4TH
ADDITION



DATE: 1914
BY: [illegible]
SCALE: 1" = 100'



EXCEPTION



OUT LOT C SUNSET WEST

44 Lots Total