



*Park and Recreation  
Commission Memorandum*

**To:** Park and Recreation Commission  
**From:** John Hinzman, Community Development Director  
**Date:** October 4, 2017  
**Item:** Park Dedication – Glendale Heights 5<sup>th</sup> Addition

**Commission Action Requested**

The Park and Recreation Commission is asked to review the method of park dedication 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 an 89 unit apartment building.

**Past Action**

The Park and Recreation Commission reviewed a similar request for park dedication on April 9, 2013 for a 75 unit apartment building on the site. The Commission voted 4-3 to accept cash in lieu of land. Please see the attached minutes for further information.

**Developer Proposed Park Dedication**

The Developer proposes to pay cash in lieu of land dedication to satisfy park dedication requirements.

**Adjacent Uses**

The following uses abut the proposed park dedication

|       |   |
|-------|---|
| North | Open Space  |
| East  | Proposed Stormwater Pond<br>Voyageur Parkway<br>250 townhomes |
| South | Existing 66 unit apartment building                           |
| West  | Vacant Land – Future Industrial Park Development              |

**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.

**Option - Physical Land Dedication**

Physical land dedication would be required as follows:

|                             |   |
|-----------------------------|---|
| Property Size               | 4.74 acres  |
| Number of Residential Units | 89  |
| Residential Density         | 18.8 units\acre   |
| Park Land to be Dedicated   | 0.96 acres = 20.4% of the gross area<br>(15% + 0.6% per unit exceeding 10 units per acre) |

It shall be deemed to be in the public interest to require park dedication from a particular subdivision when the City Council after review and recommendation by the Parks & Recreation Commission and the Planning Commission, determines that 1 or more of the following criteria have been met.

- 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 0.96 acre park is smaller than desirable to construct a neighborhood park. A neighborhood park has been identified as needed within the Comprehensive Plan just to the east of this development, however has not yet been developed, nor has land been acquired.

- 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. This project adds 89 residential units within the development.

- 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.

**Option - 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 \$97,900 (\$1,100 x 89 units) would be required under this option.

**Option - Private Open Space and Facilities**

The Subdivision Ordinance allows for the development of private open space, park, and recreation facilities to account for up to fifty percent of the park land dedication requirements provided the land is not occupied by buildings and structures, is open to the public, deed restricted to ensure public access, provides for natural features, or has a desirable use and the proposed recreation facility will reduce the demand for public recreational facilities to serve the development.

The developer proposes construction of a private tot lot near the northwest corner of the building containing swings, rope swing, small rock wall, picnic tables, benches, and bbq grills. Since the improvements will be private and not open to the general public they cannot be credited towards meeting this requirement.

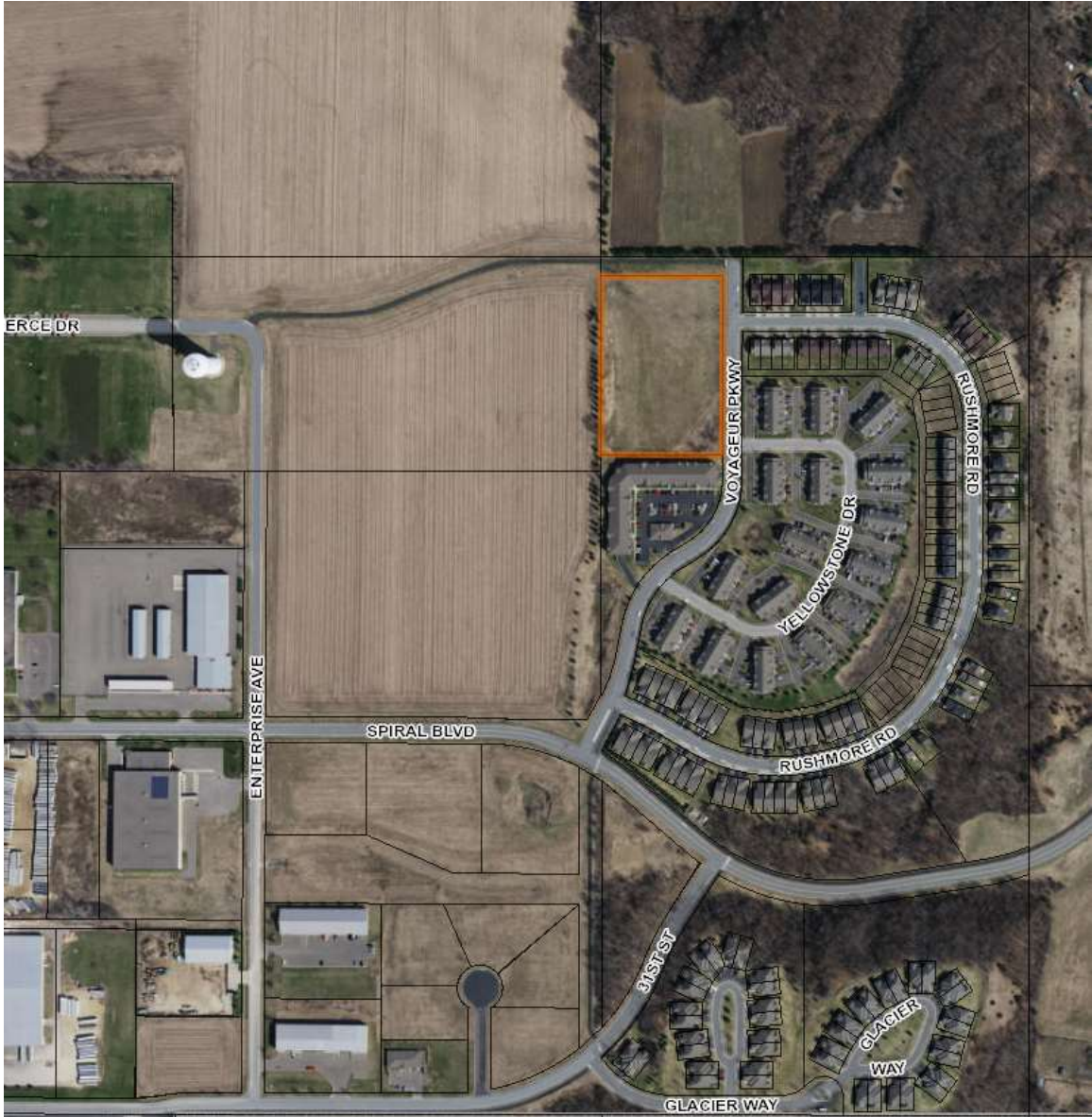
**RECOMMENDATION**

Cash in lieu of land, physical land dedication, or a combination of the both would meet the requirements of the ordinance. Park facilities were not originally planned as part of the Glendale Heights development; however the impact of 300-400 housing units within the site may warrant its inclusion. Development of the subject property is intense; physical land dedication on the proposed site would likely lead to substantial modifications of the site plan (including the reduction of units).

**Attachments**

- Location Map
- Site Plan
- Minutes -

# LOCATION MAP

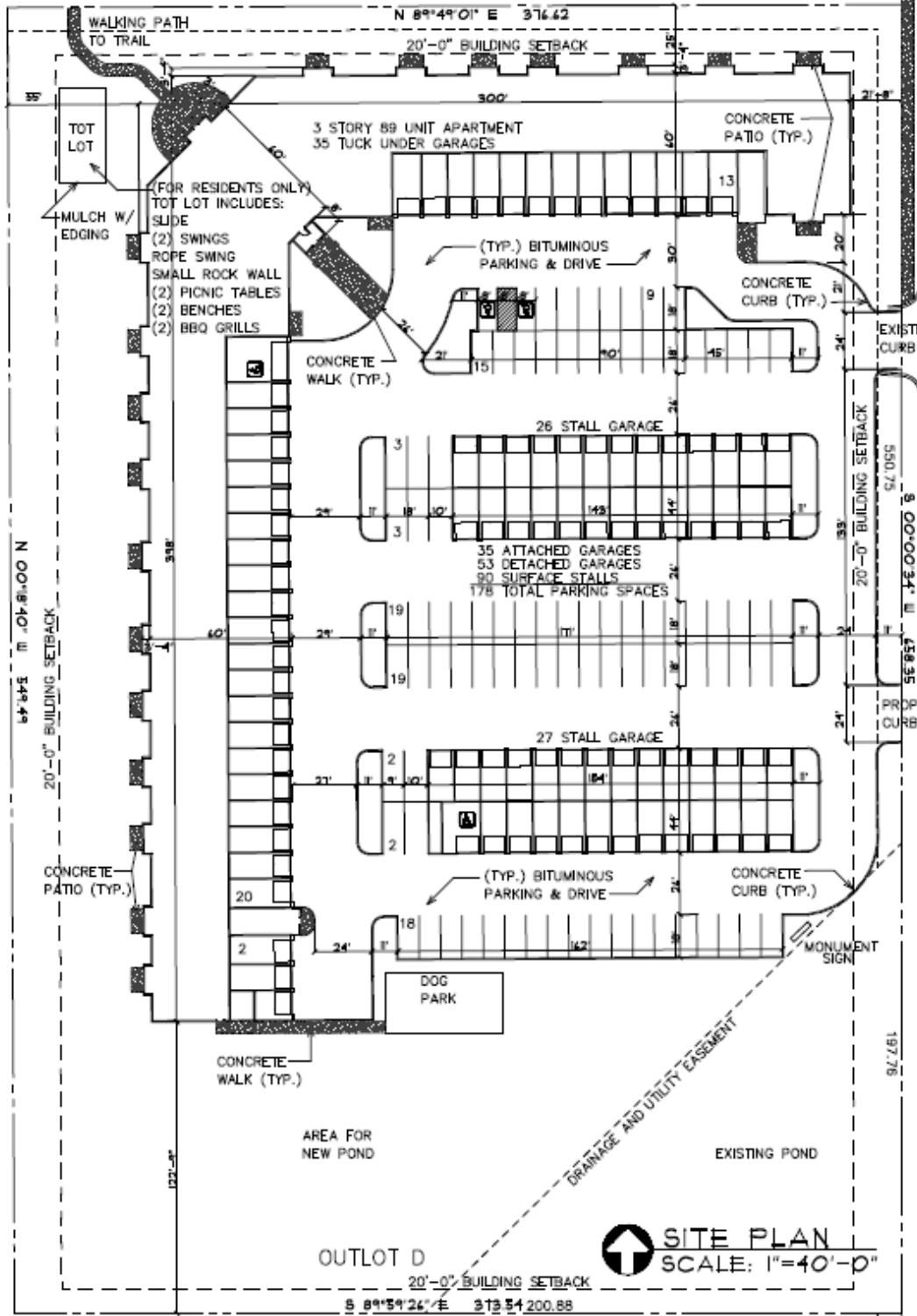


OLYMPIC WAY

NEW 5' CONCRETE WALK  
EXTEND TO OLYMPIC TRAIL

N 89°49'01" E 376.42

30 3  
171.20



R

VULFRON F. MINNWA

487.13

N 00°00'00" W 144.44

20'-0" BUILDING SETBACK

CONCRETE PATIO (TYP.)

CONCRETE WALK (TYP.)

AREA FOR NEW POND


EXISTING POND

MONUMENT SIGN

197.78

OUTLOT D  
20'-0" BUILDING SETBACK

S 89°51'24" E 373.54 200.88

 SITE PLAN  
SCALE: 1"=40'-0"

**City of Hastings**  
**Parks and Recreation Commission Minutes**  
**City Hall Council Chambers**  
**April 9, 2013 – 6:00 PM**

- 1) **Roll Call at 6 pm:** Commissioners Dunkirk, Hedlin, Polehna, Kimmen, Schossow, Juntunen, Hawkins and Smith, Interim City Administrator Mesko Lee, PRC Secretary Behrens
- 2) **December Minutes:** Motion to approve December minutes as presented by Smith. Seconded by Schossow. Passed unanimously.
- 3) **Setting Agenda:** Polehna requested to add "Dirt Bike Park" to New Business. Dunkirk asked for information on park plantings.
- 4) **Departmental Updates:** Department updates were reviewed with the commissioners. The new Parks & Recreation Director, Chris Jenkins, will be starting on April 25th. Spring registration is going well, with the majority of people utilizing our online system. Plantings in the parks are maintained and organized by our Maintenance Supervisor, Cory Likes. Anyone interested in volunteering to help in this area should contact the Parks & Recreation Department.
- 5) **Park Dedication:** Community Development Director John Hinzman presented a proposal to dedicate land as part of the Glendale Heights 5<sup>th</sup> Addition (1 – 75 unit apartment building). The proposal is to dedicate 0.9 acres of the development as park land and was based upon the City's land dedication requirements. Staff recommended accepting cash in lieu of land due to numerous factors, including: the land dedication does not meet the minimum 3-acre size standard for neighborhood parks, the PRC has accepted cash in the previous four Glendale Heights additions, and the City of Hastings Parks, Open Space, and Trail System Master Plan does not currently identify placing a neighborhood park in this development. The cash dedication at the current development size would be approximately \$82,500 and could increase if the developer chooses to add more units to the addition.  
An extensive discussion ensued amongst the PRC regarding the need for a park area in this neighborhood for families versus the fact that the land dedication does not meet the city requirements.  
**MOTION:** Commissioner Smith motioned to accept the staff recommendation to take cash in lieu of land for the Glendale Heights 5<sup>th</sup> Addition. Seconded by Schossow. Passed 4-3 with Dunkirk, Polehna, and Schossow voting against.