



**City of Hastings
Parks & Recreation**

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

Parks & Recreation Commission Agenda

Tuesday, August 30, 2022 – 7:00 PM
City Hall, Council Chambers Room

- I. Call to Order 7:00 p.m.
 - a. Determination of Quorum

- II. Port of Hastings Outfitters 7:05 p.m.
 - a. Trail Signage

- III. CP Adams Disc Golf Course 7:20 p.m.
 - a. Updates & Signage

- IV. Park Dedication 7:35 p.m.
 - a. Suite Living – SE Corner of 33rd & Vermillion Streets

- V. Conservation MN 7:50 p.m.
 - a. Commission Conference

- VI. Department Updates 7:55 p.m.

Next Meeting: September 13, 2022 at 7:00pm
All times are approximate



*Park and Recreation
Commission Memorandum*

To: Park and Recreation Commission
From: John Hinzman, Community Development Director
Date: August 30, 2022
Item: Park Dedication – Suite Living - SE Corner of 33rd and Vermillion Streets

Commission Action Requested

Review the method of park dedication for the development of Suite Living containing 32 assisted and memory care apartments as proposed by Hampton Companies. The 2.71 acre property is owned by Samuel H Hertogs and generally located southeast of 33rd and Vermillion Streets

Existing Condition

The property is flat and treeless.

Adjacent Uses

The following uses abut the proposed park dedication

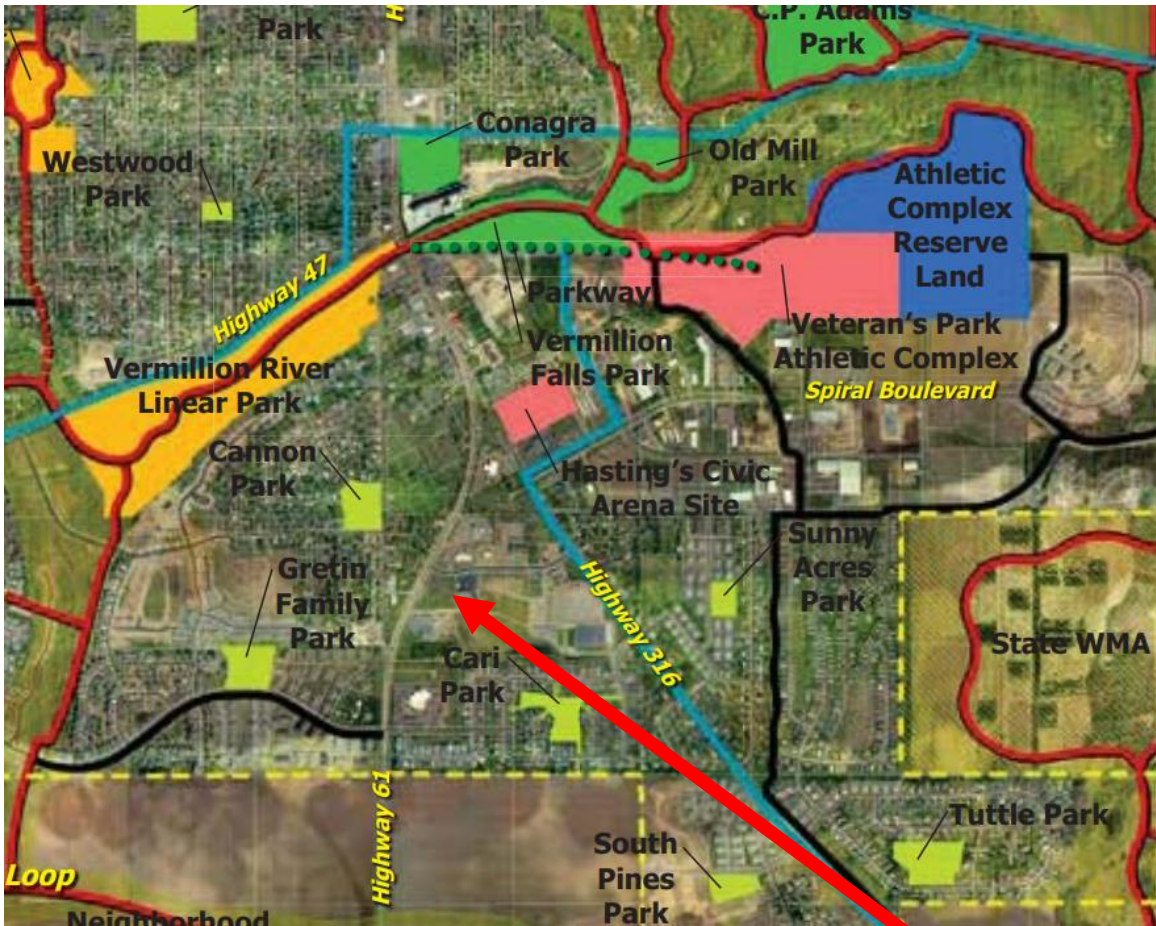
North	33 rd Street Commercial - Pro Power Rental
East	Commercial - Terrys Hardware
South	Commercial - Dugarels
West	Vermillion Street Single Family Residential and Commercial

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.



SITE LOCATION

Option - Physical Land Dedication

Physical land dedication would be required as follows:

Property Size	2.71 acres
Number of Residential Units	32
Residential Density	11.81 units\acre
Required Park Dedication	0.44 acres = 16.2% of the gross area

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

Analysis: The property has not been designated as open space, park land or railway in the Comprehensive Plan.

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

Analysis: This development is projected to add 32 apartments providing assisted living and memory care services. Cari Park is southeast of the site (1,400 feet to park entrance, 1,900 feet to playground).

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

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

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

Analysis: The land abuts commercial property. Building have been positioned to minimize impact of commercial businesses

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

Analysis: Most of the property is flat and treeless. The land contains a stormwater pond in the southeast corner.

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 \$35,200 (\$1,100 x 32 units) would be required under this option at the present rate. Payment would be made at the time of final plat.

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 has not proposed any private open space or facilities.

RECOMMENDED METHOD OF PARK DEDICATION

Staff recommends payment of cash in lieu of land to satisfy park dedication requirements. Cash payment under current rates would be \$35,200 (\$1,100 x 32 units).

Attachments

- Location Map
- Development Plan

LOCATION MAP

SITE LOCATION



