

**Consideration to review for recommendation park dedication requirements for the proposed Lot 1, Block 1, Great River 2<sup>nd</sup> Addition, a proposed residential Planned Unit development.**

<b>Prepared by:</b> Community Development Director,	<b>Meeting Date:</b> 09/05/2023	<b>Council Date:</b> 09/25/2023 (plat) PUD pending
<b>Additional Analysis by:</b> Park & Recreation Director		

**ALTERNATIVE ACTIONS**

1. Motion to recommend cash-in-lieu park dedication for the proposed Lot 1, Block 1, of the plat of Great River 2<sup>nd</sup> Addition, subject to approval of a residential Planned Unit Development District for the subject lot, consistent with the subdivision ordinance and state statute.
2. Motion of other recommendation.

**REFERENCE AND BACKGROUND**

The Parks, Arts & Recreation Commission is asked to consider a formal recommendation on park dedication requirements for the proposed residential portion of the Great River 2<sup>nd</sup> Addition plat.

The portion of the plat area subject to park dedication review is a 6-acre area of land, which is part of the larger 20.16 acre parcel to be platted and currently owned by Riverwood Bank. The subject site is proposed to be developed as a 138-unit multi-family residential PUD by Briggs Companies.

The developer has submitted a subdivision plat to divide the 6 acres from the larger parcel, platting the development parcel as Lot 1, Block 1, with the balance remaining as an outlot. The developer has applied to rezone Lot 1, Block 1 to a residential Planned Unit Development District to accommodate the proposed multi-family building. The remainder of the site will retain its current commercial B-3 (Highway Business) District zoning.

By ordinance, Park dedication is applicable to residential land only at this time. As such, Lot 1, Block 1 of the Great River 2<sup>nd</sup> Addition is subject to park dedication only in such case that the residential PUD is approved by the City and would be a condition of the PUD approval itself. Park dedication is not applicable to the commercial outlot at this time. The Parks & Recreation

Commission is asked to review the plat and its accompanying residential PUD for dedication requirements, making a recommendation to the City Council specific to Lot 1, Block 1 of the proposed plat.

Under State Statute 462.358, with platting or replatting (and by extension the associated PUD), the City has the option of either requiring a land dedication for park, or the City can collect park dedication fees for purchase of park land at another location – referred to as “cash in lieu”. The PARC’s consideration is related to a recommendation for this allocation.

Under Minnesota statutes, the City may set this fee to be equal to the value of raw land no later than at the time of final plat – this is the value of raw land that is immediately developable, but is not yet actually developed. Dedication is currently set at 11% of the land area or cash-in-lieu equivalent.

The proposed residential project on Lot 1, Block 1 encompasses 6.0 acres, or 261,360 square feet. An 11% land dedication requirement would require a total land dedication area of .66 acres or 28,750 square feet. The cash dedication would be based upon the value of the raw land at the time of final plat. The 2023 taxable county market value is \$723,967.20, or \$2.77/square foot (based on the full parcel to be platted). Therefore, the required cash in lieu park dedication equivalent is approximately \$79,636.39. The dedication tabulation as outlined is as follows and is approximate.

LAND DEDICATION REQUIRED		CASH DEDICATION REQUIRED	
6.0	Acres Residential (261,360 sf)	\$2.77	value/sf, CMV of \$2,429.200
0.11	Dedication required		878,170 total SF in plat
0.66	Acres land dedication required		
28,749.60	Square feet (sf) required	\$79,636.39	Cash dedication required

Although staff would recommend a cash dedication given the density, size and location of the project, pedestrian connections to this site will be critical. Access via pathway system to parkland at Country Club Manor (.6 miles) and the Monticello Community Center (.6 miles), are important considerations for a successful residential environment. As a condition of platting, the developer is required to install pathway facilities along both Elm and 7<sup>th</sup> Streets, with internal connections to both. Long-term, a pathway connection to the existing pathway on 7<sup>th</sup> Street (northside), and the planned pathway sections on the Headwaters and Briggs’s projects is planned. These connections will be made when the intervening property is platted.

The developer is also proposing a private green space courtyard central to the development on the easterly portion of the project.

The Planning Commission and City Council reviewed the submitted preliminary plat and development stage PUD on September 5, 2023. The Commission recommended approval of

the preliminary plat, but tabled action on the PUD for additional information and clarification by the applicant. Any decision by the City on rezoning to PUD to utilize the platted Lot 1, Block 1 for residential purposes is subject to the PARC's recommendation on park dedication. approving both with a condition on park dedication based on the PARCs recommendation. The Commission's recommendation was again based on the finding that the use is appropriate given existing adjacent uses and that the proposed design will meet PUD objectives once all conditions are met.

### **STAFF RECOMMENDATION**

Staff recommends alternative 1 above given the current site conditions and surrounding uses. The developer is required to install sidewalks (or bituminous pathway along 7<sup>th</sup> as recommended by the City Engineer) as right of way improvements and a condition of platting. The park dedication is applicable if rezoned to residential as a condition of the PUD.

As the City continues its Parks Needs Assessment and Master Plan for park facilities, it is further recommended that park opportunities for this residential area of the community be evaluated for additional parkland accessibility.

### **SUPPORTING DATA**

- A. Aerial Site Image
- B. Lot 1, Block 1, Great River 2<sup>nd</sup> Addition Site Plan & Elevations
- C. Great River 2<sup>nd</sup> Addition Preliminary Plat
- D. Park & Pathway Plan System & Buffer Maps
- E. Monticello Subdivision Ordinance, Park Dedication