



PARK COMMISSION
DATE: 1/30/14
AGENDA ITEM: VB

ITEM: Easton Village Development – Proposed Park Facilities

SUBMITTED BY: Nick Johnson, City Planner

REVIEWED BY: Dean Zuleger, City Administrator
Kyle Klatt, Community Development Director

SUMMARY AND ACTION REQUESTED:

The Park Commission is asked to review a development concept, or Sketch Plan, for a proposed single family subdivision to be called Easton Village. Per the established procedure, the Park Commission is asked to review the proposed park facilities that are included with the concept. The location of the proposed development is in the eastern portion of the Village. According to the City's Park Plan and Land Use Plan, this location is guided for a community park facility.

REQUEST DETAILS

The proposed single family residential subdivision, Easton Village, includes 224 single family lots on approximately 98 total acres of land. The location of the proposed development is just south the railroad tracks and west of Manning Ave. N. (CSAH 15). In the Easton Village Sketch Plan (Attachment #1), the applicant have proposed to include 6.1 acres of parkland. 5.6 acres of the total parkland provided would serve the City's planned community park, while 0.5 acres would serve as a neighborhood park for Easton Village. Per the City Park Plan (Attachment #3), this general area has been identified as a location for a community park and/or a community sports complex. In responding to this guidance, the Village Land Use Plan guided approximately 30 acres of land for park or public land use in the area surrounding the rail road corridor. Approximately 14 of the total 30 acres was located to the south of the rail road tracks. Given this amount of acreage of parkland guided in the Village Land Use Plan, it is clear the proposed development concept does not meet the total acreage. However, it should be noted that the City's plans to site a larger community park in this area may be complicated by airport safety zones related to the operations of the Lake Elmo Airport. In addition, it is important to note that if the development moves forward, a likely parkland dedication amount would be a total of approximately 9.8 acres, making it difficult to achieve enough land to account for a community recreation or sports facility.

In reviewing this Sketch Plan, staff would recommend that the Park Commission focus in on a couple of critical questions related to parks in the Village Area:

- 1) What types of facilities should the City be planning for in the community park in the Village?
- 2) How much acreage is required to site these facilities?

- 3) Is the proposed location of the parkland in the Village Land Use Plan, as well as the Easton Village Sketch Plan, appropriate?

By focusing on these questions, it is staff's goal to better define what the park expectations/plans for the Village are. In addition to planning for a community park, there are also opportunities to expand Reid Park if the Park Commission finds that desirable. It is all a matter of identifying priorities in terms of how to best utilize parkland dedication (land and fees) to best serve the Village with parks and recreation facilities.

ATTACHMENTS:

1. Easton Village Sketch Plan
2. Village Land Use Plan
3. City Park Plan

ORDER OF BUSINESS:

- Introduction Planning Staff
- Report by Staff Planning Staff
- Questions from the Commission..... Chair & Commission Members
- Discussion by the Commission Chair & Commission Members
- Action by the Commission..... Chair & Commission Members