



PARK COMMISSION

DATE: 3/17/14

AGENDA ITEM: IV.A – NEW BUSINESS

ITEM: Schiltgen Farms – Parcel B Sketch Plan Review

SUBMITTED BY: Nick Johnson, City Planner

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

SUMMARY AND ACTION REQUESTED:

The Park Commission is asked to review a Sketch Plan, Schiltgen Farms – Parcel B, submitted by GWSA Land Development, LLC for a proposed 101 unit single family residential subdivision in the northern portion of the Village Planning Area. The Park Commission is asked to review the plan to provide direction on park and recreation facilities for the development.

BACKGROUND INFORMATION

As noted in the Sketch Plan Narrative, the applicants are not proposing a neighborhood park as part of this development at this time. They have noted that the prospective property owner to the north is planning some type of recreational or open space amenity within the natural resource preservation area to the north. In addition, it should be noted that the applicants also have property in the southeast portion of the Village Planning Area owned Schiltgen Farms, Inc. under contract. As part of subdividing this property at a future date, the applicants propose to dedicate land adjacent to Reid Park as an expansion of this park or facility. If this proposal is acceptable to the City, the applicants could receive credit towards their parkland dedication requirements for dedicating land adjacent to Reid Park under this arrangement. The Park Commission should discuss whether or not they are interested in additional land dedications at Reid Park.

In addition, when presenting the Sketch Plan at the Planning Commission on 3/10/14, the applicants were asked by the Planning Commission to provide some small area for a neighborhood park. It was also suggested that this small neighborhood park could be shared with the future development to the east, which is guided for the same level of density as the subject property. At the meeting, the applicants noted that they are not opposed to providing a small neighborhood park. They are seeking direction on whether a neighborhood park is appropriate or desirable to the Park Commission.

Finally, it should also be noted that the City has engaged with discussion with the school district on the possibility of entering a joint powers agreement (JPA) to make facilities at Lake Elmo Elementary School open to the public as a shared City-School District facility. This facility does have two smaller baseball diamonds, one soccer field and playground equipment. If the City entered into a JPA with the school district, these facilities, which are in relative close proximity to the proposed subdivision, could be made available to the public.

RECCOMENDATION:

Staff is recommending that the Park Commission provide guidance to the applicants in the form of a formal motion.

ATTACHMENTS:

1. Location Map
2. Sketch Plan Narrative
3. Schiltgen Farms – Parcel B Sketch Plan

ORDER OF BUSINESS:

- Introduction City Planner
- Report by Staff City Planner
- Questions from the Commission Chair & Commission Members
- Discussion by the Commission Chair & Commission Members