



Request for Action

To Parks and Recreation Commission		Item Number 7.1
Agenda Section Action Item	Meeting Date April 13, 2022	Prepared by Michael Hecker, Parks and Recreation Director
Item Description Park Dedication - Final Plat: Aggregate Commercial Sixth Addition (ERX)		Reviewed by Chris Leeseberg, Senior Planner
		Reviewed by

Action Requested

Recommend, by motion, approval of the Preliminary Plat for Aggregate Commercial Sixth Addition with the following conditions:

1. Park dedication be paid at the applicable commercial rate when the lot is released for recording.

Background/Discussion

The applicant is seeking preliminary plat approval to plat ~5.0 acres, establishing property for the expanded operation of Off-Road Racing Facilities. The subject property is east of Highway 169 and south of 217th Avenue and is zoned Extreme Commercial Recreation (XCR). The plat will combine the ~5.0 acres with the 42.5 acres from the 5th addition. The ~5.0 acres are eligible for park dedication.

Parks and Recreation Master Plan

The neighborhood Parks Service Area text in Chapter 5 of the master plan states, recreation facilities should be developed when 300 or more households within cluster developments or on lots less than 2-acres are located within 1.5 miles of the park.

The property does not meet this criterion; therefore, staff recommends dedication be paid in the form of cash.

Parks and Recreation Trail Master Plan

The Parks and Recreation Trail Master Plan does identify a conceptual trail near the site.

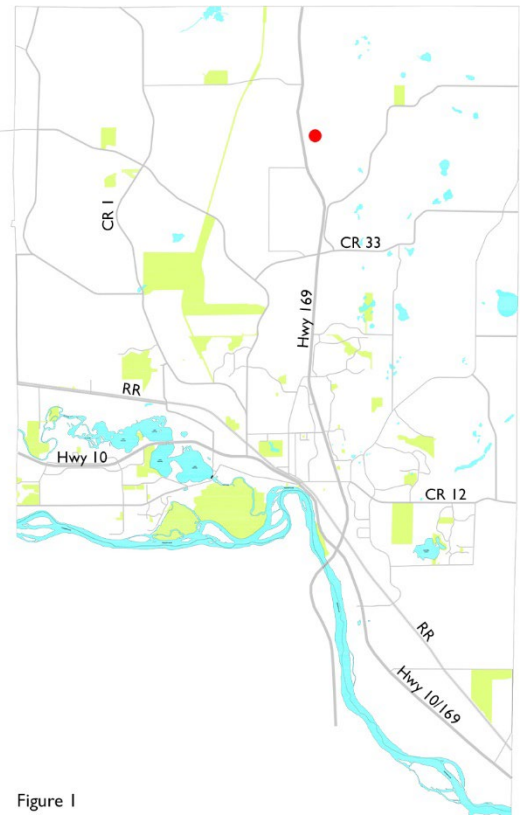


Figure 1

Financial Impact

None

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity.



Updated: August 2020

Mission/Policy/Goal

- Responsibly grow

Attachments

- Location Map
- Final Plat
- Trail Master Plan (partial)



ERX

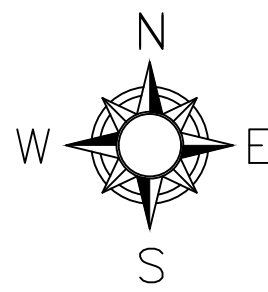
Conditional Use Permit

Case No: P 22-05

EV 22-01

CU 22-09





AGGREGATE COMMERCIAL SIXTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That ERX PROPERTIES LLC, a Minnesota Limited Liability Company, owner and proprietor of the following described property situate in the County of Sherburne, State of Minnesota, to wit:

All of AGGREGATE COMMERCIAL FIFTH ADDITION.

And

That part of OUTLOT A, AGGREGATE COMMERCIAL SECOND ADDITION lying south and west of the following described line:

Commencing at the southeast corner of Lot 1, Block 1, of said AGGREGATE COMMERCIAL FIFTH ADDITION; thence North 00 degrees 13 minutes 41 seconds East, assumed bearing, along the easterly line of said Lot 1, a distance of 256.14 feet to the point of beginning of the line to be described; thence continuing North 00 degrees 13 minutes 41 seconds East, along the northerly extension of said easterly line of Lot 1, a distance of 901.04 feet to the intersection with the easterly extension of the portion of the northerly line of said lot 1, lying within the Southeast Quarter of Section 10; thence North 89 degrees 51 minutes 10 seconds West, along said easterly extension of said portion of the northerly line of Lot 1, a distance of 478.31 feet to the northeasterly corner of said Lot 1 and said line there terminating.

Has caused the same to be surveyed and platted as AGGREGATE COMMERCIAL SIXTH ADDITION and does hereby dedicate to the City of Elk River, for public use forever, the public ways as shown on this plat. And also dedicating to the public for public use forever the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said ERX Properties LLC, a Minnesota limited liability company has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

ERX PROPERTIES LLC, a Minnesota Limited Liability Company

_____, its _____

STATE OF MINNESOTA,
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ its _____

_____, of ERX PROPERTIES LLC, a Minnesota Limited Liability Company, on behalf of the Company.

Signed _____

Printed _____

Notary Public, _____ County, Minnesota

My Commission Expires _____

I hereby certify that I have surveyed and platted the land, or directly supervised the surveying and plating of the land described on the plat as AGGREGATE COMMERCIAL SIXTH ADDITION; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designed on the plat; that all monuments depicted on this plat have been correctly set; as of the date of this certification, all wet lands and water boundaries and all public ways are shown and labeled as defined in Minnesota Statutes 505.01, Subd. 3.

David Anderson, Land Surveyor
Minnesota License No. 43501

STATE OF MINNESOTA,
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by David Anderson, Land Surveyor, Minnesota License No. 43501

Signed _____

Printed _____

Notary Public, _____ County, Minnesota

My Commission Expires _____

Approved and accepted by the City Council of the City of Elk River, Sherburne County, at a meeting held on the _____ day of _____, 20____

by: _____, Mayor

by: _____, City Clerk

I hereby certify that proper evidence of title has been presented to and examined by me, and I hereby approve this plat as to form and execution this _____ day of _____, 20____

_____, Elk River City Attorney

Pursuant to Sherburne County Ordinance Number 006, I hereby certify that this plat has been checked and approved as to compliance with Chapter 505, Minnesota Statutes this _____ day of _____, 20____.

_____, Sherburne County Surveyor

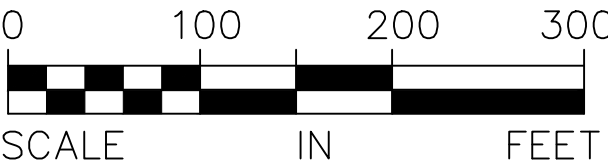
I hereby certify taxes payable in the year _____ on land herein described are paid in full, and there are no delinquent taxes, and that transfer was entered this _____ day of _____, 20____

_____, Sherburne County Auditor/Treasurer

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly recorded as Document No. _____

_____, Sherburne County Recorder

THE BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 33 NORTH, RANGE 26 WEST WHICH IS ASSUMED TO BEAR NORTH 0 DEGREES 02 MINUTES 13 SECONDS WEST



SCALE IN FEET



BEING 10 FEET IN WIDTH UNLESS OTHERWISE SHOWN ON THIS PLAT.

ANDERSON
ENGINEERING
ENGINEERING • ARCHITECTURE • LAND SURVEYING
ENVIRONMENTAL SERVICES • LANDSCAPE ARCHITECTURE

LINE TABLE DATA		
SEGMENT	LENGTH	DIRECTION
L1	58.69	S89° 51' 10"E
L2	27.41	S22° 27' 59"E
L3	132.11	N87° 26' 19"E
L4	29.34	N49° 38' 00"E
L5	57.43	S89° 51' 10"E
L6	101.36	S12° 37' 33"W
L7	116.15	S27° 45' 14"W
L8	110.00	S13° 07' 18"W
L9	87.02	S37° 12' 26"E
L10	153.50	S48° 03' 08"E
L11	278.17	S0° 17' 28"W
L12	389.60	N89° 46' 19"W

