



Request for Action

To Parks and Recreation Commission		Item Number 7.2
Agenda Section Public Hearings	Meeting Date July 13, 2022	Prepared by Michael Hecker, Parks and Recreation Director
Item Description Preliminary Plat: The Villas at Fillmore, Case No. P 22-10	Reviewed by Zack Carlton, Community Development Director	
	Reviewed by	

Action Requested

1. Recommend, by motion, park dedication for the Preliminary Plat for The Villas at Fillmore be paid, at the applicable rate, for the final number of dwelling units with the lots are released for recording.

Background/Discussion

The subject property is 17.56 acres in size and is currently zoned R1-c (Single Family Residential). The applicant is also requesting a Zone Change to a Planned Unit Development (PUD) to develop a detached town home development.

The proposed subdivision will consist of 43 lots and three outlots. The outlots are encumbered by overhead power lines and wetlands and will not be developed in the future.

The subdivision will connect to the existing Hoover Street to the south and provide a new east/west street through the development to the 20-acre parcel to the west. The plan is to have a connection through the subject parcel and the 20-acre parcel to the existing development (Eagles Marsh) to the west, from Fillmore Street to Johnson Street. Sidewalks are proposed on all streets.

Park dedication is eligible for the 43 lots at the low-density residential rate.

Parks and Recreation Master Plan

The Master Plan does not identify park property in the vicinity of this plat.

Parks and Recreation Trail Master Plan

A conceptual connection is shown along the entire east side of the subject parcel. The applicant is proposing a paved trail along the entire east side of the proposed plat. The applicant has concerns with the costs associated of this trail and may discuss allocating a portion of the park dedication towards the trail costs. Similar projects,

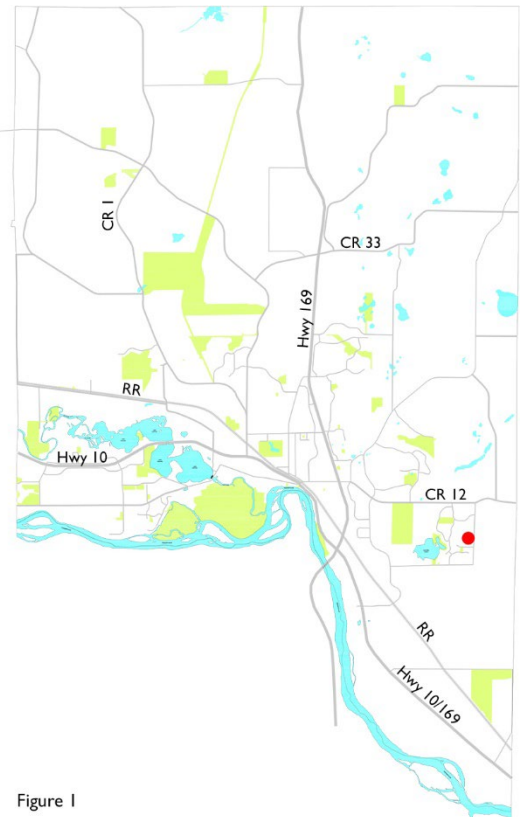


Figure 1

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

Miske Meadows for example, have required the developer install the trail at their cost. The developer notes that this project is at a different scope/scale than comparable projects.

Financial Impact

None

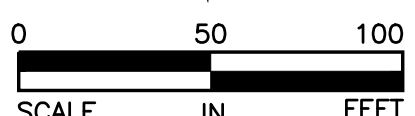
Mission/Policy/Goal

- Responsibly to grow

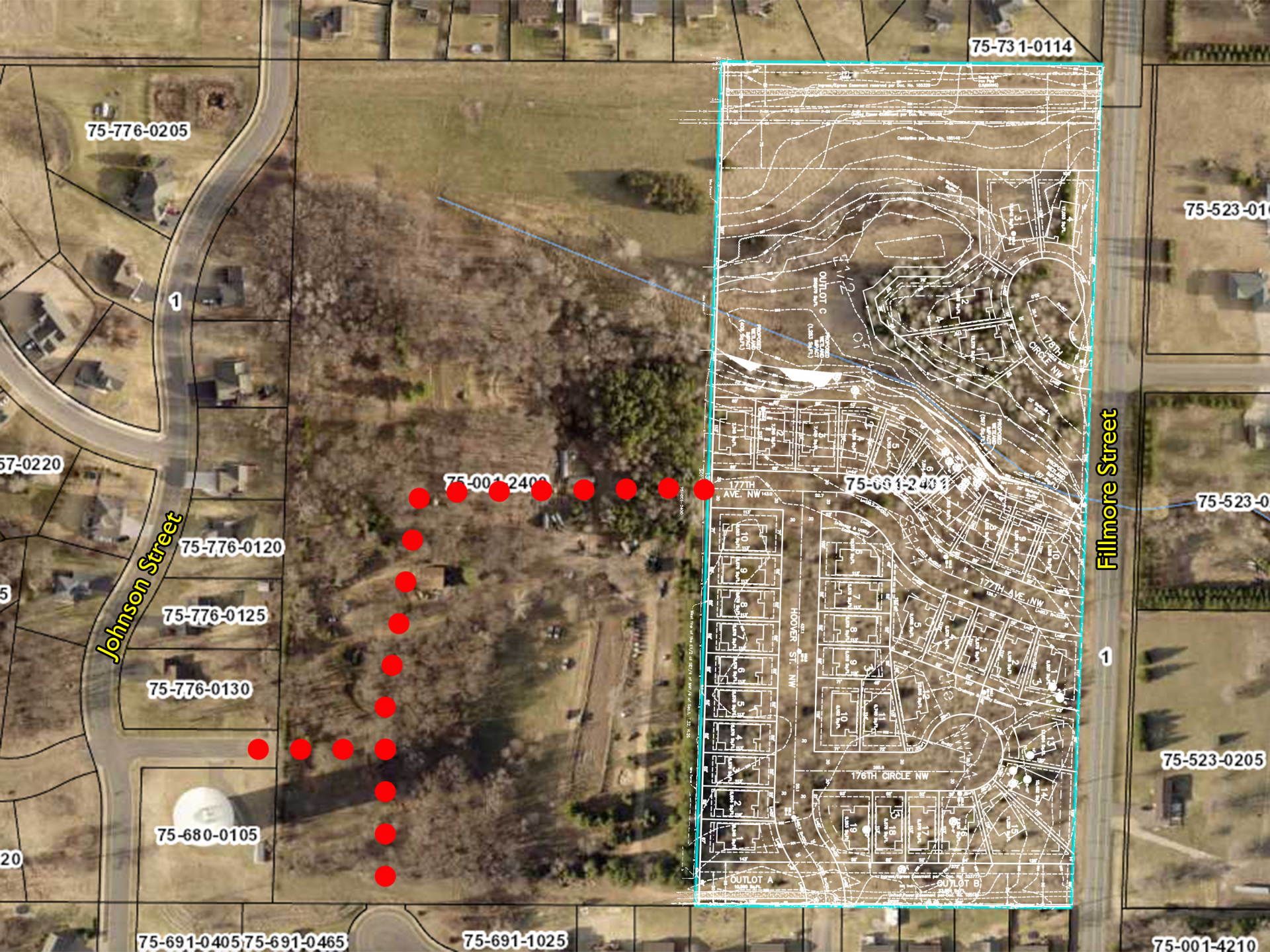
Attachments

- Location Map
- Preliminary Plat
- Aerial Overlay
- Master Trail Plan (partial)

Zone Change / Plat / Conditional Use Permit



DATE	REVISION	I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota.  Brian Person, PLS Date <u>05/31/22</u> Lic. No. <u>49138</u>	DESIGNED BY: SMM		 RUM RIVER LAND SURVEYORS + ENGINEERS 505 First Street, Princeton, MN 55371 O - 763.389.4476 RRLSE.com	THE VILLAS AT FILLMORE	PRELIMINARY PLAT FOR RIVERSIDE DEVELOPMENT COMPANY OF PRINCETON SHERBURNE COUNTY, MINNESOTA	SHEET 1 OF 1 SHEETS
			DRAWN BY: SMM	DATE: 05/31/22				
			CHECKED BY: BP	FILE NO. P-2135.18				
May 31, 2022 - 4:20pm K:\cad_surv\Land Desktop 2008\p-2135.18\dwg\2135.18 PRE PLAT.dwg								



75-73 1-0114

75-776-0205

75-523-01

1

57-0220

75-001-2400

75-001-2401

75-523-0

Johnson Street

75-776-0120

75-776-0125

75-776-0130

Fillmore Street

1

75-680-0105

75-523-0205

75-691-0405 75-691-0465

75-691-1025

75-001-4210

20

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