



**Corcoran Parks and Trails Commission Agenda
March 21, 2024 - 7:00 pm**

HYBRID MEETING OPTION AVAILABLE

The public is invited to attend the regular Parks and Trails Commission meetings at City Hall.

Meeting Via Telephone/Other Electronic Means

Call-in Instructions:

+1 312 626 6799 US

Enter Meeting ID: 815 9742 6469

Video Link and Instructions:

<https://us02web.zoom.us/j/81597426469>

visit <http://www.zoom.us> and enter

Meeting ID: 815 9742 6469

**Please note in-person comments will be taken at the scheduled meeting where noted.*

Comments received via email to Recreation Supervisor Christensen Buck at jchristensenbuck@corcoranmn.gov or via public comment cards will also be accepted. All email and public comment cards must be received by the Wednesday prior to scheduled Parks and Trails meeting.

For more information on options to provide public comment visit:

www.corcoranmn.gov

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Agenda Approval**
4. **Minutes**
 - a. Minutes – February 15, 2024, Meeting*
5. **Open Forum – Public Comment Opportunity**
6. **Presentations**
 - a. HKGi Introduction and City Park Concepts*
7. **Unfinished Business**
 - a. Park Standards Discussion*
 - b. Wildflower Park Bike Rack Options*
8. **New Business**
 - a. Funding Source/Uses, and Park Dedication Projections*
 - b. Park Dedication for “Chastek Family Farm” Preliminary Plat*
9. **Reports/Information**
 - a. Active Planning Applications – Information Only*
 - b. Recreation Supervisor Update*
10. **Subcommittee & Miscellaneous Reports**
 - a. City Council Report*
 - b. Garden Club Report
 - c. Park Dedication Fund**
11. **Other Business/Announcements**
12. **Commissioner Liaison Calendar**
City Council Meetings

03/28/2024	04/11/2024	04/25/2024	05/09/2024	05/23/2024	05/09/2024	05/23/2024
Erzberger	Schmidt	Friedrich	Christenson	Nybo	Strehler	Anderson

13. Adjournment

**Includes Materials - Materials relating to these agenda items can be found in the Parks and Trails Agenda Packet book located by the entrance. The complete Parks and Trails Agenda Packet is available electronically on the City website at www.corcoranmn.gov.*

***Included as 8a3.*



CITY OF CORCORAN
Corcoran Parks and Trails Meeting Minutes
February 15, 2024 - 7:00 pm

The Corcoran Parks and Trails Commission met on February 15, 2024, in Corcoran, MN. Present were Commissioners Anderson, Christenson, Erzberger, Nybo, Schmidt, and Strehler. Absent was Commissioner Friedrich. Present at City Hall were Councilmember Nichols and Recreation Supervisor Christensen Buck.

1. Call to Order / Roll Call

Chairperson Anderson called the meeting to order at 7:00 pm.

2. Pledge of Allegiance

Chairperson Anderson invited all in attendance to rise and join in the Pledge of Allegiance.

3. Chairperson and Vice-Chairperson Elections

Chairperson Anderson informed the Commission that he believed Vice-Chairperson Christenson was prepared to be the Parks and Trails Commission Chairperson for 2024.

Motion: Made by Anderson, seconded by Nybo, to elect Commissioner Christenson as Chairperson.

Voting Aye: Anderson, Erzberger, Nybo, Schmidt, and Strehler Abstained: Christenson
 (Motion carried 5:0:1)

Motion: Made by Anderson, seconded by Christenson, to elect Commissioner Friedrich as Vice-Chairperson.

Voting Aye: Anderson, Christenson, Erzberger, Nybo, Schmidt, and Strehler.
 (Motion carried 6:0)

4. Agenda Approval

Motion: Made by Nybo, seconded by Erzberger, to approve the agenda as presented.

Voting Aye: Anderson, Christenson, Erzberger, Nybo, Schmidt, and Strehler.
 (Motion carried 6:0)

5. Minutes

a. Minutes – December 19, 2023, Meeting

Motion: Made by Nybo, seconded by Schmidt, to approve the minutes as presented.

Voting Aye: Anderson, Christenson, Erzberger, Nybo, Schmidt, and Strehler.
 (Motion carried 6:0)

6. Open Forum

Craig Mattson, 10174 Ironwood Court, expressed his excitement for the trails and parks within the Bellwether neighborhood, but were interested in learning about remediation options as the trails is proposed to navigate through part of their property. Carmen Mattson, 10174 Ironwood Court, provided Commissioners with a document from the sales office in the Bellwether development and elaborated on the impact of the trail as it goes approximately 20 feet into their yard. She further explained that they had spoken with the City Council and City Administrator Tobin, with the response that the City would try to soften the curve as much as they can. Mattson explained that there is a wetland next to the property and staff had informed the Mattson's that it would impact realignments.

7. Presentations

a. Commissioner Training

Recreation Supervisor Christensen Buck went through training slides providing an overview of the Parks and Trails Commission including regular meeting items, 2040 Comprehensive Plan, park dedication, park classifications, and maps. Commissioners inquired about costs of parks, to which Recreation Supervisor informed the Commission that discussions would take place at the next



CITY OF CORCORAN

meeting regarding park dedication fund projecting and sources and uses for funding parks. Councilmember Nichols provided information on the buffer size for wetlands, informing the Commission that it is determined by the quality of the wetland. Commissioners discussed how long trees are required to remain alive after being planted by developers and if developers are required to keep a certain number of trees. Recreation Supervisor Christensen Buck informed the Commission that the City does not have a tree preservation ordinance; Councilmember Nichols informed the Commission that trees must live for 1 year after planting and developers that utilized a PUD can preserve trees as a benefit. Commissioner Anderson informed the Commission of a background on the Watershed District, their role in Parks and Trails Commission, and a potential future opening for the representative from Corcoran. Commissioners asked about the PUD process, to which Councilmember Nichols informed the Commission that a PUD provided flexibility for the developer, with added benefits and negotiations that can be done, versus a straight plat. Additional conversation took place regarding tree replanting in developments and development agreement change to tree replacement when incorrectly removed.

8. Unfinished Business – None

9. New Business

a. Preliminary Plat for Woodland Hills

Recreation Supervisor Christensen Buck provided background information on the preliminary plat, noting it is proposed at 60 single-family residential lots, 1 community amenity/recreational lot, and 5 outlots. Recreation Supervisor Christensen Buck informed the Commission that there are not any high-quality natural communities shown, no parks are shown on the Comprehensive Plan, and the on-road trail is located within the City's right-of-way. Councilmember Nichols noted that the pool house community amenity is located next to an existing residential neighborhood and those residents would not be able to utilize it. Commissioner Anderson expressed interest in trail connections to parks for the community to use, to which Councilmember Nichols informed the Commission of the connection through the Hunter neighborhood and the future park located within the Tavera development. Commissioners discussed the oak savannah that is located within the area and their desire to save as many quality trees as able. Commissioner Schmidt noted that his property is located along the northwest section of the plan labeled ghost plat, with discussions regarding the oaks being located behind his property. Discussion regarding ghost plats took place, where Councilmember Nichols informed the Commission that it shows what could happen if development took place on the property labeled ghost plat. Chairperson Christenson inquired about if the Commission could propose taking land-in-lieu of cash, in a scenario similar when a park is not shown on the Comprehensive Plan, to which Recreation Supervisor Christensen Buck informed the Commission she was uncertain but would ask Planner Davis-McKeown.

Motion: Made by Anderson, seconded by Nybo, to recommend accepting cash-in-lieu of land for park dedication.

Voting Aye: Anderson, Christenson, Erzberger, Nybo, Schmidt, and Strehler.

(Motion carried 6:0)

Commissioner Anderson noted that during the 2050 Comprehensive Plan development, the Commission will have the opportunity to review the Parks and Trails Plan to update and propose the parks as development continues west. Commissioner Nybo asked Councilmember Nichols if the MUSA line would change with the upcoming water tower, to which Councilmember Nichols responded that the MUSA is moved dependent on Council and City decision.

b. 2024 Goals and Measurables



CITY OF CORCORAN

Recreation Supervisor Christensen Buck informed the Commission of the 2024 core strategies, set by City Council, including enhancing Corcoran's sense of place/identity and providing diverse amenities and recreational opportunities. Recreation Supervisor Christensen Buck provided an overview of the draft trails map, listed as one of City Council's measurables. Chairperson Christenson requested that the colors for regional trail and recorded trail easement get adjusted on the map as they were very similar in color. Commissioner Nybo asked if the easements are shown, to which Recreation Supervisor Christensen Buck informed the Commission that they were included. Commissioners discussed that the easements collected provide areas for future trails when the property develops, allowing for future development of trails. Recreation Supervisor Christensen Buck updated the Commission of the work done with a site analysis of City Park by City and HKGi staff and upcoming attendance from HKGi at the March Parks and Trails Commission meeting. Councilmember Nichols inquired about the status of the requested federal funding, to which Recreation Supervisor Christensen Buck informed the Commission that she would look into it. Recreation Supervisor Christensen Buck noted updating park standards and creating a funding sources/uses within the first quarter, which would occur during the March Parks and Trails Commission meeting. Recreation Supervisor Christensen Buck also informed the Commission of an upcoming joint work session between the Parks and Trails Commission and City Council during quarter 2, with more details to follow. Recreation Supervisor Christensen Buck highlighted key topics for the March Parks and Trails Commission meeting including introduction to HKGi, funding sources/uses and park dedication projecting, park standards update, and Wildflower Park bike rack options.

10. Reports/Information

a. Active Planning Applications – Informational Only

No discussion occurred.

b. Recreation Supervisor Update

Recreation Supervisor Christensen Buck provided an update on items she had been working on including youth baseball, ice rinks, trails, master park planning, hiring a Program Coordinator, and preparing the Parks and Trails Commission materials.

11. Subcommittee & Miscellaneous Reports

a. City Council Report

Councilmember Nichols highlighted the items discussed at City Council meetings since the last Parks and Trails Commission meeting including City Park ice rink direction, Burschville School funding assistance, Parks and Trails Commission reappointments, state pay equity report, license plate reading cameras, and organics recycling. Councilmember Nichols highlighted City Council's interest in utilizing the charitable gambling funds. Commissioners discussed organics recycling, with charges being dependent on hauler and the City cannot control if haulers charge, but set up the system so they are not required to charge. Commissioner Nybo inquired about the roundabout proposed at County Road 19 and County Road 117, to which Councilmember Nichols encouraged asking Public Works Director Mattson.

b. Commission Term Update

Recreation Supervisor Christensen Buck informed the Commission that Commissioners Nybo and Strehler were reappointed for three year terms. Recreation Supervisor Christensen Buck highlighted that Commissioners Anderson, Friedrich, and Schmidt's terms would be expiring in 2025.

c. Garden Club Report

Tom Anderson informed the Commission that the tree giveaway would begin soon. Recreation Supervisor Christensen Buck informed the Commission that she requested funding from the



CITY OF CORCORAN

Northwest Area Jaycees and would be attending their February meeting. Anderson informed those in attendance that the tree giveaway allows residents to reserve up to 5 free trees through an online form.

d. Park Dedication Fund

No discussion occurred.

12. Other Business/Announcements

Commissioner Erzberger expressed interest in discussing shading at Wildflower Park, as well as future when discussing park standards. Councilmember Nichols recommended staff compile amenity considerations as part of the park standards, with approximate costs. Commissioner Erzberger informed the Commission of Crooked Creek Park as his family frequents it and had a nice shelter and picnic area. Recreation Supervisor Christensen Buck also informed the Commission of a park in Delano that had ideas for memorial areas, shade structures, and exercise stations.

13. Commissioner Liaison Calendar

02/22/2024	03/14/2024	03/28/2024	04/11/2024	04/25/2024	05/09/2024	05/23/2024
Strehler	Anderson	Erzberger	Schmidt	Friedrich	Nybo Christenson	Christenson Nybo

Commissioner Nybo and Chairperson Christenson exchanged dates for the May 9 and May 23 City Council liaison attendance.

14. Adjournment

Motion: Made by Strehler, seconded by Anderson, to adjourn the meeting at 8:47 pm.

Voting Aye: Anderson, Christenson, Erzberger, Nybo, Schmidt, and Strehler.

(Motion carried 6:0)

Jessica Christensen Buck

Submitted by Jessica Christensen Buck, Recreation Supervisor



8200 County Road 116 • Corcoran, MN 55340
763-420-2288 • www.corcoranmn.gov

MEMO

Meeting Date: March 21, 2024
To: Parks and Trails Commission
From: Jessica Christensen Buck, Recreation Supervisor
Re: HKGi Introduction and City Park Concept Plans

In November 2023, the City began working with HKGi, more specifically Gabrielle Grinde, Principal. Since then, a comprehensive site analysis of City Park was completed, to gain deeper insights into the current operations, previous planning, areas needing improvement, and evaluating quality areas of the park. City Park's site analysis involved City and HKGi staff. Following the analysis, City and HKGi staff collaborated to develop the attached concept plans.

One notable alteration in the proposed plans is the removal of the road going through the middle of the park. This decision was made to create cohesive and activatable spaces within the park, enhancing its usability and aesthetic appeal. Additionally, amenities previously shown in the Wenck concept plan have been incorporated into the updated plans, to integrate past planning with current developments.

Staff is seeking the Commission's feedback on the proposed amenity locations and any considerations regarding to the outlined plans. Additionally, Gabrielle Grinde is planning to attend and will be available for questions.

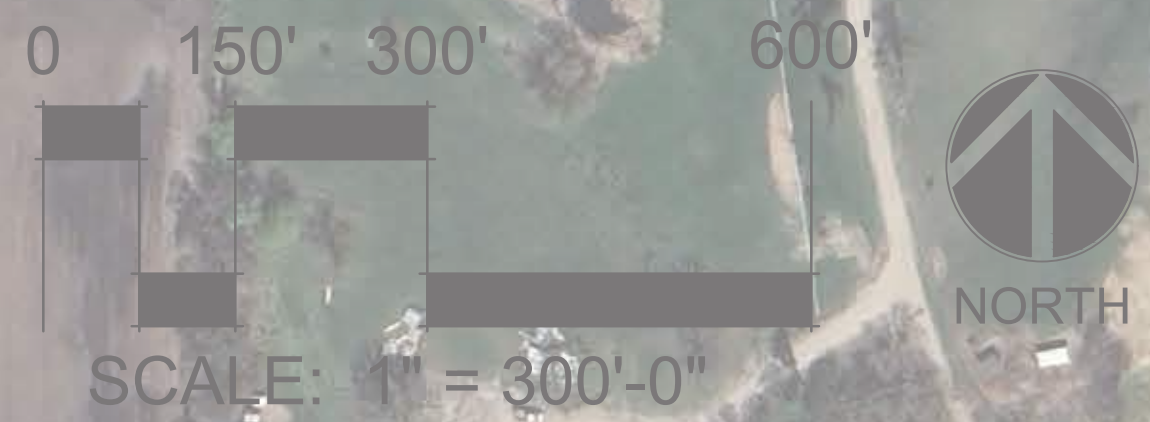
Attachments:

- 6a1. HKGi City Park Concept Plans
- 6a2. Wenck Concept Plans

Corcoran City Park: Concept A

DRAFT 03.15.2024

- 6 Ballfields
- 4 T-Ball Fields
- 4 U10 Soccer Fields
- 0 Full Size Soccer Field
- 277 Parking Stalls



Corcoran City Park: Concept B

DRAFT 03.15.2024

- 4 Ballfields
- 4 T-Ball Fields
- 7 U10 Soccer Fields
- 1 Full Size Soccer Field
- 264 Parking Stalls



0 150' 300' 600'

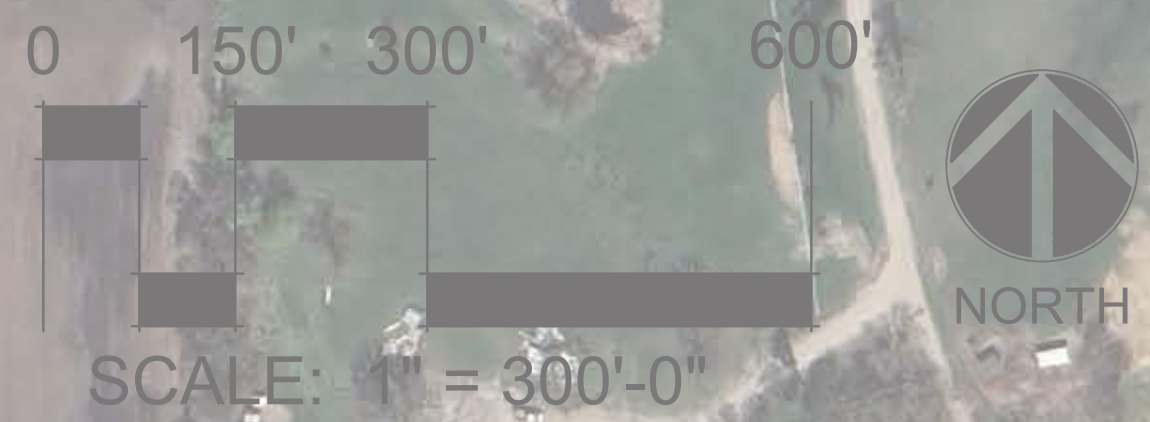


SCALE: 1" = 300'-0"

Corcoran City Park: Concept C

DRAFT 03.15.2024

- 6 Ballfields
- 4 T-Ball Fields
- 7 U10 Soccer Fields
- 1 Full Size Soccer Field
- 235 Parking Stalls





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MEMO

Meeting Date: March 21, 2024
To: Parks and Trails Commission
From: Jessica Christensen Buck, Recreation Supervisor
Re: Park Standards Discussion

The discussion of park standards has been an ongoing topic for the Parks and Trails Commission. With the addition of HKGi assisting in the development of future park projects, defining the park standards, expectations, and what differentiates the City's park system.

Attached is a previous document, created by Commissioner Anderson and former Commissioner Meister that summarizes some of the park standards that have been discussed, proposed, or included in the 2040 Comprehensive Plan. These standards are a starting point for the discussion among the Parks and Trails Commission regarding what the vision is for the park system.

As part of updating the standards, the following are some considerations for incorporation into the park system:

- Collaboration
 - Highlighting the collaboration among the various organizations that intertwine with the City of Corcoran.*
 - Local organizations (Northwest Area Jaycees, Corcoran Lions)
 - Regional organizations (Three Rivers Park District)
- Connectivity
 - Easy to locate and access through various means of transportation.*
 - Local trail connections
 - Regional trail connections
 - Three Rivers Park District
 - Hennepin County
 - On/near direct access roads
 - Parking as necessary
- Landscaping and Natural Features
 - Preferences for the land provided, natural features highlighted, and clear park boundaries for neighboring properties.*

- Allow for outdoor activities without disruption to neighbors; distinct boundaries
- Retain large trees previously on site and incorporate into the park design
- Generally flat topography for neighborhood parks
- Utilize into the park design
- Open Gathering Areas

Creating functional spaces for areas where groups of various sizes can gather with one another, increasing the sense of community.

 - Small groups
 - Large groups (100+)
 - Community gatherings
- Site Amenities

General items to be included and standard in every park.

 - Natural and artificial shade near park features (i.e., trees, shade structures)
 - Seating to allow for gathering
 - Bicycle rack(s)
 - Wayfinding and rules signage
 - Appropriate lighting (i.e., street lighting, field lights, etc.)
- Theme-Based

Unique parks for the City that provide engaging amenities and visual appeal.

 - Playgrounds, or unique features, themed to the location or park specifically
 - Possible themes: Agricultural history, natural aspects, etc.

Included in the previous park standards document and 2040 Comprehensive Plan, was consideration towards the parkland for neighborhood parks. Below incorporates that information and includes additional classifications for open space parks, community playfields, and linear park/trails.

Neighborhood Parks:

- Overall size of 5-20 acres.¹
- Designed to meet the needs of the local population (see general notes), while flexible to repurpose as preferences and needs change.²
- A line connecting any two points in a park should be entirely inside the park boundaries and consideration to siting so activities can take place without disturbing neighbors.²
- The topography should be generally flat, with steep hills and gullies avoided.²
- Adequate parking must be provided for those visiting outside the neighborhood (on-street parking near the park is acceptable).²
- Buffering in the form of wetlands, substantial tree lines, etc. should provide a clear distinction between parks and homes.²
- Interactive features promoting social interaction and recreation (i.e., playgrounds, picnic areas, gathering spaces).

Open Space Parks:

- Overall size of 20-100 acres.¹
- Conservation and sustainability of the natural habitats, scenic landscapes, and native ecosystems.
- Educational opportunities through interpretive signage, nature trails, etc.
- Infrastructure with minimal environmental impact.

Community Playfields:

- Playfields should be at minimum the size of a regulation soccer field (225' x 360').²
- Variety of sports fields and courts for different activities, with appropriate amenities to support usage (i.e., restrooms, seating, etc.).

Linear Parks/Trails:

- Accommodation of a variety of user types including walking, jogging, and biking.
- Necessary parking and trailheads for visiting users accessing the park by vehicle.
- Mixed use areas when applicable along corridors for additional recreation opportunities (i.e., hammocking, picnics, etc.).

General Notes:

- Low Density Residential: Park size based on projection of population within ½ mile of the park.
- High Density Residential & Mixed Use: Park size based on projection within ¼ mile of the park.

Referenced above:

1. 2040 City of Corcoran Comprehensive Plan
2. 7a1. Previous Park Standards Document

Commissioners are requested to consider the following:

1. Are there additions, adjustments, or eliminations for the proposed systemwide considerations?
2. Are there additions, adjustments, or eliminations for the proposed standards for the park classifications?
3. Other suggestions?

Attachments:

- 7a1. Previous Park Standards Document

Corcoran Parks – Details

Neighborhood Park (from the Comp Plan)

Neighborhood Parks are the most local unit of the park system, providing area for recreational activities such as field games, court games, playground, skating, and neighborhood centers. These parks prioritize user groups living in the neighborhood. They are identified as NP – Neighborhood Park on the system map. Neighborhood Park sites should be in proximity to residential neighborhoods. Their design may be as simple as a playground or as intense as a public square. Siting neighborhood parks adjacent to community parks and local linear parks, corridors and parkways will expand the function of all types of open space. It will also entice residents from throughout the community to visit the park ensuring new parks do not function as private facilities for new developments.

Neighborhood Park development criteria generally includes:

- An overall size of 5-20 acres.
- A service area of 1/4 to 1/2 mile.
- A physical geography suited for intense development.
- A frequency of 1 neighborhood park per 5,000 residents

Expectations for individual Parks:

- If zoned Low Density Residential (3-5 units/acre) Parks shall be sized based on a projection of the number of people who will live within ½ mile of the park. If zoned High Density Residential (10-30 units/acre) or Mixed Use (8-30 units/acre) the radius should be ¼ mile.
- Parks shall be designed to meet the needs of the local population while remaining flexible to be repurposed as the needs of the population and preferred recreational activities change.
- Parks shall be easy to locate. They should be on or near main access roads.
- Parks will be in compact. A line connecting any two points in a park should be entirely inside the park boundaries. (The geometry term is convex)
- Playfields: to provide adequate size for all field games a playfield should be 75X120 yards (225X360 feet) (the size of a regulation soccer field)
- The topography of a neighborhood park should be generally flat or nearly so. Steep hills and gullies are not generally appropriate for neighborhood parks.
- Parking. Most of the people using a neighborhood park will live in the neighborhood but adequate parking must be provided. On-street parking is acceptable as are easily access parking lots within the park.
- The distinction between parklands and neighbors lots should be clear to both the nearby homeowner and patrons of a park. Roads, trails, walls, water features all help

define the border of a park. A Neighborhood Park which is largely ringed by homes without buffering is not acceptable. Buffering might be wetlands, substantial tree lines, or undeveloped areas maintained by a homeowner's association.

- Neighborhood Parks should be inviting to residents and visitors and parks should be sited so that outdoor activities by groups of children and adults can take place without disturbing neighbors.
- Access to nearby trails should be incorporated in a park design.
- Large trees which were on the site prior to development should be retained and incorporated in the park design.



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MEMO

Meeting Date: March 21, 2024
To: Parks and Trails Commission
From: Jessica Christensen Buck, Recreation Supervisor
Re: Wildflower Park Bike Rack Options

During the November 9, 2023, City Council meeting, Council approved the Parks and Trails Commission choose a bike rack for installation at Wildflower Park by Timco Construction. This came after Mayor McKee received a letter from a local resident, Annabelle, followed by a request at the Parks and Trails Commission meeting on October 19, 2023.

Staff has included options for bike racks, as well as estimate pricing provided online or from customer representatives. The request of the Parks and Trails Commission is to look through the presented options and select a bike rack for installation at Wildflower Park. In researching bike racks, staff request a surface-mountable, galvanized, 8-10 capacity bike rack.

As part of the donation from Timco Construction, they are including the purchase cost for the bike rack and the cost of installation. The total donation is up to \$1,500, with an estimated \$500 to be used for the installation cost. Commissioners should consider options under \$800 to remain within the donation budget, with a cushion of \$200 for freight charges. Freight cost is an estimate and varies depending on the company and where they are shipping from.

Attachments:
7b1. Bike Rack Quotes

HOME : PRODUCTS : SPORT & RECREATION : SITE AMENITIES : BIKE RACKS : 5'4"
CONTEMPORARY BIKE RACK

Quoted Cost: \$733

Capacity: 12

5'4" Contemporary Bike Rack



IMAGES • DOWNLOADS



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Key Features:

Capacity: 0

Fall Height: 0"

Encourage children to ride their bikes to the playground by offering them a safe, easy place to store their bikes while they play. You'll not only be promoting physical fitness, you'll also be adding to the value and usefulness of your park or school playground.

[Learn More](#)



HOME : PRODUCTS : SPORT & RECREATION : SITE AMENITIES : BIKE RACKS : 7'4"
CONTEMPORARY BIKE RACK

7'4" Contemporary Bike Rack

Quoted Cost: \$675

Capacity: 16



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Key Features:

Capacity: 0

Fall Height: 0"

Encourage children to ride their bikes to the playground by offering them a safe, easy place to store their bikes while they play. You'll not only be promoting physical fitness, you'll also be adding to the value and usefulness of your park or school playground.

[Learn More](#)



HOME : PRODUCTS : SPORT & RECREATION : SITE AMENITIES : BIKE RACKS : 10' DOUBLE FACE EXTRA HEAVY DUTY BIKE RACK

10' Double Face Extra Heavy Duty Bike Rack



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Quoted Cost: \$882

Capacity: 20



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Key Features:

Capacity: 0

Fall Height: 0"

Encourage children to ride their bikes to the playground by offering them a safe, easy place to store their bikes while they play. You'll not only be promoting physical fitness, you'll also be adding to the value and usefulness of your park or school playground.

[Learn More](#)



HOME : PRODUCTS : SPORT & RECREATION : SITE AMENITIES : BIKE RACKS : 10' SINGLE
FACE EXTRA HEAVY DUTY BIKE RACK

10' Single Face Extra Heavy Duty Bike Rack



Quoted Cost: \$788

Capacity: 10

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Key Features:

Approximate List Price*: \$788

Capacity: 0

Fall Height: 0"

Encourage children to ride their bikes to the playground by offering them a safe, easy place to store their bikes while they play. You'll not only be promoting physical fitness, you'll also be adding to the value and usefulness of your park or school playground.



Color and Materials



ProShield® Finish

Related Playground Components



Arches Bike Rack - Single

Age Ranges: **All Ages**
 Price Range **\$0K-\$5K**
 (USD):

Lo:

Age
 Pric
 (US



Also of Interest:

- Loop Rack
- Bike Racks
- Leaf Bike Rack

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HOME : PRODUCTS : SPORT & RECREATION : SITE AMENITIES : BIKE RACKS : PIVOT BIKE RACK

Pivot Bike Rack



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Quoted Cost: \$524

Capacity: 9



Image on the left shows TWO pivot bike racks.

TO DOWNLOAD A DOCUMENT, CLICK LINK BELOW

[pivot-bike-rack-580-1404 DWG](#)

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Riding bicycles is a great way to exercise, commute and have fun individually, with friends or as a family. Having a place to store your bike at a park, recreation area, fitness space or even a coffee shop is important and keeps bikes safe while their riders enjoy all the community has to offer. Pivot has clean design lines and space for more than one bike so everyone has a spot!

[Learn More](#)





[Home](#) > [Products](#) > [Playground Components](#) > Arches Bike Rack - Triple

Arches Bike Rack - Triple

Model #185653



Quoted Cost: \$602-\$918
Capacity: 4+ (dependent on type of configuration)

Product Details



Product Categories

[Freestanding Play](#)

Shipping Weight

71 lbs

Dimensions

- Height: Small 27-3/16" (0,04 m); Large 35-3/16" (0,06 m)

Design/CAD Files for this Freestanding Play Element

[Download Design 3679 - 2D DWG](#)

[Download Design 3679 - 2D PDF](#)

[Download Design 3679 - 3D PDF](#)

Price Range (USD)

\$0K-\$5K

*Prices vary. For international and exact pricing, contact your local playground consultant.

[Contact Your Consultant](#)

Product Overview and Features

Overview

The Arches Bike Racks are the ideal complements to our Evos® and Weevos® playsystems and other playgrounds with modern styling. The Arches Bike Rack is available as a Triple configuration (shown here) or as single arches (Arches Bike Rack-Single) to configure any way you want.

Features

- Durable, ProShield®-finished, galvanized steel, overlapping arches
- Set configuration of three arches; 2 small arches and 1 large arch



[Home](#) > [Products](#) > [Playground Components](#) > [Loop Rack](#)

Loop Rack

Model #100102



Product Details



Quoted Cost: \$408-\$638

Capacity: 7

Product Categories

[Freestanding Play](#)

Shipping Weight

83 lbs

Dimensions

- Actual Size: 64" long x 2.5" wide (1,63 m x 0,06 m)

Design/CAD Files for this Freestanding Play Element

[Download Design 6576 - 2D DWG](#)

[Download Design 6576 - 2D PDF](#)

[Download Design 6576 - 3D PDF](#)

[Download Design 7937 - 2D DWG](#)

[Download Design 7937 - 2D PDF](#)

[Download Design 7937 - 3D PDF](#)

Price Range (USD)

\$0K-\$5K

*Prices vary. For international and exact pricing, contact your local playground consultant.

[Contact Your Consultant](#)

— Product Overview and Features

Overview

The Loop Rack is a traditional, heavy-duty bike rack that is perfect for any park or playground.

Features

- 2-3/8" O.D. schedule-40 pipe with 19" buried footings or 2" surface mount for exceptional durability
 - 5' 4"-long rack holds seven bikes
 - Available with TenderTuff™-coating to prevent scratches on bikes, or with any ProShield® color
-

Quoted Cost: \$269-\$436 | Capacity: 6-12

SAFETY BICYCLE RACK

- The Safety Bicycle Rack is designed with gently curved arches. The base angles face down to eliminate any vertical edges.
- With a 2-1/4" inside stall width this rack will accommodate bikes in a wide variety of sizes. Models are available in single-side (to fit adjacent to walls) and double-side styles (to hold bikes on both sides). Both styles can be ganged together on the ends to supply the needed amount of parking. Bikes are parked on 16" centers per side.
- Construction: welded, fully assembled hoops of 1/2" diameter steel bar, 1/8" x 1-1/4" x 1-1/4" formed steel base angles, and hot dip galvanized finish for maximum protection from weather and bikes. Zinc plated fasteners included.
- All assembly fasteners are pointed towards the ground with nuts concealed from view inside base angle to deter theft. Shipped unassembled.
- **Optional:** Model BR-4HSA set of (4) 3/8" x 1-7/8" hex sleeve anchors to secure bike rack to concrete surface.

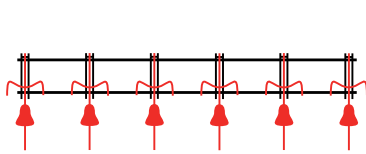


Model BR-12DS 95 in. long, double side parking to hold up to 12 bikes.

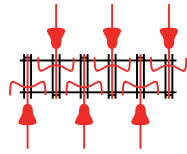


Model BR-6SS 95 in. long, single side parking to hold up to 6 bikes.

MODEL NO.	NO. OF BIKES	SIDES OPEN	L X W X H (INCHES)	ANCHORS
BR-6DS	6	DOUBLE	48 x 20-1/4 x 12	BR-4HSA See Page 126.
BR-6SS	6	SINGLE	95 x 20-1/4 x 12	
BR-12DS	12	DOUBLE	95 x 20-1/4 x 12	



Single Sided Bike Rack



Double Sided Bike Rack

Quoted cost: \$538-749 | Capacity: 5-20 (dependent on size)



Model BR205SS/G single sided hot dip galvanized bike rack with "D" style end frames. Holds five bicycles.



Model BR210DS/G double sided hot dip galvanized bike rack with "Bell" style end frames. Holds ten bicycles.



Model BR220DS/CN double sided bike rack with "Bell" style end frames. Green powder coat finish. Showing extension which doubles the parking capacity. Holds twenty bikes.

VERTICAL BIKE RACK

- Tall vertical stalls hold the front or back bike tire secure.
- The end frames and cross tube structures are fabricated using 1.66" OD x 10 ga. wall steel tube; the vertical stall bars are 5/8" OD steel bar (not hollow tube). All welded component fabrication. Stall structure bolts to end frames so racks ship flat to reduce freight and handling costs.
- Using the same stall structure, with interchangeable end frames, a variety of bike racks can be built – offering you choices of design and parking capacity.
- Single-sided racks will hold from 5 to 10 bikes. Double-sided racks will park from 10 to 20 bikes. See chart below.
- Double the parking capacity of a basic bike rack by adding an identical set of stalls. A matching center frame joins the stall sections together.
- Choose a finish. All rack designs are available with a powder coated paint finish in your choice of colors. See Page 52. A hot dip galvanized finish is also available. See chart below.
- These versatile bike racks will hold all types of bikes and most locking devices can be used.
- **Optional:** Order a set of 4 or 6 heavy-duty screw anchors to secure your bike rack to a concrete surface. See chart below.
- **Optional:** Custom end panels with laser cut signage can provide identity for your agency, school or business.



Ask about custom signage for your BR210 or BR220 bike rack.

Estimated cost: \$255

End Frame Style	Model No.	No. of Bikes	Sides Open	Available Finish*		Profile & No. of Sections	L x W x H (in inches)	Optional H.D. Anchor Kit for Concrete
				Hot Dip Galv.	Powder Coat			
"D"	BR205SS/◆	5	Single Side	Yes (/G)	Yes	(1)	76 x 23 x 33	#ANC2-4 (4) 3/8" x 5"
	BR210SS/◆	10	Single Side	Yes (/G)		(2)	150 x 23 x 33	#ANC2-4 (4) 3/8" x 5"
"Bell"	BR210DS/◆	10	Double Side	Yes (/G)	Available with powder coat finish. See Page 52 for color choices	(1)	76 x 46 x 33	#ANC2-4 (4) 3/8" x 5"
	BR220DS/◆	20	Double Side	Yes (/G)		(2)	150 x 46 x 33	#ANC2-6 (6) 3/8" x 5"

*Replace (◆) in Model number with finish designation, e.g. BR205SS/G. See Page 52 for powder coat colors.

BIKE RACKS

Quoted Cost: \$431-\$892 | 3-13



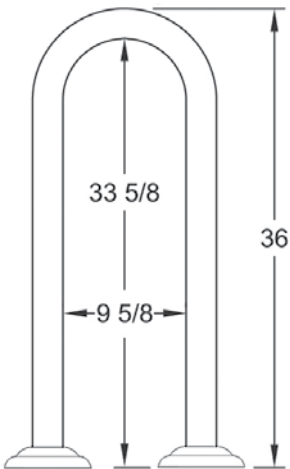
Model SRE/G-7 bike rack, embedded installation, will park up to 7 bikes.

SADDLEBACK BIKE RACK

- The Saddleback Bike Rack incorporates a graceful, continuous loop design. It will accommodate all types of bikes and all popular locking devices.
- The Saddleback Rack is formed using heavy gauge 2-3/8" OD Schl. 40 steel pipe, and offers a hot dip galvanized finish for maximum protection from weather and bikes.
- This rack can mount a bicycle at each end, plus a bike in each ascending or descending loop. Models are available to park from 3 to 13 bikes. **Model SRE** has a longer leg for embedment into concrete footings. **Model SRP** is surface mounted with bolt down base plates (3/8" dia. anchor bolts not included).



Model SRP/G-5 bike rack, surface mount installation with base plate, includes cover caps, will park up to 5 bikes.



- 2-part aluminum cover caps are included with SRP racks. See chart below.
- **Optional:** Powder coat finish. See Page 52.
- **Optional:** Model ANC3-4 set of (4) 3/8" dia. x 3" heavy duty screw anchors for concrete surface. Model SRP/G-13 requires anchor kit ANC3-6. See Page 126.

	1 2 3	1 2 3 4 5	1 2 3 4 5 6 7	1 2 3 4 5 6 7 8 9	1 2 3 4 5 6 7 8 9 10 11	1 2 3 4 5 6 7 8 9 10 11 12 13
# of Bikes	3	5	7	9	11	13
Length (nom.)	14"	38"	62"	86"	110"	134"
Embedded Models	SRE/G-3	SRE/G-5	SRE/G-7	SRE/G-9	SRE/G-11	SRE/G-13
Base Plate Models	SRP/G-3	SRP/G-5	SRP/G-7	SRP/G-9	SRP/G-11	SRP/G-13

*Note: Saddleback Bicycle Racks feature a nominal 12" center to center between loops. Listed lengths are nominal and may vary due to bending tolerances.

Model SRE racks have extended legs for embedding into concrete footings.

Optional: 2-part aluminum cover caps are available for each leg. Add /C to model number.

Two Installation Choices

Model SRP racks are surface mounted by means of a bolt down base plate for use with two 3/8" anchor bolts (bolts not included). 2-part aluminum cover caps are included.

NOTE: COVER CAPS CAN BE POWDER COATED TO MATCH BIKE RACK FINISH.



Heavy Duty Bike Rack

The Heavy-Duty bicycle storage racks are made from galvanized, industrial grade steel that withstands years of outdoor use in high-traffic areas. Framing and tire rails are made of 1-11/16" galvanized pipe, and rungs are welded to both top and bottom rails to form a solid one-piece center section. GameTime's Heavy-Duty Bike Racks are available in 5', 10', 20' and 30' lengths and can accommodate between eight to 54 bicycles. Available for portable or permanent mounting.

FEATURES AND BENEFITS:

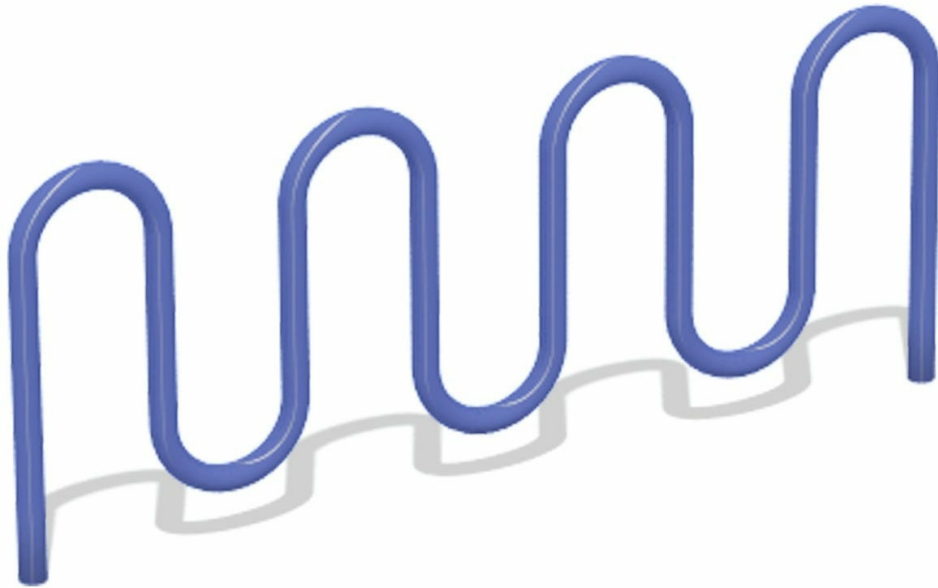
- 1-11/16" O.D. galvanized pipe end frames
- 1-11/16" O.D. galvanized pipe tire rails
- Solid, one-piece center section with H.R. steel 1/2" fabricated rungs
- 2" O.D. x 10 gauge galvanized tube sleeve
- High quality, durable hardware
- The Heavy-Duty rack is made to withstand years of outdoor use in high-traffic areas.

SPECIFICATIONS

Model 707

Number:

GameTime offers a limited lifetime warranty on uprights, hardware, and connections. Visit gametime.com/warranty for full warranty information.



Loop Bike Rack

Create a visually appealing and durable bicycle parking solution for your recreation area. Available in 3', 5' and 7' lengths, the popular u-shaped rack allows parking for between five to nine bicycles and creates attractive sightlines in your recreation space. The bright powder coating gives it a colorful shine, and the variety of color options allows you to create a rack that blends seamlessly into any recreation space. Available for in-ground or surface mounting.

FEATURES AND BENEFITS:

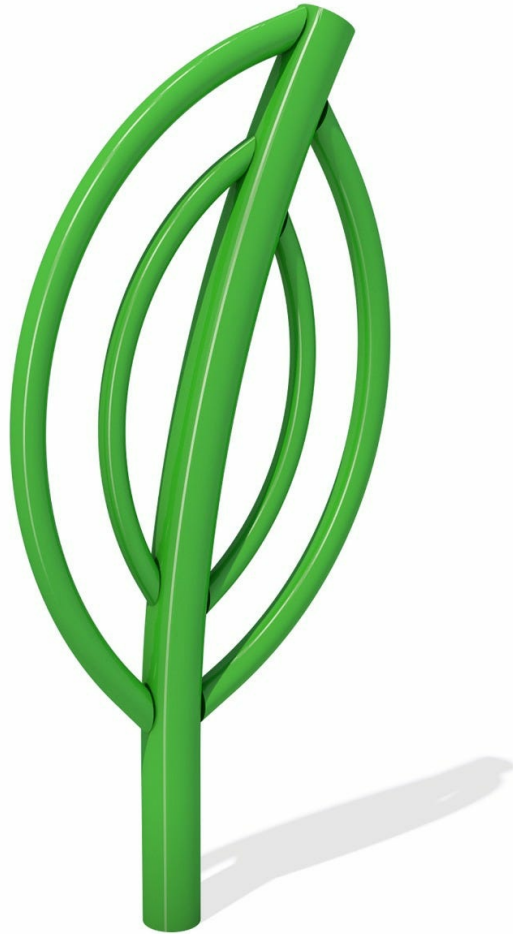
- Fabricated 2-3/8" O.D. galvanized pipe
- Bright powder coat finish
- Extends approximately 24" below ground level for in-ground mounting
- Visually appealing and durable bicycle parking solution that is ideal for high-use recreation areas.

SPECIFICATIONS

Model 7700

Number:

GameTime offers a limited lifetime warranty on uprights, hardware, and connections. Visit gametime.com/warranty for full warranty information.



Nature Bike Rack

Large Nature Bike Rack gives parkgoers a place to park their bicycles, with or without a personal bike lock. The steel bars make this a durable addition to any park or playground

FEATURES AND BENEFITS:

- Great theming element
- Encourages parkgoers to park bicycles in a secure space that won't interrupt play

SPECIFICATIONS

Model 38054

Number:

Age Group: 2 to 5 Years, 5 to 12 Years, 2 to 5 or 5 to 12 Years

GameTime offers a limited lifetime warranty on uprights, hardware, and connections. Visit gametime.com/warranty for full warranty information.



Cycle Stall Elite™

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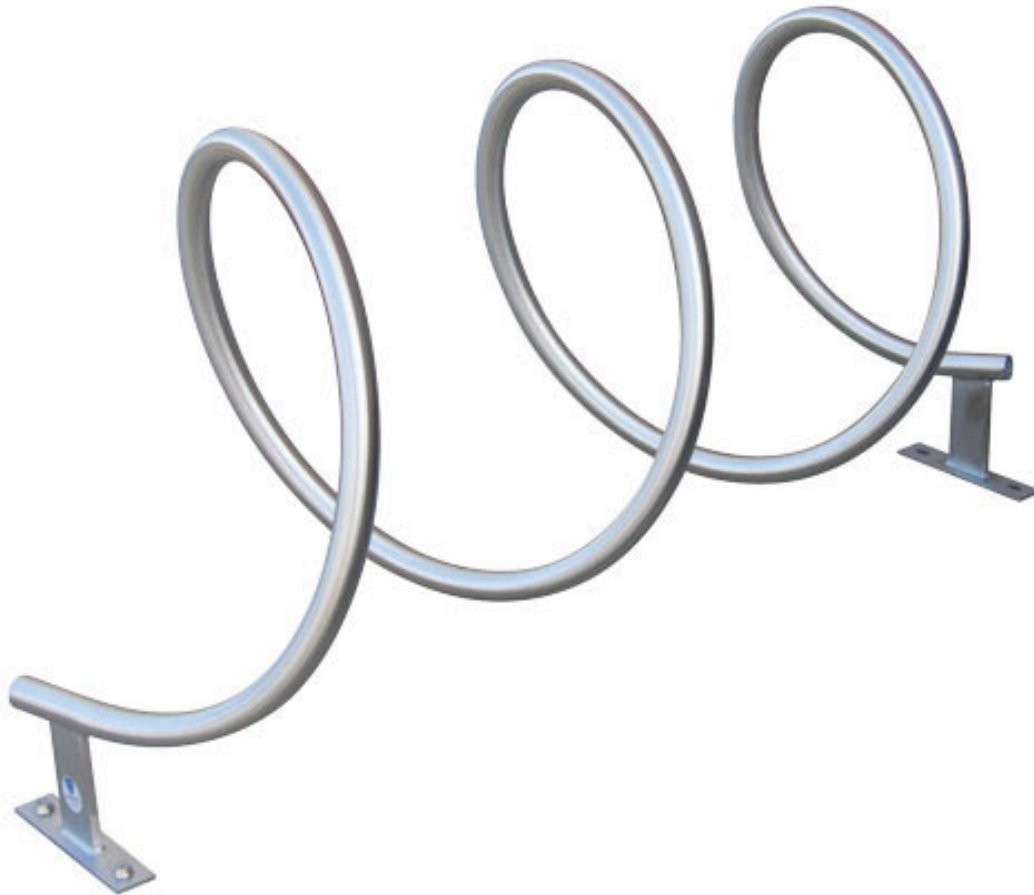
Easy Conversion



Helix Rack™

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Spiral Support

The Helix Rack is an attractive, double-sided, space efficient bike rack. For a stunning visual effect, several Helix Racks can be placed together to create a continuous spiral. The curve and pitch of the Helix also makes it nearly impossible for thieves to cut with a pipe cutter.

Parks six bikes.

[ORDER NOW](#)

Security:





PRODUCTS

RESOURCES

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The Hi Roller puts a unique twist on a familiar design. By adding an extra bend to a rolling-style rack, the Hi Roller provides a much greater degree of bicycle support than its purely vertical counterpart. The Hi Roller can be ordered for in-ground or foot mounted installation. This rack uses thick pipe construction and allows for one of the wheels and frame to be secured using a u-style bike lock.

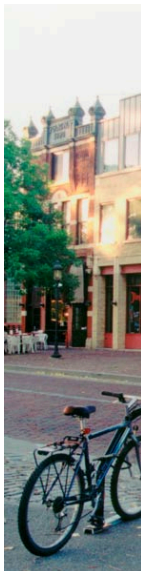
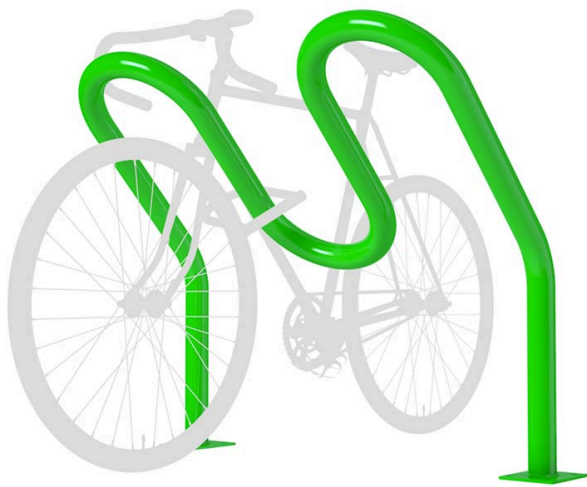
Just Your Size

The Hi Roller is available in various lengths to meet your bike capacity needs.

ORDER NOW

Security: 
Cost per Bike: 

IMAGES



Related Products



Cycle Dock™



Bike Parking Sign



U-Lockit™

DOCUMENTS

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Home » All Products » Commercial Bike Racks » U-Lockit™



No more wheel benders

Bicyclists hate old-style “wheel bender” bike racks, the ones where you wedge your wheel between the bars and can’t use a U-lock. We hate them, too! That’s why we made the U-Lockit™ — a small, modular, affordable rack that actually does what bike racks are supposed to do: secure your bike with any lock. Perfect for smaller applications and short-term parking at schools, churches, and small businesses.

Ships flat via FedEx with tamperproof hardware and is easy to assemble.

Protected by one or more US patents. [View our patents](#)

\$129.00 per arm



8200 County Road 116 • Corcoran, MN 55340
763-420-2288 • www.corcoranmn.gov

MEMO

Meeting Date: March 21, 2024

To: Parks and Trails Commission

From: Jessica Christensen Buck, Recreation Supervisor

Re: Funding Sources/Uses and Park Dedication Projections

Attached to this report is the Funding Sources/Uses Spreadsheet, which outlines the upcoming park projects and potential sources/uses for funding the projects. This document is intended to assist with aligning funding sources with project expenses, ensuring transparent and efficient use of resources.

The data presented in the Funding Sources/Uses Spreadsheet is a compilation of information from the Park Dedication Fund Spreadsheet and the Park Dedication Projections Spreadsheet. These documents serve as references for understanding the park dedication contribution and allocations associated with upcoming park projects.

The costs outlined in the Funding Sources/Uses Spreadsheet are estimates. These estimates are subject to change as projects progress through design phases and incorporate various amenities into the plans.

The Funding Sources/Uses Spreadsheet shows possible usages of funds across different park projects, providing an overview of where financial resources are coming from and proposed to go towards. This strategy helps with distribution of funds to address diverse needs and priorities across multiple park developments.

Commissioners are requested to review the attached Funding Sources/Uses Spreadsheet and provide feedback and recommendations on how to improve the document.

Attachments:

- 8a1. Funding Sources/Uses Spreadsheet
- 8a2. Park Dedication Projections Spreadsheet
- 8a3. Park Dedication Fund Spreadsheet

CITY OF CORCORAN					
PARK CAPITAL FUND REPORT					
March 14, 2024					
		CASH FUNDS			
Date		Park Dedication	Memorial Park Maintenance	Combined Fund Balance	
		415-10100	415-10102		
09/16	Beginning Balance	364,189.75	9,097.68	373,287.43	
09/16	Millow Electric	(3,885.00)			
09/16	Interest Earned	0.17	1.15		
09/16	3rd Qtr Interest Allocation	40.13			
10/16	Interest Earned	0.18			
11/16	Garden Gate	(210.00)			
11/16	Park Place Storage 16-027	55,875.00			
11/16	Interest Earned	0.16			
12/16	Park Dedication Fees	11,910.00			
12/16	Interest Earned	0.28	1.14		
12/16	4th Qtr Interest Allocation	405.70			
01/17	Interest Earned	0.37			
02/17	Interest Earned	0.27			
03/17	Wenck - Ravinia Park Design	(769.40)			
03/17	Lennar - Ravinia 8th Addition	79,400.00			
03/17	Interest Earned	0.21	1.12		
03/17	1st Qtr Interest Allocation	283.29			
04/17	Garden Gate	(180.00)			
04/17	Wenck - Ravinia Park Design	(238.50)			
04/17	Interest Earned	0.17			
05/17	Wenck - Ravinia Park Design	(23.60)			
05/17	Interest Earned	0.13			
06/17	Wenck - Ravinia Park Design	(275.40)			
06/17	Interest Earned	0.18	1.14		
06/17	2nd Qtr Interest Allocation	120.83			
07/17	Wenck - Ravinia Park Design	(610.40)			

Date		CASH FUNDS			Combined Fund Balance
		Park Dedication	Memorial Park Maintenance		
		415-10100	415-10102		
07/17	Interest Earned	0.21			
08/17	Kevin Dale - Press Box Supplies	(272.78)			
08/17	Kevin Dale - Press Box Supplies	(2,799.30)			
08/17	MN Twins Community Fund - 2016 Hennepin Co. Grant	15,000.00			
08/17	Interest Earned	0.20			
09/17	Morris Excavating - 4" Tile Install	(6,407.50)			
09/17	Wenck - Ravinia Park Design	(57.50)			
09/17	M/I Homes of Minneapolis Bass Lake Crossing	166,740.00			
09/17	Interest Earned	0.18			
09/17	Interest Earned	65.41			
09/17	Interest Earned		1.14		
10/17	Wenck - Ravinia Park Design	(445.80)			
10/17	George or Jean Gmach	7,940.00			
10/17	Interest Earned	0.18			
11/17	Interest Earned	0.29			
12/17	Town & Country Fence	(43,470.00)			
12/17	Interest Earned	0.21	1.15		
12/17	Interest Allocation	736.88			
01/18	Interest Earned	0.15			
02/18	Wenck - Ravinia Park Design	(59.00)			
02/18	Interest Earned	0.23			
03/18	Bass Lake Crossing South park dedication fees	242,645.00			
03/18	Interest Earned	0.29	1.12		
03/18	Interest Allocation	84.27			
04/18	Interest Earned	0.37			
05/18	Transfer to Rockford School Land Fund (423)	(250,000.00)			
05/18	Interest Earned	0.31			
06/18	Interest Earned	0.30	1.15		
06/18	Interest Allocation	1,193.74			
07/18	Interest Earned	0.36			
08/18	Interest Earned	0.34			
08/18	Willow1 LLC park dedication fee	3,970.00			
08/18	Wenck - Ravinia Park Design	(1,066.76)			

Date		CASH FUNDS		Combined Fund Balance
		Park Dedication	Memorial Park Maintenance	
		415-10100	415-10102	
08/18	Menards - Ravinia Park Supplies	(17.13)		
08/18	Menards - Ravinia Park Supplies	(460.97)		
09/18	Interest Allocation	393.87		
09/18	Interest Earned	0.33	1.14	
10/18	Acme Tools #27309 Ravinia Park Supplies	(350.00)		
10/18	Brock White #27311 Ravinia Park Supplies	(140.12)		
10/18	Brock White #27311 Ravinia Park Supplies	(153.50)		
10/18	Brock White #27311 Ravinia Park Supplies	(150.66)		
10/18	Brock White #27311 Ravinia Park Supplies	(386.37)		
10/18	Core & Main #27316 Ravinia Park Supplies	(840.00)		
10/18	Menards - Ravinia Park Supplies	(322.00)		
10/18	Vonco II, LLC #27352 Ravinia Park Supplies	(83.53)		
10/18	Wenck - Ravinia Park Design	(2,171.70)		
10/18	Advanced Drainage #27358 Ravinia Park Supplies	(608.07)		
10/18	Cemstone Products #27363 Ravinia Park Supplies	(3,998.50)		
10/18	Minnesota Equipment #27390 Ravinia Park Supplies	(200.00)		
10/18	St. Croix Recreation #27398 Ravinia Park Supplies	(79,890.00)		
10/18	Wenck - Ravinia Park Design	(458.50)		
10/18	Interest Earned	0.33		
11/18	Site One Landscape Supply	(891.00)		
11/18	Interest Earned	0.31		
11/18	Whisney - Park Dedication Fee	15,919.70		
12/18	The Mulch Factory	(8,690.00)		
12/18	Wenck - Ravinia Park Design	(590.50)		
12/18	Interest Earned	0.38	1.14	
12/18	Interest Allocation	1,097.33		
01/19	Interest Earned	0.39		
02/19	Interest Earned	0.44		
03/19	M/I Homes of Minneapolis Bass Lake Crossing	210,410.00		
03/19	Interest Earned	0.55	1.13	
03/19	Interest Allocation	1,388.67		
04/19	Interest Earned	0.50		
05/19	Interest Earned	0.52		

Date		CASH FUNDS		Combined Fund Balance
		Park Dedication	Memorial Park Maintenance	
		415-10100	415-10102	
06/19	Interest Earned		1.13	
06/19	Interest Earned	0.43		
06/19	Interest Allocation	3,290.11		
07/19	Ravinia 11th Park Dedication Fees	55,580.00		
07/19	Willow1 LLC park dedication fee	3,970.00		
07/19	Interest Earned	0.46		
08/19	Advanced Irrigation	(8,750.00)		
08/19	St. Croix Recreation	(4,700.00)		
08/19	Interest Earned	0.47		
09/19	Twin City Seed Company	(162.50)		
09/19	The Mulch Factory	(2,172.50)		
09/19	Interest Earned	0.34	1.15	
09/19	Interest Allocation	4,095.24		
10/19	Most Dependable Fountains	(4,370.00)		
10/19	Deposit 10-10-19CH	3,970.00		
10/19	Interest Earned	0.51		
11/19	Highland Products Group (Ravinia Wildflower Park Benches)	(1,095.00)		
11/19	Deposit 11-12-19	714.60		
11/19	Interest Earned	0.45		
12/19	Interest Earned	0.38	1.15	
12/19	Interest Allocation	4,895.77		
01/20	Interest Earned	0.50		
02/20	Interest Earned	0.37		
03/20	Interest Earned	3,581.24	1.14	
03/20	Interest Allocation	0.52		
04/20	Interest Earned	0.72		
05/20	Interest Earned	0.81		
06/20	Interest Earned	0.78	1.13	
06/20	Interest Allocation	1,833.01		
07/20	Interest Earned	0.77		
07/20	Donation		352.51	
08/20	Interest Earned	0.62		
09/20	Interest Allocation	1,243.03		

Date		CASH FUNDS		Combined Fund Balance
		Park Dedication	Memorial Park Maintenance	
		415-10100	415-10102	
09/20	Interest Earned	0.39	1.19	
10/20	Interest Earned	0.34		
10/20	Grove Nursery		(438.80)	
11/20	Interest Earned	0.15		
12/20	Interest Allocation	771.62		
12/20	Interest Allocation	(915.31)		
12/20	Interest Earned	0.11		
12/20	Interest Adjustment		0.67	
12/20	Interest Adjustment	(517.00)		
01/21	Interest Earned	0.07		
02/21	Interest Earned	0.06		
03/21	Interest Earned	392.19		
03/21	Tom Anderson		2,500.00	
04/21	Sanna Kariniemi	9,256.00		
06/21	M/I Homes of Minneapolis Bass Lake Crossing	327,117.00		
06/21	Interest Earned	1,035.68		
07/21	Lennar Tavera 1st Addition	152,924.00		
09/21	Interest Earned	42.04		
10/21	Gregory/Deborah Franzen	9,256.00		
11/21	Lennar Tavera 2nd Addition Park Dedication Fee	161,304.14		
12/21	2020-2021 Interest Adjustment	(1,121.82)		
12/21	Advance Irrigation Service Labor	(360.00)		
12/21	Interest Correction	0.71		
03/22	Interest		0.23	
04/22	Wright Soil and Water Conservation District		(135.00)	
05/22	Lennar Tavera 3rd Addition Park Dedication Fee	462,546.00		
06/22	Interest		0.22	
06/22	M/I Homes Rush Creek Reserve 2nd Addition	355,831.00		
06/22	Skies Limit LLC	42,559.09		
07/22	St. Therese	321,466.37		
07/22	Natural Shores Technologies - Park Vegetation		(100.00)	
07/22	Pulte Homes Bellwether 9th	109,591.04		
09/22	Cook Lake Highlands	336,407.00		

Date		CASH FUNDS			Combined Fund Balance
		Park Dedication		Memorial Park Maintenance	
		415-10100		415-10102	
09/22	Interest			0.23	
11/22	Zewde Subdivision	4,628.00			
11/22	Garages Too	20,645.82			
12/22	Kariniemi Meadows	23,741.64			
12/22	Interest			0.28	
01/23	Stantec Invoice 2044165 - Park Planning	(118.00)			
03/23	Lennar Tavera 4th Addition Park Dedication Fee	140,605.36			
04/23	Lennar Tavera 5th Addition Park Dedication Fee	120,328.00			
04/23	Pulte Homes Walcott Glenn Park Dedication Fee	470,617.00			
03/23	Interest			0.28	
06/23	Interest			0.29	
07/23	Grove Nursery - Memorial Garden Plants			(482.90)	
08/23	Grove Nursery - Top Soil			(14.60)	
10/23	Rush Creek Reserve 3	104,842.17			
10/23	Memorial Garden			(242.65)	
06/23	Interest (01/2023-06/2023)	63,196.04			
12/23	Interest (07/2023-12/2023)	130,102.17			
	ENDING BALANCE	4,196,751.77		10,557.85	4,207,309.62

STAFF REPORT

Agenda Item 8b.

Parks and Trails Commission Meeting: March 21, 2024	Prepared By: Natalie Davis McKeown
Topic: Park Dedication for “Chastek Family Farm” Preliminary Plat (PID 21-119-23-12-0002) (City File No. 23-034)	Action Required: Recommendation

Review Deadline: May 31, 2024

1. Request

The applicant, Trek Real Estate and Development and Hempel Real Estate DBA Emerald Rose, LLC, requests approval of a land use application that includes a preliminary plat to create 117 single-family residential lots and 7 outlots at 7600 Maple Hill Road. The subject property is located northeast of the County Road 10 and Maple Hill Road intersection, south of Maple Hill Estates and north of Bass Lake Crossing.

2. Context

Background

The Chastek property previously housed a wholesale greenhouse business known as “Chastek Greenhouses, Inc.”. The property was previously platted in 1992 under the name “Chastek Farm” to carve off a 1.5-acre parcel for a single-family home. That single-family home is not part of the proposed development action. A concept plan submitted by the applicant for this site titled “Amira Village” was reviewed by Council in March 2023. Changes were made to the plan to incorporate City Council feedback.

Zoning and Land Use

The subject property is guided for low density residential and currently zoned RSF-2 (Single-Family Residential 2). There is a small portion of the property in the southeast corner that is suspected to be located within the Shoreland Overlay District. The

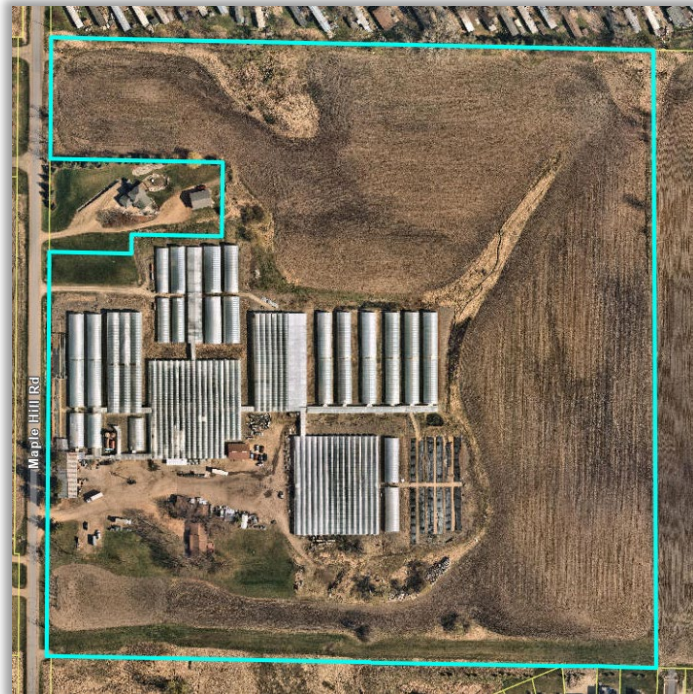


Figure 1 Project Site 7600 Maple Hill Road

property is within the Metropolitan Urban Service Area (MUSA) and Phase 1 of the 2040 Staging Plan.

Surrounding Properties

The existing land use, guiding, and zoning of the surrounding properties are provided in the table below:

Direction	Existing Land Use	Guided Land Use in 2040 Comp Plan	Zoning District
North	Maple Hill Estates	Medium Density Residential	Manufactured Home Park
East	Agriculture	Low Density Residential	RSF-2 Shoreland Overlay
South	Bass Lake Crossing	Low Density Residential	Planned Unit Development (PUD)
West - Adjacent/enclosed homestead	Residential	Low Density Residential	RSF-2
West - Across Maple Hill Rd	<ul style="list-style-type: none"> - Agriculture - Good Shepard Lutheran Church - Residential 	<ul style="list-style-type: none"> - Mixed Use - Public/Semi-Public 	<ul style="list-style-type: none"> - Downtown Mixed Use (DMU) - Public / Institutional

Natural Characteristics of The Site

The 2040 Comprehensive Plan’s Natural Resource Inventory Areas map does not reflect any natural communities of note on the subject property. A wetland delineation was completed on this property and finalized in January 2023. This process confirmed five relatively small wetlands throughout the property as shown in the image to the right.

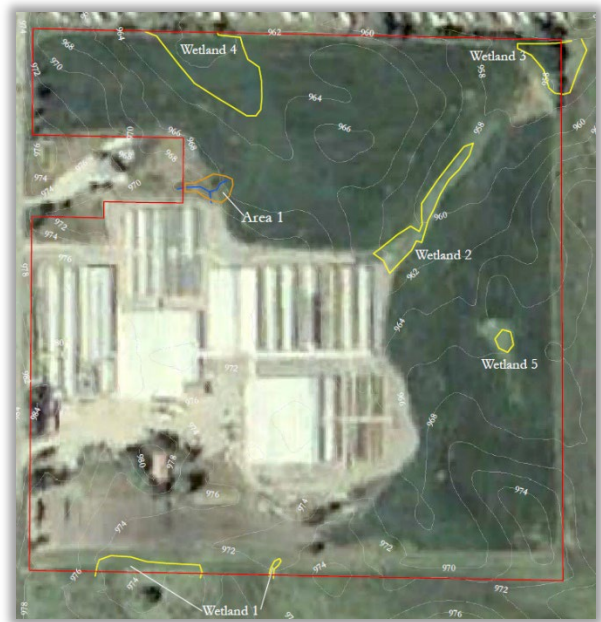


Figure 2 Wetland Delineation

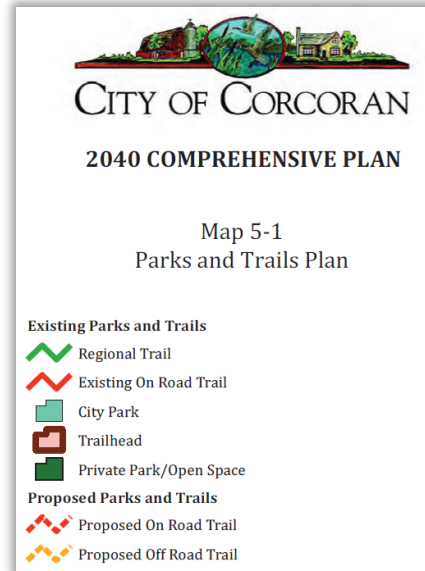
3. Analysis

2040 Parks and Trails Map

The 2040 Parks and Trails Map provides guidance to the City for acquiring land for parks and trails. No parks are shown within the vicinity of this project. A proposed off-road trail is shown along the northern property line.



Figure 3 2040 Parks and Trails Map



Trails and Sidewalks

The applicant's plans show the off-road trail in addition to sidewalks throughout the development. For off-road trails, the City policy is to require an 8' wide trail in a 20' easement. A proposed trail alignment that meets these specifications is shown.

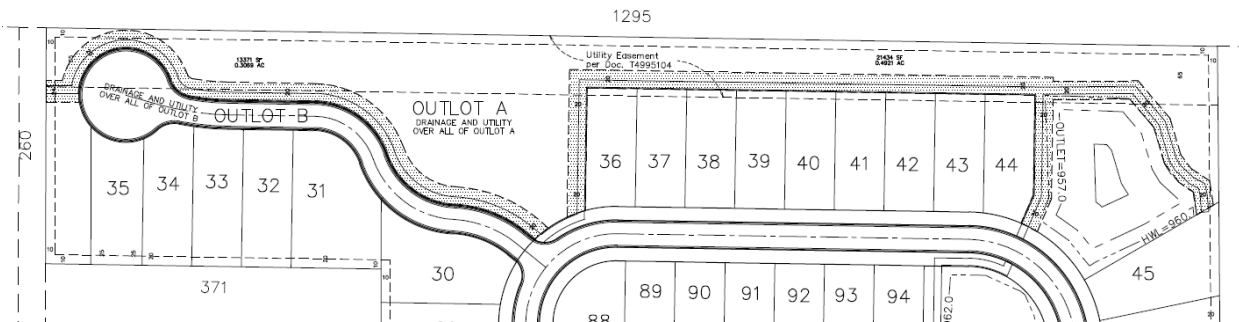


Figure 4 Trail Easement Exhibit

Staff notes that the trail splits to wrap along the eastern property line of Lot 44 to terminate at the street in addition to the trail wrapping around ponding to reach the east boundary of the project. Staff wants to see the trail easement extend to the east property line of the project as shown in order to facilitate a connection to an eventual development to the east. However, the Parks and Trails Commission should discuss whether they also think the City should accept the portion of the trail that wraps along the eastern property line of Lot 44. This alignment arguably provides interconnectivity to the sidewalks in the development, which is desirable from a neighborhood planning standpoint. However, it also means Lot 44 will be surrounded by a public trail on the north and east property lines.

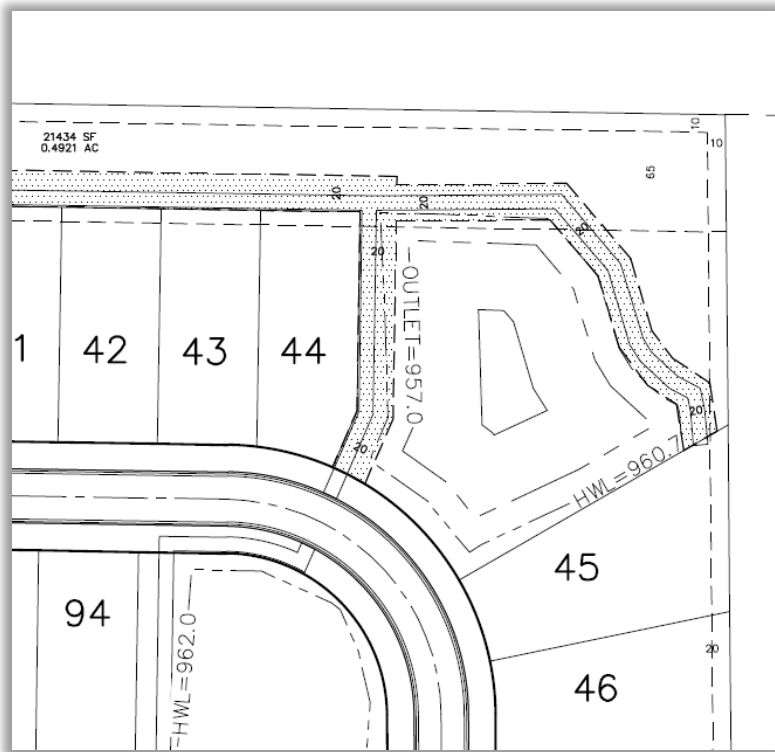


Figure 5 Trail Easement Exhibit Zoom in on Lot 44

The developer is responsible for “making certain improvements to the developments for park, playground, trail and public open space purposes, including, but not limited to, *finished grading and ground cover for all park, playground, trail, and public open spaces* within their developments. No credit towards the required dedication shall be given for this work. The City reserves the right to pave the trails or require the developer to pave these off-road trails. Should the City require the developer to pave the trails, the City shall reimburse the Developer for the costs for paving the trail.”

Park Dedication

The applicant’s plans show a trail easement of approximately 0.80 acres to be dedicated to the City. This is a preliminary estimate. The exact dimensions of the trail easement area may be adjusted as the net acreage of the easement is confirmed and the alignment is finalized.

Park Dedication Calculation

The preliminary plat indicates a total site area of 38.16 acres. However, park dedication is based on the net land area. This is defined as the gross land minus wetlands, areas

below the 100-year ordinary high-water level, and ROW or easements for existing public streets. The plans indicate a net land area of 33.58 acres.

The current park dedication ordinance requires 10% of the land area (or the market value of that land) for a low-density residential development. In this case, the developer would be required to dedicate the following:

- 10% of 33.58 acres = 3.36 acres

Assuming the provided trail easement area of 0.80 acres does not include wetlands or floodplain, this would provide roughly 23.8% of the required park dedication. The final park dedication calculation will be based on the final land area calculations. The remaining portion of park dedication would be cash-in-lieu of land.

The 2023 fee schedule provides that the park dedication fee for single-family units is \$5,954. Park dedication is based on the adopted fee schedule in place at the time of the final plat, but for discussion purposes, the anticipated formula is as follows:

- 117 single-family units x \$5,954 = \$696,618
- Less 23.8% = \$165,960.20
- **Remaining Estimated Cash Due = \$530,657.80**

4. Recommendation

The Parks and Trails Commission is asked to provide recommendations on the following:

- a. The proposed off-road trail alignment, particularly the portion of the trail that runs along the east property boundary of Lot 44.
- b. Staff's recommendation to approve acceptance of a combination of off-road trail easement and cash-in-lieu of land to satisfy park dedication requirements.

Attachments:

1. Applicant's Narrative
2. Trail Exhibit
3. Preliminary Plat

Chastek Family Farm

Narrative

1/16/2024

Planned Unit Development (PUD) District Review, Rezoning & Preliminary Plat Application

Dear City of Corcoran Staff, Commissioners and Council Members.

Trek Real Estate and Development and Hempel Real Estate, doing business as Emerald Gardens, LLC are pleased to propose The Chastek Farm development project for your review and consideration for approval. This project proposal is designed to be developed as a low-density, single family detached residential neighborhood.

LEGAL DESCRIPTION:

Lot 1, Block 1, Chastek Farm, Hennepin County, Minnesota- Torrens Property.

EXISTING LAND USE:

The property consists of 38.16 acres, is the former site of the Chastek Greenhouse business. The property is located north of the Bass Lake Crossing neighborhood and immediately west of the Guers Family Farm. Maple Hill Road borders the west property line and Maple Hill Estate mobile home neighborhood borders this site on the north property boundary. There is a single-family home adjacent located northwest of the property that is separately owned which will remain.

The Property is subject to

- Drainage and Utility easements as shown on the recorded plat of Chastek Farm dated September 10, 1992 (attached)
- An Easement for ingress and egress purposes dated October 27, 1976 Filed November 9, as Document Number T1197751 and conveyed in Warranty Deed Filed November 9, 1976 as Document Number T1197752. Subject to the right to maintain drain tiles over portions of the subject property as stated in Quit Claim Deed dated October 27, 1976, files November 9, 1976 as Document Number T1197751 (attached)
- A Resolution approving a conditional Use permit Filed September 3, 1993 as Document Number T2418224
- An Easement for utility purposes in favor of the City of Corcoran, a Minnesota municipal corporation, dated August 21, 2012, filed September 19, 2012 as Document Number T4995104.

ZONING, GUIDING STANDARDS AND PROPOSED LAND USE

The Property is zoned Agricultural/Rural and is guided according to the Corcoran 2040 Comprehensive Guide Plan as Low Density Residential which allows for a density of 3-5 units per acre.

PROPOSED UNITS: 117

- 55' WIDTH SINGLE FAMILY- 101
- 65' WIDTH SINGLE FAMILY- 16
- OUTLOTS – 7 (9.97 ACRES)
- 4.15 UNITS/ACRE

RSF-2 STANDARDS:

- AREA 11,000 SF
- 80' WIDTH
- FRONT SETBACK: 20' TO THE GARAGE AND 15' TO THE FRONT PORCH
- SIDE SETBACK: 10' TO LIVING SPACE, 5' TO GARAGE, MINIMUM STRUCTURE SEPARATION 15'
- REAR SETBACK: 30'

PROPOSED PUD STANDARDS:

- WIDTH 55' AND 65'
- FRONT SETBACK: TO ROW 20'
- FRONT SETBACK: TO PRIVATE STREET 25'
- SIDE SETBACK: 7.5'
- REAR SETBACK: 20'
- SIDE SETBACK TO ROW 20'
- SIDE SETBACK TO PRIVATE STREET: 25'
- MAPLE HILL ROAD SETBACK 60'
- 12% OPEN SPACE (NEEDS TO BE UPLAND)

WETLAND BUFFERS:

- AVERAGE: 25'
- MINIMUM: 20'
- MAXIMUM 40'

WETLAND SETBACKS:

- STRUCTURES: 15'
- ROADS/TRAILS/SIDEWALKS: 5'

PRODUCT AND MARKET:

Our development is designed to provide housing for homeowners seeking an opportunity to live in a single-family neighborhood. Our 55' lot will accommodate a villa product like existing products currently within the city of Corcoran. Our product will have increased setbacks of 15 total between structures. Our 65' lots will allow for a larger home and a three-car garage option. Our site plan provides options for slab on grade, full basements including both look out and walkout lots.

Each of the five floor plans will have two and three exterior elevations, two and three car garage options available for each plan and a variety of color palettes required to create an anti-monotony streetscape and provide multiple options for the homebuyer.

55% is not possible on a 3 car-the garage, as it would be too narrow (3 car plan is 50' wide, if 55% is the rule, the garage can only be 27.5' which is not possible for 3 stalls). The home ends up being a 2 car with storage space instead, not always what homebuyers want. Most of these home's garages have storage against the house side already. The garages on the 3 car homes (total width of 50') are 30 feet wide from outside wall to outside wall, which is 60% of the total frontage. We are asking for 60% as a part of the PUD for this reason.

OPEN SPACE:

The homesites are designed adjacent to open space and existing wetlands, giving the lot/homeowner an amenity view, additional privacy, while providing an appropriate transition/buffer from existing roadways, and existing and proposed neighboring properties.

The open space located in the central portion of the project provides upland which serves as a hydraulic prairie channel and a wildlife green corridor. The storm ponds are located adjacent and add to the amenity space but are not included in the open space calculation. The proposed trail runs alongside the prairie channel, wildlife greenway, providing open space views of a grassy, wildflower setting and an amenity for both pedestrians and homes.

The other open space outlots are located as planted or fenced green transitions, to provide a space amenity and an additional element of privacy to and from roadways and neighboring properties.

On November 2, 2023, we held a neighborhood meeting at the Corcoran City Hall. Approximately 25 people attended to learn about the project, ask a variety of questions, and share their thoughts and concerns. The Bass Lake Crossing neighbors expressed concern about construction traffic on Fir Lane, however, Fir Lane does not connect to this site. The neighbor living on the exception parcel is concerned about existing and future drainage, existing trees and property lines. The construction of the conveyance basin as described in the stormwater management plan below will reduce the discharge rate from the Chastek property.

We reached out to the proposed buyer/developer of the Geurs Family Farm next door and confirmed that our 55' proposed product would be an appropriate transition to their 55' proposed product.

TRAILS:

The trails and sidewalks throughout the project are designed to connect with neighboring walkway systems. An off-road trail meanders through the site, within the open space area of the project and will connect with the neighboring projects off-road trail.

STORMWATER MANAGEMENT:

The Chastek parcel development is proposing to address stormwater management to the requirements of the City, Watershed, and State standards. The Chastek parcel has an existing condition that it receives offsite drainage on both the Southerly and Westerly boundaries that passes through the parcel.

Our project proposes to construct a centrally located hydraulic greenway corridor that will serve as an open space basin designed to handle possible transitions from the offsite drainage. This greenway corridor will be landscaped as a hydraulic prairie with plantings and wildflowers throughout. The proposed stormwater treatment system isolates the offsite drainage and onsite drainage as much as

possible. This isolation allows the improved development to meet the required Best Management Practices without overly burdening the proposed system with offsite flows.

The downstream receiving waters will find that the modeled peak flow rates coming off the Chastek Farm project are reduced in all events, from Existing to Proposed conditions. The lowering of proposed post development Chastek discharge rates is a benefit to downstream conditions.

PHASE DEVELOPMENT:

We are proposing the project be developed in two phases as the north phase and south phase. Please see provided phase plan.

PUD BENEFITS:

- **Storm Water Management design that includes off site drainage**
- **Homes with variety and enhanced design- Exterior image (More than 5-Styles)**
- **Off Road Trail system - connectivity to adjacent projects, natural features, and future parks trail plan.**
- **Open Space is 15% which exceeds the PUD requirement of 12%**
- **Improve Public Streets (if necessary) depending upon Maple Hill Road Feasibility Study**

SUMMARY: We are requesting a Planned Unit Development (PUD) District Review, Rezoning & Preliminary Plat approval consistent with the City of Corcoran's 2040 Comprehensive Guide Plan.

Our proposed housing product and lot sizes are compatible with existing and adjacent land uses. We are providing access to natural features by connecting trails that are adjacent to wetlands and open space which will connect to trails that meander along adjacent projects.

The 15% open space, sidewalks and trails establish an additional and appropriate amount of green space and create connectivity that will meet the community established guidelines.

Thank you for your time and consideration.

Beth Hustad

President | Trek Real Estate & Development, Inc.

C - 612.840.5233 | O - 952.914.9610 beth@trek-development.com



SITE DATA:
 GROSS AREA: ±38.1 ACRES
 WETLAND: ±1.5 ACRES
 NET DEVELOPABLE AREA: ±36.6 ACRES

ZONING: RSF-2
 2040 GUIDE PLAN: LD LOW DENSITY RESIDENTIAL (3-5 UNITS/ACRE)

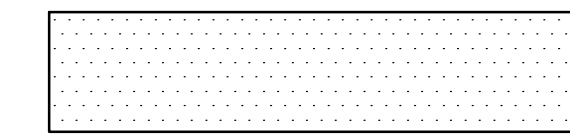
PROPOSED LOTS: 117
 55' SINGLE FAMILY: 101
 65' SINGLE FAMILY: 16
 NET DENSITY: ±3.2 UNITS/ACRE

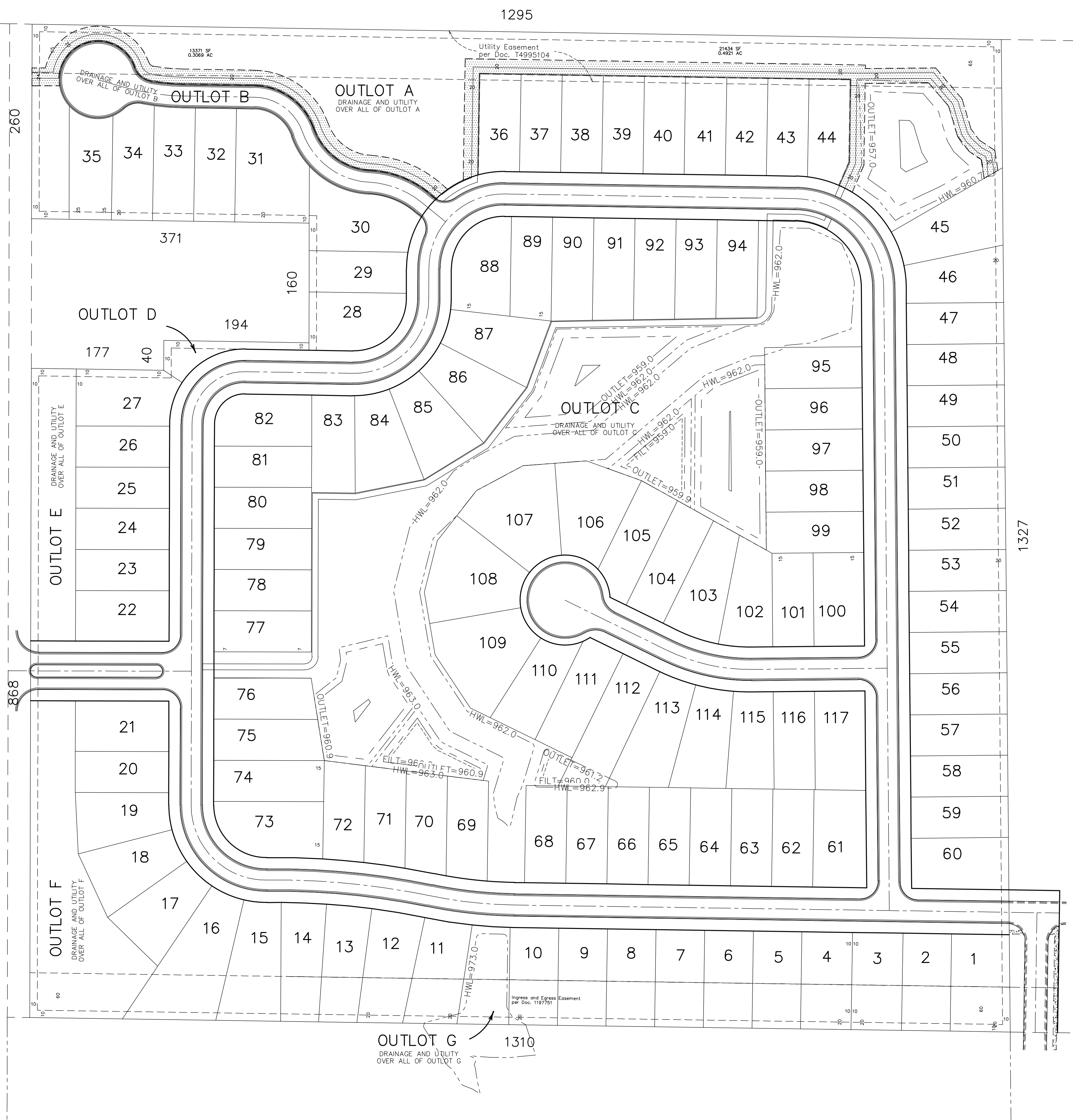
RSF-2 STANDARDS:
 AREA: 11,000 SF
 WIDTH: 80'
 FRONT SETBACK: 20' GARAGE, 15' FRONT PORCH
 SIDE SETBACK: 10' LIVING SPACE, 5' GARAGE
 MINIMUM STRUCTURE SEPARATION 15'
 REAR SETBACK: 30'

PROPOSED PUD STANDARDS:
 WIDTH: 55' AND 65'
 FRONT SETBACK TO RIGHT OF WAY: 20'
 FRONT SETBACK TO PRIVATE STREET: 25'
 SIDE SETBACK: 7.5'
 REAR SETBACK: 20'
 SIDE SETBACK TO RIGHT OF WAY: 20'
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 MAPLEHILL ROAD SETBACK: 60'
 12% OPEN SPACE (NEEDS TO BE UPLAND)

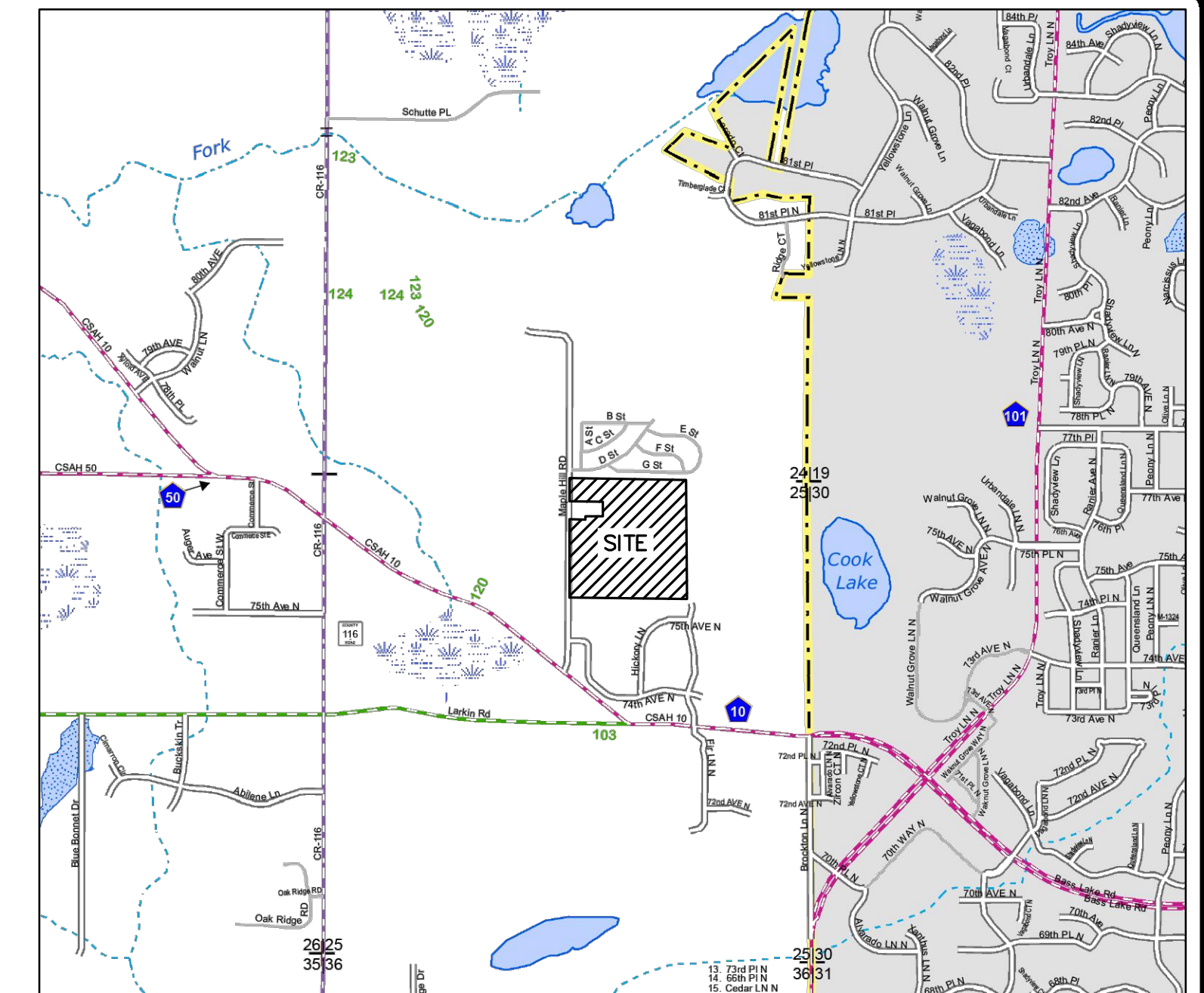
WETLAND BUFFERS:
 AVERAGE: 25'
 MINIMUM: 20'
 MAXIMUM: 40'

WETLAND SETBACKS:
 STRUCTURES: 15'
 ROADS/TRAILS/SIDEWALKS: 5'

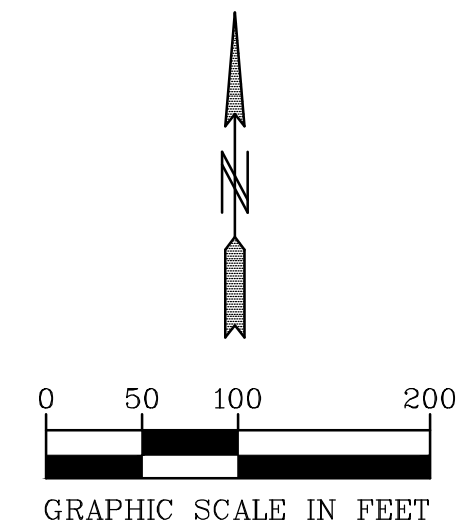
 = PROPOSED TRAIL EASEMENT
 AREA: 21,434 SF / 0.80 ACRES



CHASTEK PRELIMINARY PLAT & P.U.D. PLAN CORCORAN, MINNESOTA



LOCATION MAP



SHEET INDEX

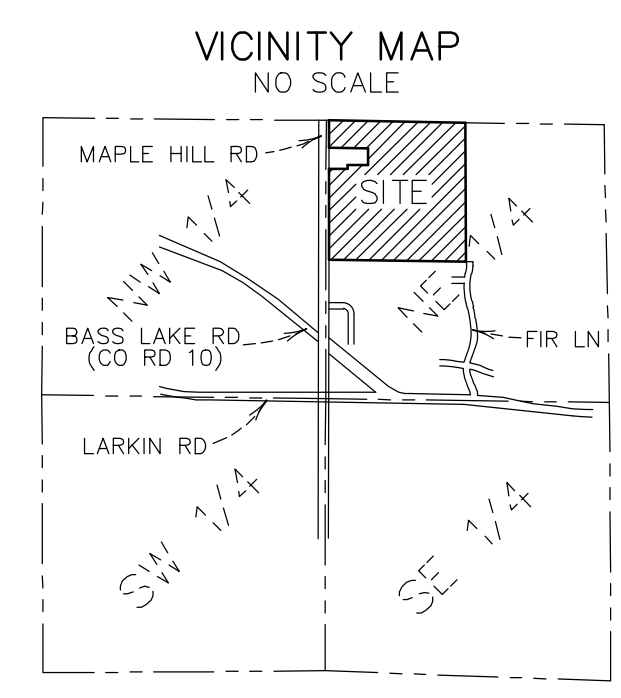
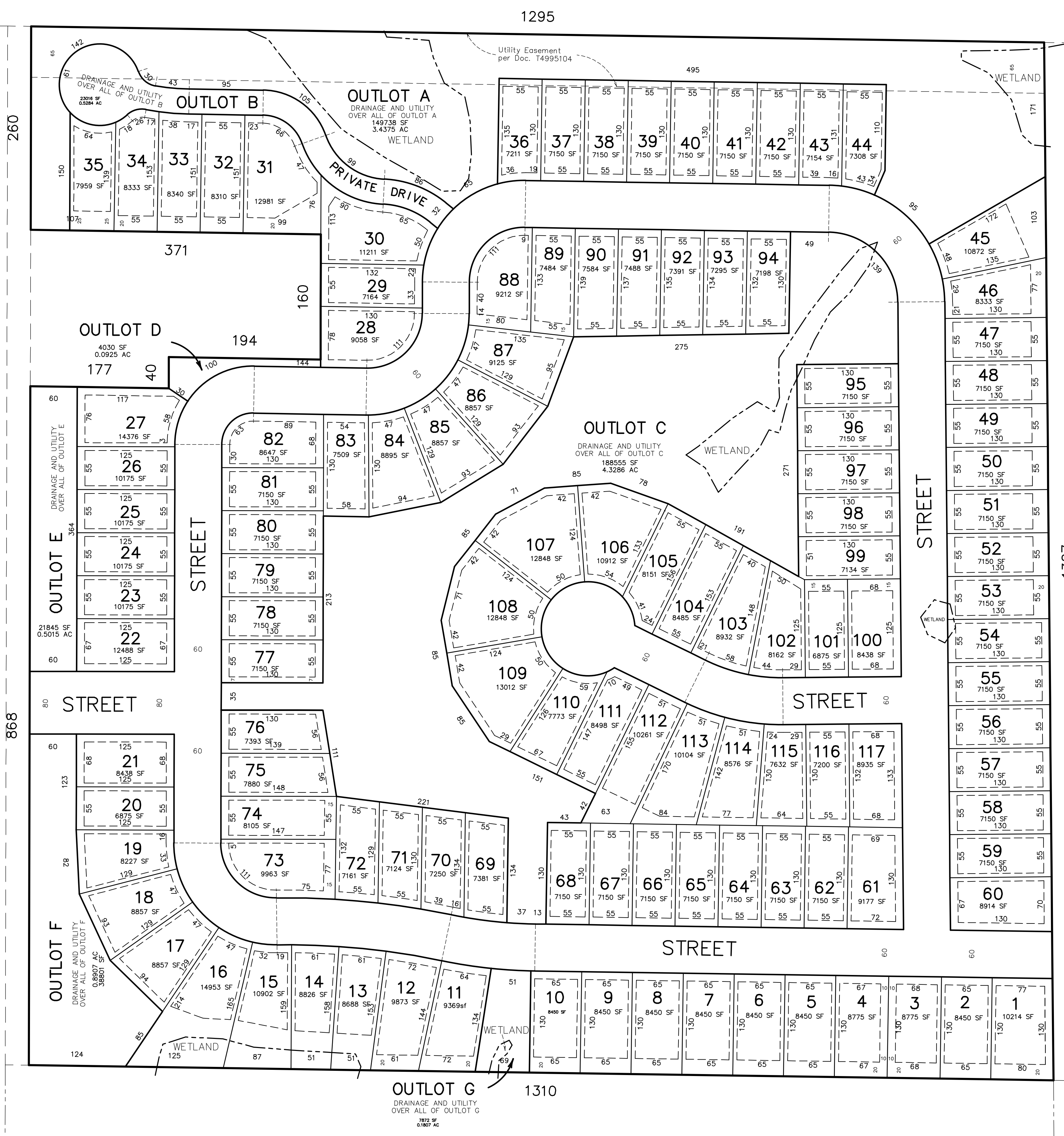
COVER	1.10
LEGEND	2.10
EXISTING CONDITIONS	2.10
PRELIMINARY REMOVAL PLAN	2.20
PRELIMINARY PLAT	3.10
PRELIMINARY SITE PLAN	3.20
PRELIMINARY PHASING PLAN	3.21
PRELIMINARY TURNING PLAN	3.22
PRELIMINARY SANITARY SEWER & WATERMAIN PLAN	4.10
PRELIMINARY STORM SEWER PLAN	4.20
PRELIMINARY GRADING PLAN	5.10-5.11
PRELIMINARY EROSION CONTROL PLAN	5.20
PRELIMINARY SEEDING PLAN	5.30
PRELIMINARY GRADING DETAILS	5.40-5.42
PRELIMINARY WETLAND IMPACT PLAN	6.10
PRELIMINARY WETLAND BUFFER PLAN	6.20
PRELIMINARY OPEN SPACE PLAN	7.10
STORM WATER POLLUTION PREVENTION PLAN	S1-S2
MPCA MAP	S3
EXISTING HYDROLOGY MAP	S4
PROPOSED HYDROLOGY MAP	S5
PRELIMINARY LANDSCAPE PLAN	L1
PRELIMINARY TREE PRESERVATION PLAN	T1



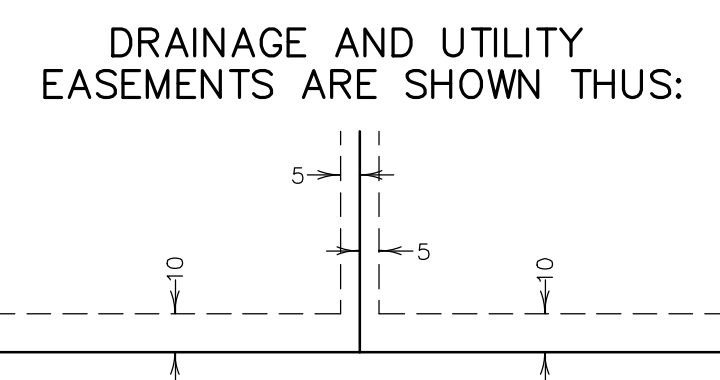
BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE
HILL ROAD & D STREET
ELEV.=977.00

Know what's below.
Call before you dig.

00-ENG-123152-SHEET-COVER



SECTION 25, TWP. 119, RGE. 23
HENNEPIN COUNTY, MINNESOTA

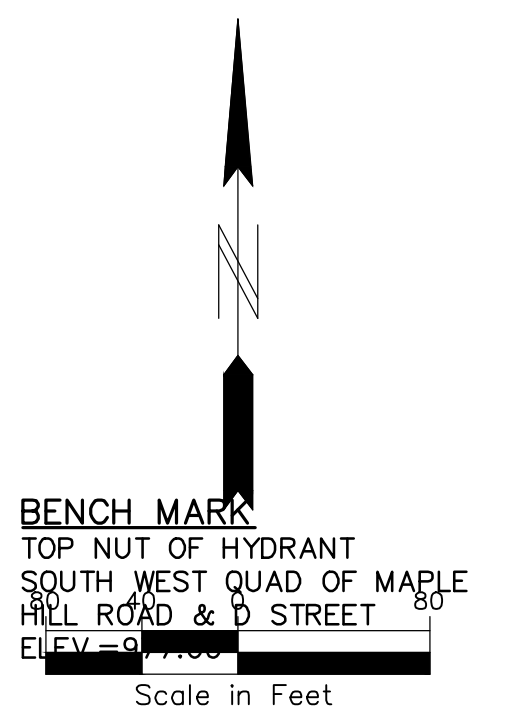


being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plat.

BENCH MARK
TOP NUT OF HYDRANT
SOUTH WEST QUAD OF MAPLE
HILL ROAD & D STREET
ELEV.=977.00

TOTAL GROSS AREA	38.16	ACRES
TOTAL LOT AREA	22.06	ACRES
NUMBER OF LOTS	117	
NUMBER OF OUTLOTS	7	
TOTAL OUTLOT AREA	9.97	ACRES
TOTAL RIGHT OF WAY AREA	6.13	ACRES
GROSS DENSITY (EXCLUDES OUTLOTS)	4.15	LOTS/ACRE
NET DENSITY (EXCLUDES OUTLOTS & R/W)	5.30	LOTS/ACRE

Property Description per ALTA Commitment for title insurance Commitment No. 669531, issuing Office File No.669531, Commitment Date: October 28, 2022. AT 7:00 A.M. issued by Stewart Title Guaranty Company.
Lot 1, Block 1, CHASTEK FARM according to the plat thereof recorded in Hennepin County, Minnesota.



PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name: John M. Molinaro
Reg. No.: 45831
Date: 12-04-2023

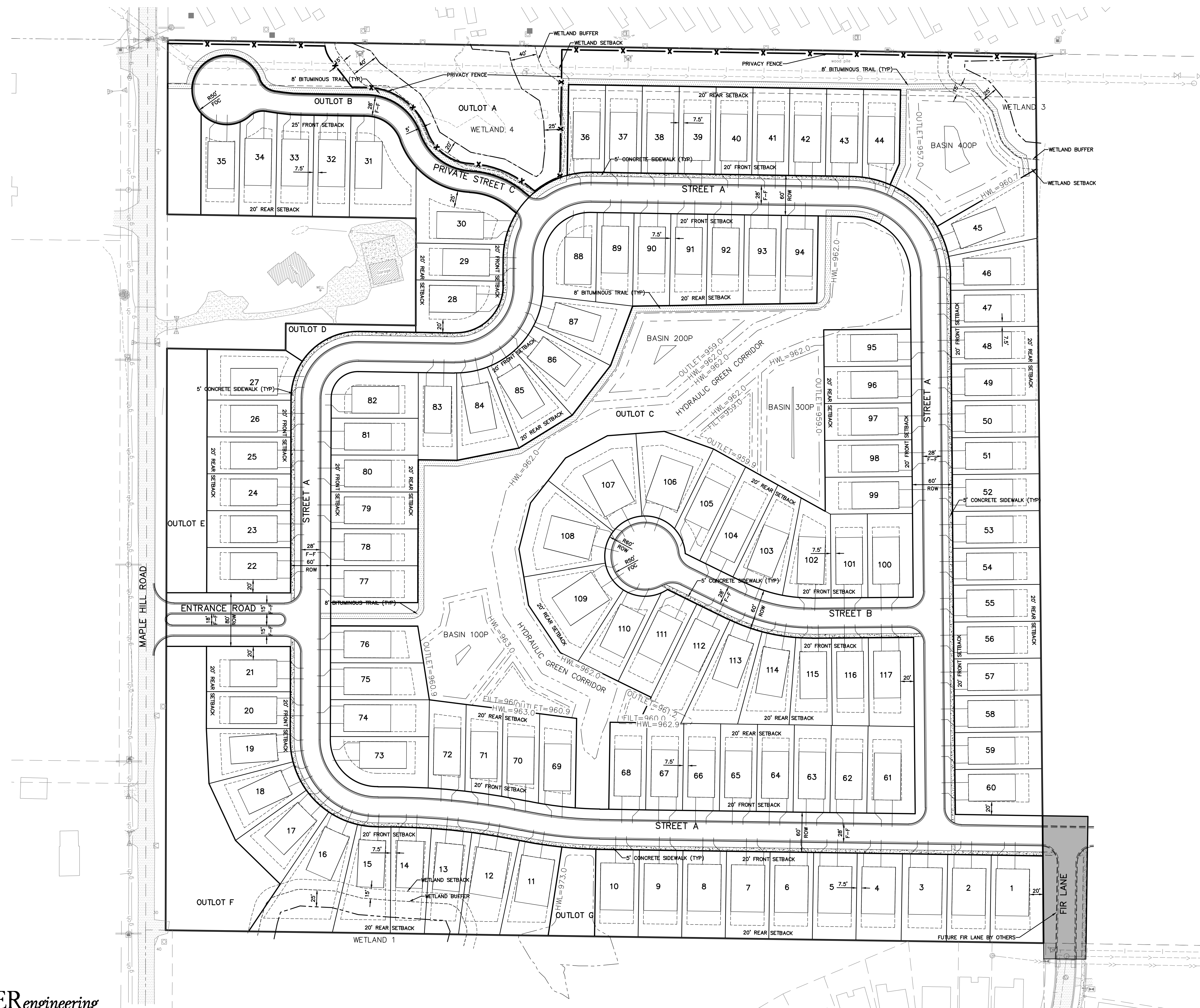
Revisions:
1. 1-16-2024 City Comments
Date: 12-04-23
Designed: JMM
Drawn: MSN/PDS

PRELIMINARY PLAT

HEMPEL ACQ. CO., LLC
10050 CROSSTOWN CIRCLE STE. 600
EDEN PRAIRIE, MINNESOTA 55344

CHASTEK
CORCORAN, MINNESOTA

3.10 OF 25



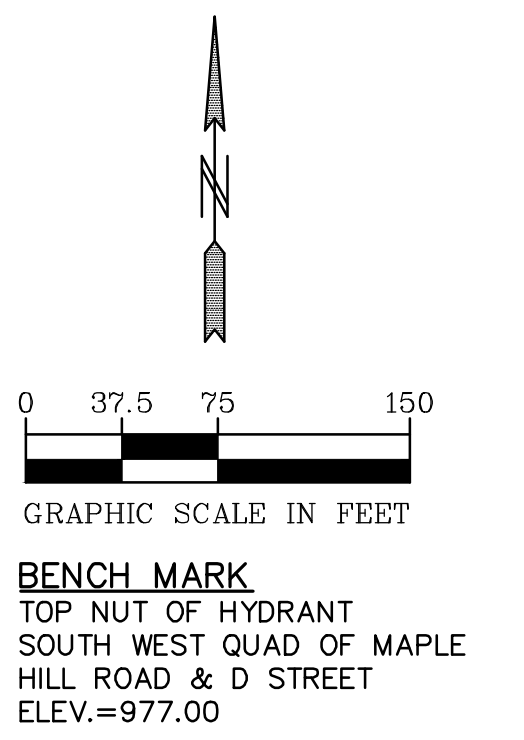
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PIONEER engineering
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

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 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Name: John M. Molinaro
 Reg. No.: 45831
 Date: 12-04-2023

Revisions:
 1. 1-16-2024 City Comments

Date: 12-04-23
 Designed: JMM
 Drawn: MSN/PDS

PRELIMINARY SITE PLAN

HEMPEL ACQ. CO., LLC
 10050 CROSSTOWN CIRCLE STE. 600
 EDEN PRAIRIE, MINNESOTA 55344

CHASTEK
 CORCORAN, MINNESOTA

00-ENG-123152-SHEET-SITE
 3.20 OF 25



8200 County Road 116 • Corcoran, MN 55340
763-420-2288 • www.corcoranmn.gov

MEMO

Meeting Date: February 22, 2024
To: City Council
From: Dwight Klingbeil, Planning Technician
Re: Planning Project Update

Projects/comments in blue italics are new.

The following is a status summary of active planning projects:

- 1. Commercial and Industrial Development Standards (Citywide) (City File 23-023)**

The purpose of this zoning ordinance amendment is to address and evaluate the allowed uses and use specific standards within commercial and industrial developments. The Council adopted a work plan at the November 20, 2023, regular meeting, and requested the Planning Commission to provide their initial feedback. The Planning Commission discussed this item at the December 5, 2023, meeting and expressed their desire Commercial and Industrial Development Standards address a number of items such as: specific architectural standards, infrastructure investment incentives, encouragement toward sustainable development practices, proper transitions of intensities and height, the permitted and conditional uses of each zoning type, verbiage, and lighting standards City Staff prepared a survey for current landowners and lessees to express their opinions on items to be addressed with this update. Staff mailed the online survey invitation to property owners and tenants whose property is either currently zoned, or guided for Commercial, Industrial, or Mixed-Use. *The comment period for this survey closed on January 31, 2024. Staff is reviewing the responses in preparation for the draft update to the Commercial and Industrial Standards. At the February 8, 2024, City Council meeting, staff was directed to prioritize Rural Commercial (CR) and Transitional Rural Commercial (TCR) district updates to be approved by the end of quarter 2. Staff will prepare for a second Planning Commission discussion at the March 12th meeting. Feedback from the Planning Commission and business community Survey will be shared with the City Council at the March 28th regular Council meeting for further direction. Staff will also prepare a revised work plan to be reviewed on March 28th to reflect the change in direction.*
- 2. Minks Preliminary Plat, Final Plat, and Variance (PID 27-119-23-43-0005) (City**

File 23-025)

Lyndon Minks applied for a preliminary plat, a final plat, and a variance which would allow him to adjust the western lot line of his property at 6925 Old Settlers Road. *The public hearing for this item was held at the January 4, 2024, Planning Commission meeting. After a brief discussion, the Planning Commission recommended approval of the request, 3:0. The Council approved this item at the January 25, 2024, Council Meeting.*

3. 3019 Addition Comprehensive Plan Amendment, Rezoning, and Preliminary Plat (PID 07-119-23-14-0003) (City File 23-027)

Craig Scherber & Associates LLC have applied for a Preliminary Plat, Rezoning, and Comprehensive Plan Amendment for a Residential and Commercial Development on the property at PID 07-119-23-14-0003. The application includes 15 commercial lots and 4 single-family residential lots. *The applicant received Council feedback on a concept version of this proposal at the February 8, 2024, meeting.*

4. Hope Community Comprehensive Plan Amendment, Rezoning, Preliminary PUD, Preliminary Plat (PIDs 11-119-23-14-0003, 11-119-23-14-0005, 11-119-23-14-0006, and 11-119-23-11-0012) (City File 23-028).

Hope Community Church submitted application materials for a Preliminary Plat, Preliminary PUD, Rezoning, and Comprehensive Plan Amendment to allow for a mixed-use development around Hope Community Church. The proposed development includes medical offices, retail space, market rate apartments, townhomes, senior villas, and assisted living units. *The public hearing for this item was held at the February 1, 2024, Planning Commission meeting. After hearing several testimonies from the public, the Planning Commission motioned to recommend approval of the application as presented 3:1.*

5. Khacholing Center Place of Worship CHOL IUP (PID 06-119-23-13-0002) (City File 23- 029)

Lobsang Yeshe & Nga Thi Ngoc Nguyen, of the Khacholing Center, applied for a Interim Use Permit to hold regular religious classes within a room at 23360 Oakdale Drive. *This item is complete for City review and has been scheduled for a public hearing at the March 12, 2024, Planning Commission meeting.*

6. Pioneer Trail Industrial Park Final Plat & Final PUD (PID 32-119-23-43-0005, 32-119-23-43-0006, 32-119-23-43-0013)(City File 23-030).

Contour Development LLC has applied for a Final Plat and a Final PUD at 6210 Pioneer Trail. The application consists of 0 lots and 3 outlots. This application is incomplete for City review and is not currently scheduled for any upcoming meetings.

7. Lister Garage CUP (PID 32-119-23-21-0007) (City File 23-031).

J Brothers Design, Build, and Remodel has applied for a Conditional Use Permit to allow the construction of an accessory structure with sidewalls that exceed 10 feet in height in the front yard of 23615 Julie Ann Drive. *The Public Hearing for this item was held at the February 1, 2024, Planning Commission meeting. After a brief discussion, the Planning Commission recommended approval of the application as presented. This item has been scheduled for the February 22, 2024, City Council meeting.*

8. Tavera 6 Final Plat & Final PUD (PID 35-119-23-11-0003) (City File 23-032).

Lennar submitted application materials for the Final Plat and Final PUD for Tavera 6th Addition, and staff is reviewing the materials for completeness. *This item is complete*

for City review and is scheduled for the March 28, 2024, regular City Council meeting.

9. **Woodland Hills Preliminary Plat, Rezone, & Variance (PID 36-119-23-33-0010, 36-119-23-33-0003, 36-119-23-33-0007) (City File 23-033).**

Woodland Hills of Corcoran, Inc. & Gonyea Company submitted application materials for a Preliminary Plat, Rezoning, and a Variance to develop 60 single-family lots on the northeast corner of the Hackamore Road and County Road 116 intersection. The proposal is to create 60 detached single-family lots, 1 amenity lot, and 5 outlots on a 36.74-acre site. Council provided informal feedback to the applicant's concept plan (Northeast Hackamore 116 Concept Plan) during the July 27, 2023, Regular Meeting. *This item is complete for City review and the public hearing is scheduled for the March 12, 2024, Planning Commission meeting.*

10. **Chastek Farm Preliminary Plat, Preliminary PUD, Rezoning (PID 25-119-23-12-0002) (City File 23-034).**

Trek Real Estate & Development, Inc. submitted an application for a Preliminary Plat, Preliminary Planned Unit Development (PUD), and Rezoning of the Chastek Farm located at 7600 Maple Hill Road. The request is to allow the development of 117 single-family for-sale lots on the 38.16-acre site. 101 of these lots would have a width of 55 feet, and the remaining 16 would have a width of 65 feet. *This item is complete for City review and is tentatively scheduled for the April 4, 2024, Planning Commission Meeting.*

11. **Heather Meadows 3rd Addition Preliminary Plat/OS&P (PIDs 05-119-23-31-0001 & 088-119-23-22-0011) (City File 24-002).**

Mark and Markus Lee, of ML Unlimited LLC, submitted a preliminary plat application to create 12 single-family lots and 2 outlots at 22901 Oakdale Drive. The proposal includes platting the two existing homes on Oakdale Drive and extending Heather Lane southward to plat 10 additional lots. To satisfy the requirements of the Open Space & Preservation density bonuses, this proposal includes the preservation of 44.8-acres of open space in two outlots. This application is incomplete for City review and is not currently scheduled for upcoming meetings.

12. **610 Extension Business Park Concept Plan (PID 12-119-23-23-0001) (City File 24-003).**

United Properties submitted a Concept Plan application to develop a business park at the Oswald Farm, located at 19510 County Road 30. The narrative provided by the applicant describes the proposed business park to range from 864,000 - 1,017,500 square feet on the 76.89-acre parcel. This application is complete for City review and is scheduled for the February 22, 2024, City Council meeting.



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MEMO

Meeting Date: March 21, 2024
To: Parks and Trails Commission
From: Jessica Christensen Buck, Recreation Supervisor
Re: Recreation Supervisor Update

The following is a summary of what Recreation Supervisor Christensen Buck has been overseeing since the last meeting.

- Youth Baseball: End of registration, creation of teams, scheduling fields, scheduling games, and ordering apparel.
- Night to Unite: Meeting with staff, coordinating miscellaneous activities/appearances for the event, considering food options, and looking at promotional items.
- Park Planning: Worked with HKGi on site analysis of City Park, creation and adjustments to the concept plans from HKGi, and providing information for questions as they come up from HKGi.
 - Worked through previous park standards document to create updated standards for presentation at the Parks and Trails Commission meeting.
- Youth Soccer: Preparing registration, updating soccer page on the City website, and answering miscellaneous questions about the season.
- Other: Put together Parks and Trails Commission packet materials, exploring bike rack options, compiled information for City Council regarding Parks and Recreation related items, wrote parks and recreation related articles for the quarterly newsletter, and attended monthly development review meetings.

Attachments:
None



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MEMO

Meeting Date: March 21, 2024
To: Planning Commission
From: Michelle Friedrich, City Clerk
Re: City Council Report

The last City Council report given to the Parks and Trails Commission was February 15, 2024. The following is a recap of some of the items discussed at City Council meetings since that time. A full recap can be found by reviewing the approved City Council minutes on the website.

February 22, 2024, Council Meeting

- Zeke Recognition (5a.)
 - Council recognized K9 Zeke for his years of service from June 2018-December 2023 with 193 deployments.
- Appoint Planning Commissioners (Item 7f)
 - Council appointed Cecelia Cozicky and Peter Hargraves to the Planning Commission vacant seats.
- *(Any other items pulled from the Consent Agenda that I'm forgetting?)*
 - 7e. Life Cycle Replacement of Council Chamber Chairs – Council denied request.
 - 7g. Construction Hours Update – Council provided staff direction
 - 7k. Staff Report on K9 Unit – Recognition of Service – Mayor read resolution.
- Hope Community CPA, RZ, PP, PUD (City file 23-028)
 - Council approved CPA, RZ, PP, and PUD.

March 14, 2024, Council Meeting

- Hennepin County Commissioner Anderson Presentation
 - Commission Anderson reviewed County budget, projects completed in Corcoran, and noted future pavement rehabilitation project on Woodland Trail. Commissioner Anderson noted the recently approved light rail project of \$1 billion dollars. Council noted County Roads in need of maintenance and repair and reviewed the number of commuters that travel through Corcoran exceed the light rail riders. Council also discussed the round about intersection at County Road 117 and County Road 30.

- Interim Ordinance Discussion
 - Council approved interim ordinance establishing a development moratorium within the rural commercial and transitional commercial zoning districts.
- Stanchion Bar Music and Event Request
 - Council approved The Stanchions request for a band to play until 1:00am on July 12 and 13, 2024.
- Real Estate Property (Stieg Road Improvements)
- Real Estate Property (City Center)
 - Staff was provided direction.
- Cropland Bid Update
 - Council received update with bid closing on March 27, 2024, and presented to Council on March 28, 2024.
- Granicus Update
 - Council received update.

- Council Reports

Council provided information on the following House and Senate introduced bills that have a direct impact to the City of Corcoran. Mayor McKee urged each Commission to review the bills.

 - SF3303/HF3168
 - SF3080/HF2235
 - SF3964/HF 4009
 - SF3980
 - SF1370
- Council Schedule
 - Mayor McKee called for Work Sessions on April 25 (Review of City Park Planning), and on May 23 a Joint Planning Commission Work Session.
 -
- Adjourned at 9:20pm.