

**CITY OF ELKO NEW MARKET
PARKS COMMISSION AGENDA
ELKO NEW MARKET CITY HALL
601 MAIN STREET
ELKO NEW MARKET, MINNESOTA 55054**

WEDNESDAY, AUGUST 13, 2025

**REGULAR MEETING
6:00 PM**

- 1) Call to Order**
- 2) Pledge of Allegiance**
- 3) Approval of Agenda**
- 4) Public Comment**
- 5) Approval of Minutes**
 - a. June 11, 2025, Parks Commission Regular Meeting Minutes
- 6) General Business**
 - a. Eagle View Meadows Park Dedication Discussion
- 7) Updates & Reports**
- 8) Parks Commissioner's Questions & Comments**
- 9) Next Meeting**

Regular Parks Commission Meeting
Wednesday, September 10, 2025 @ 6 PM
ENM City Hall, Council Chambers
- 10) Adjournment**

**MINUTES
CITY OF ELKO NEW MARKET
PARKS COMMISSION MEETING
JUNE 11, 2025
6:00 PM**

1. CALL TO ORDER

Chair Sutton called the meeting of the Elko New Market Parks Commission to order at 6:12 p.m.

Commission members present: Sutton, Vernon, Jones, Hokeness and West

Members absent and excused: None

Staff Present: Planner Jake Skluzacek

2. PLEDGE OF ALLEGIANCE

Chair Sutton led the Parks Commission in the Pledge of Allegiance.

3. APPROVAL OF AGENDA

Chair Sutton asked if there were any changes to the agenda. Planner, Jake Skluzacek informed him that there were no changes to the agenda as presented.

A motion was made by Hokeness and seconded by Jones to approve the agenda as presented.

Motion carried: (5-0).

4. PUBLIC COMMENT

None.

5. APPROVAL OF MINUTES

Chair Sutton asked if there were any changes to the meeting minutes. There were no changes to the meeting minutes as presented.

A motion was made by Vernon and seconded by Jones to approve the minutes of the May 14, 2025; meeting as presented.

Motion carried: (5-0).

6. GENERAL BUSINESS

A. Dakota Acres 2nd Addition Park Dedication Discussion

Planner, Jake Skluzacek provided background to the Commission on the topic. Dakota Acres 2nd Addition. Skluzacek began by stating that the proposed development was located on the south side of James Parkway just west of the Dakota Acres and Dakota Acres 1st Addition developments. Originally, the City acquired undeveloped portions of the Dakota Acres plat when the original developer defaulted on assessments in 2006. The City then sold a portion of the property to Syndicated Properties for townhome development (Dakota Acres 1st Addition) and the remaining portion to Global Properties, LLC. The Global Properties land was rezoned to R-4, High Density Residential, in 2018 as a condition of the sale of the property. Global Properties property was later conveyed to True North Development, LLC in 2024.

Official applications for rezoning, preliminary plat, and final plat approval had now been submitted as follows, proposed to be platted as Dakota Acres 2nd Addition:

- Application to rezone property for Dakota Acres 2nd Addition from R-4 High-Density Residential to Planned Unit Development, PUD
- Application for preliminary plat approval of Dakota Acres 2nd Addition containing 40 residential lots on 3.19 acres
- Application for final plat approval of Dakota Acres 2nd Addition – For City Council Consideration

Skluzacek explained that the Planning Commission had recommended approval of the applications to the City Council with conditions at their May 27, 2025, meeting. One of those conditions noted by Skluzacek was that the Parks Commission would be required to provide a recommendation to the City Council related to the park dedication for the proposed development. Skluzacek added that the intent of the proposed project is to create a 40-unit townhome development.

Skluzacek briefly explained the neighborhood conditions associated with the subject property. To the south of the subject property was a high-density residential apartment building, and commercial development beyond that. Next, to the east of the subject property were multi-family townhome units and detached single family homes beyond the townhomes. To the north of the subject property was undeveloped land and one rural residential property. These properties were located outside of the City limits but within the City's planned growth area. Lastly, to the west of the subject property was rural residential property and vacant farmland beyond that. Skluzacek stated that these properties were located outside of the City limits but still within the City's ultimate planned growth area.

Skluzacek covered some of the zoning related items associated with the subject property. The 2040 Comprehensive Land Use Plan guided the subject property to a High-Density Residential land use designation, which required a density of 10 to 30 units per acre as noted by Skluzacek. The property was 3.19 acres; therefore, the required density for the entire property was 32 to 96 units. There were 40 units proposed. The density per acre for the

proposed development was 12.54 units per acre, which met the required density range of 10 to 30 units per acre. The R-4 High Density Residential Zoning District allowed for apartments, townhouses and condominiums containing more than eight attached units were a permitted use in the R-4 High Density Zoning District.

Skluzacek stated that Section 11-5-1 B(G) of the City Code required that “In addition to the park dedication requirements stipulated by the city subdivision ordinance, a minimum of ten percent of the gross development project area shall be in usable open space and recreational use for the project residents. Such areas should be specifically designed for both the active and passive use by the project residents and may include swimming pools, trails, nature areas, tot lots, exercise equipment, saunas, etc. Said areas and facilities shall be private...”

Based on the lot size of 3.19 acres (138,956 sq ft), Skluzacek stated to the Commission that the Developer must identify 13,896 square feet within the development to fulfill the City’s minimum open space requirement. A plan should be provided which identifies the proposed recreational areas and facilities. The plan submitted depicted an outdoor play area in the middle of the proposed development with an unknown square footage. Skluzacek stated that any proposed playground equipment would require Staff review and approval to ensure safety and durability as part of the proposed PUD Zoning. Based on the plans submitted, the Applicants had indicated exceeding the 10% minimum open space requirement as indicated by the total landscaped or greenspace area which exceeded 38% of the site.

Finally, Skluzacek stated to the Commission that the City’s Subdivision Ordinance required that 8% of the subject property’s land be dedicated for the purposes of public parks, playgrounds, public open spaces or trails and/or the Developer shall make a cash contribution to the City’s park and trail fund roughly related to the anticipated effect of the plat on the park and trail system. If no park dedication were to be required, a park dedication fee of 8% of the land’s pre-development value would be imposed on the Developer. Skluzacek noted that the Parks Commission had reviewed a concept plan for an apartment building on the same site at the June 4, 2016, Parks Commission meeting and had recommended cash-in-lieu of park dedication.

Skluzacek noted that the closest City park to the subject property was Wagner Park which was classified as a Community Park. Community Parks serve the City as a whole. Wagner Park is the City’s most developed park. Skluzacek added that the park was located approximately 0.6 miles from the proposed development and was separated from the proposed development by CSAH 2, an A Minor Arterial Roadway. There were also park facilities at Whispering Creek Park (0.6 miles) and the nearby Eagle View Elementary School, which was not owned by the City (0.5 miles).

Skluzacek restated to the Parks Commission that the City’s Planning Commission had recommended approval of the Applicant’s request for rezoning and preliminary plat approval with conditions at their last meeting. One of the four Staff comments included that input would be required from the Parks Commission on the City’s desire for park dedication or cash-in-lieu of park dedication for the proposed development prior to final plat approval by the City Council. Skluzacek shared the entire list of comments and conditions related to the Planning Commission’s recommendation for approval of the proposed development as follows:

General Staff Comments:

1. Development of the property as R-4 High Density Residential is generally compatible with the surrounding land uses.
2. The proposed development containing 40 units on 3.1 acres meets the intent of the 2040 Comprehensive Land Use Plan, which guides the property as High Density Residential. The required density is 10 to 30 units per net acre. 12.54 units per acre are proposed.
3. Townhomes and/or condominiums containing more than eight (8) attached units are a permitted use in the R-4 zoning district. PUD zoning will be required for townhomes containing eight or less attached units.
4. Further input will be sought from the City's Parks Commission regarding the desire for land dedication versus cash-in-lieu of park dedication at their 6/11/25 meeting.

Conditions Related to Rezoning:

1. The landscaping for Dakota Acres 2nd Addition must exceed the minimum City landscaping requirements by no less than 6%.
2. Garbage receptacles shall be stored within garages or fully screened from view.
3. Developer shall work with the Elko New Market Postmaster to find an acceptable location within the development for mailboxes.
4. Ground level patios shall be provided for all townhome units. Privacy fences constructed of vinyl or brick and of consistent design shall be provided between adjacent rear yard patio areas.
5. An in-ground irrigation system is required for the entire property.

Conditions Related to Preliminary Plat:

1. The exterior of townhome dwelling units shall include a variation in building materials which are to be distributed throughout the building facades and coordinated into the architectural design of the structure facing the public right-of-way to create an architecturally balanced appearance. A minimum of 25% of the area of the front building facades shall be composed of Class 1 materials. Additional information shall be submitted that documents compliance with the architectural standards related to the proposed townhomes.
2. A lighting plan meeting the requirements of Section 11-4-7 of the City Code must be submitted.
3. Perimeter drainage & utility easements must be dedicated on the final plat, along with easements covering the sanitary sewer and water mains serving the development.
4. Grading and utility plans will need to be approved by the City Engineer and Public Works Director.
5. Parking shall be provided based on the feedback received from the Planning Commission regarding the PUD Zoning at the December 17, 2024, meeting. The plans submitted depict a total of 135 spaces, of which 58 are enclosed. The plan submitted lacks 1 required guest parking space. Additional support is required for the reduction of additional guest parking space.
6. Ownership over all the common elements of the development, specifically the private road and play area, shall be under the ownership of one association.

7. Any connection between the proposed private drive, Oriole Street, to the adjacent townhome development, not currently proposed, will require an agreement and cross easements with the adjacent homeowner's association.
8. The developer must identify a minimum of 13,896 square feet within the development, and a description of the proposed recreational facilities, which will fulfill the open space requirements of Section 11-5-1 B(G) of the Zoning Ordinance. This includes areas specifically designed for either passive or active recreation. The plan submitted depicts an outdoor play area in the middle of the proposed development.

Skluzacek asked the Parks Commission to provide a recommendation to the City Council regarding the park dedication requirements associated with the proposed Dakota Acres 2nd Addition.

Commissioner Hokeness mentioned that he was primarily concerned with the proposed play equipment for the development and was glad to know that Staff would be requiring review and approval of the designs and cost estimates prior to final approval being granted.

Commissioner West asked if the Parks Commission would be presented with the designs or cost estimates for input and recommendations. Skluzacek replied to West stating that if time allowed for it, Staff could share the plans with the Parks Commission; however, it is currently planned to go to the City Council at their June 26 meeting. Skluzacek added that the exact comment imposed on the Applicant was that the proposed equipment and cost estimates would require Staff review and approval and not Parks Commission review and approval.

Discussion took place on the previous play equipment that was installed as part of the Dakota Acres 1st Addition.

A motion was made by Vernon and seconded by Jones to recommend cash-in-lieu of park dedication for the proposed development of Dakota Acres 2nd Addition.

Motion carried: (5-0).

7. UPDATES & REPORTS

A. May Parks Commission Update – attached

Planner Skluzacek had his report attached to the packet. Skluzacek mentioned that he had made available two handouts for the Commission. One featured information related to the events for Fire Rescue Days. The other one was a notification of a public open house at Wagner Park on June 17 from 6:00-7:00 p.m. for the purpose of meeting with residents about the proposed Wagner Park Trail Extension project. Skluzacek encouraged Commissioners to attend if they were available.

B. May Parks Commission Financial Report - attached

Planner Skluzacek had his report attached to the packet. There was no discussion on the Parks Financial Report.

C. CCEC Update – Chair Sutton

Chair Sutton provided an update to the Commission on the CCEC's current activities. Sutton mentioned that there were no updates as this month, and last month's meetings were both cancelled. Sutton mentioned that the groups next planned meeting would be in July and noted that the Fire Rescue Days Committee had taken a lot off CCEC's plate. Discussion took place on the current Staff liaison for CCEC and how the City's new hirings may have an impact on which City Staff person will be liaison moving forward.

D. Old Elko Police Department Study Group Update – Commissioner Hokeness

Commissioner Hokeness provided an update to the Commission on the recent Old Elko Police Department Study Group meetings that he has been serving as a Parks Commissioner representative on. Hokeness stated that the conclusion of the study group was to preserve the building for some form of community space. Hokeness added that Planner, Brandon Malecha, would be soliciting architecture firms to provide cost estimates for possible renovations. Hokeness added that City Administrator, Tom Terry, was making the City Council aware of this topic and so far, there had been no opposition from the City Council which were appreciative of the group of stakeholders put together for the study group. Lastly, Hokeness discussed the property line inconsistency with Elko Baseball and their wishes to have that resolved as part of any renovations to the property.

8. PARKS COMMISSIONER'S QUESTIONS & COMMENTS

Commissioner Hokeness stated that Public Works Staff had done a great job with the new Boulder Heights Park and mentioned that the new portable restroom enclosure looked nice.

Commissioner Hokeness mentioned that the painted lines for the City's pickleball courts at Rowena Park need to be repainted. Discussion took place on other lines that should be repainted at Wagner Park. Commissioner Jones and West confirmed the poor condition of the lines for the Wagner Park basketball court.

Commissioner Hokeness provided an update for the Commission stating that City Administrator Terry had met with the New Prague School District concerning possible cooperation in constructing pickleball courts at the Eagle View Elementary School property. Hokeness shared his opinion that he was not found of that location due to sharing facilities with the school district and wind. Hokeness preferred the location along Chowen Avenue and Main Street in Downtown Elko due to the area being flat, protected from the wind, has ample parking and is the buy in from adjacent businesses.

9. NEXT MEETING

The next regular meeting of the Parks Commission is set for Wednesday, July 9, 2025, at 6:00 p.m. at City Hall in the Council Chambers.

10. ADJOURNMENT

It was moved by West and seconded by Jones to adjourn the meeting at 6:48 p.m.

Motion carried: (5-0).

Respectively submitted by:



Jake Skluzacek
Planner 1

DRAFT



STAFF MEMORANDUM

SUBJECT: Eagle View Meadows Park Dedication Discussion
MEETING DATE: August 13, 2025
PREPARED BY: Brandon Malecha, Planner I
REQUESTED ACTION: Provide a Recommendation on Park Dedication Requirements for Eagle View Meadows

COMMUNITY VISION:

- Envisioned to be a mature growing freestanding suburb of the Twin Cities Metropolitan Area, the City will foster a friendly and social environment that supports a safe, vibrant, and welcoming community. The community will be inclusive of people of all backgrounds and built on genuine relationships.
- The community will preserve its historic landmarks and small-town character while providing suburban amenities and services. A full range of employment, housing, business, service, social, technology infrastructure and recreational opportunities will be available for community members and visitors.
- The City will promote a diverse commercial and industrial tax base. The City will facilitate planned redevelopment. Development and redevelopment within the community will be aesthetically pleasing with architectural standards that promote quality development.
- The City will have a comprehensive park and trails system. The park system will have sufficient facilities, play fields and open space to meet the needs of the community's residents.
- The City will have an effective and efficient transportation system, including access to the greater metropolitan area, transit opportunities, and improved connectivity to the interstate.
- The City will provide community oriented local government that promotes community involvement, organizational improvements, problem solving, performance measurement and professionalism. The City will provide a full range of high-quality municipal services to its residents; allocate sufficient resources to meet the growing needs of the community; and be financially sound, engaging in long-term financial planning to provide municipal services without undue burden on the taxpayers of the City.

PRIORITY GOALS:

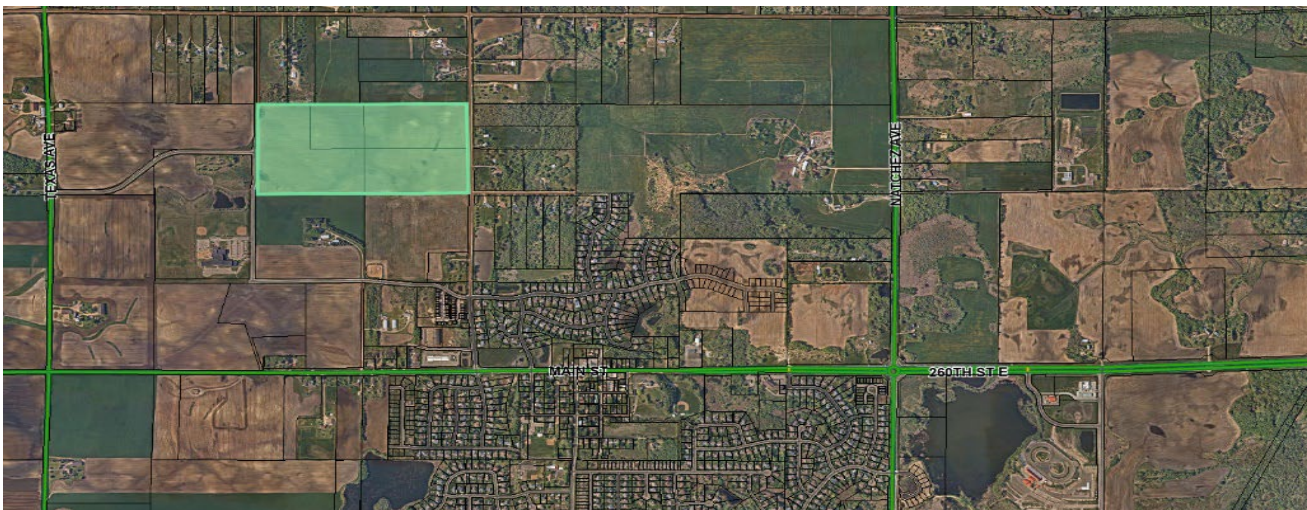
- Advance the "shovel ready" status of areas guided for commercial and industrial development through planning and where feasible, the procurement of supporting infrastructure.
- Develop a more diverse tax base, create more local employment opportunities and promote additional businesses and services within the community.
- Enhance the quality of life in the community through the improvement and expansion of the parks and trails system, recreational programming and cultural events.
- Promote high quality residential development that includes a broad spectrum of housing choices in both type and cost. Facilitate the development of residential lots and an increase in residential building permit activity.

COMMUNITY ORIENTED LOCAL GOVERNMENT:

- Community Involvement - The City of Elko New Market will incorporate community feedback in making participative, transparent decisions by: Providing more opportunities for the public to have input on decisions that affect them; Engaging the public in strategic planning initiatives, both short and long term; Enabling the public to provide input on the effectiveness of public services and policies; and Working to develop leadership within the community.
- Organizational Improvement - The City of Elko New Market will strive to elevate the level of customer service and service delivery through cost effective use of personnel, structure, and information systems by: Developing an organizational climate that promotes innovation, creativity, collaboration and a customer-centered focus in providing community services, programs and projects; and Improve public services by reducing barriers between City departments in order to provide greater accessibility, flexibility, and efficiency in the delivery of public services.
- Problem Solving - The City of Elko New Market will engage in the process of proactive and systematic examination of identified issues in order to evaluate effective policy decisions by: Using available technology to improve the quality and accuracy of data used in decisions; Provide the resources to develop and implement the most cost-effective solutions; Considering the long-term costs and benefits in policy decisions; and Engaging in long-term financial planning to provide public services without undue burden on the taxpayers of the city.
- Performance Measurement - The City of Elko New Market will develop and utilize methods for measuring performance to evaluate progress and establish accountability for improving public services.
- Professionalism - The City of Elko New Market will provide local government that is characterized by high technical and ethical standards. The City will conduct business and present itself in a manner that promotes public confidence. The City will endeavor to recruit, train, and develop cohesive, high quality professional staff that will excel in providing public services.

BACKGROUND:

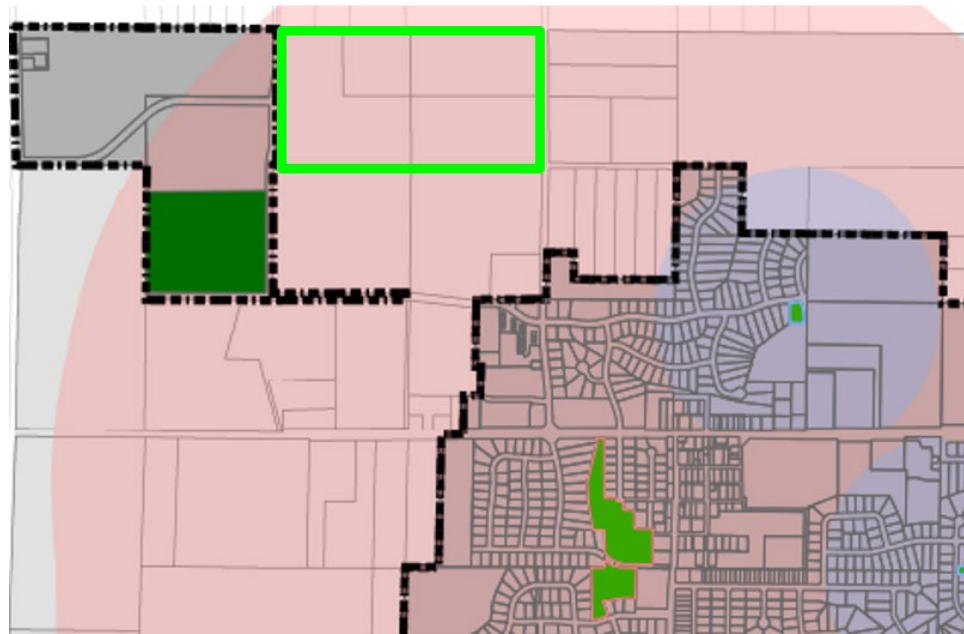
The City received a concept plan for approximately 79 acres of land guided toward low density residential called "Eagle View Meadows". The proposed development is located in the northwestern portion of the City. The development, which is a combination of 4 parcels, is currently in the township and would require annexation into the City. The developer, Joe Sullivan,



met with City Staff in July regarding the concept plan. The estimated park dedication requirement is roughly 6.3 acres (8% of ~79 acres).

As a prerequisite to final plat approval, and at the sole determination by the City, applicants and/or developers shall dedicate land and/or make a cash contribution to the City's park and trail fund roughly related to the anticipated impact of the plat on the park and trail system and based on the average fair market value of the un-platted land for which park fees have not already been paid. The amounts listed in this section are the City's best estimate of the dedication or cash contribution needed to offset the effect on those systems. The requirement may also be satisfied with a combination of land and cash if approved by the City Council. The City's Subdivision Ordinance requires 8% of the fair market value of the un-platted land or 8% of the site shall be dedicated for these purposes.

The Parks Commission has not previously reviewed a concept plan on this site. It is generally recommended that all neighborhoods be serviced by a Neighborhood Park, a park located within 1/2 mile and not interrupted by major roadways or major physical barriers. The closest public parks are Wagner Park, which is identified as a Community Park, Whispering Creek Park which is identified as a Mini Park, and the park at Eagle View Elementary School. There is also 1.2 acres of park land being dedicated to the City in the proposed Highlands at Eagle View plat to the west. Community Parks have a one-mile service area and Mini Parks serve areas within 1/4 mile. The drawing below depicts a 1/4 mile radius (blue) of Whispering Creek Park and a 1-mile radius (pink) of Wagner Park. The subject property is served by Wagner Park, but County Road 2 presents a major physical barrier that may limit access to the Park. Eagle View Elementary School also provides park amenities within 1/2 mile of the subject property, but it is closed to the general public when school is in session or school activities are happening.



City Park Service Areas (1 mile (Pink) & 1/4 mile (Blue))

DISCUSSION:

The Parks Commission is being asked to provide a recommendation on the park dedication requirements for Eagle View Meadows.

2040 Comprehensive Plan

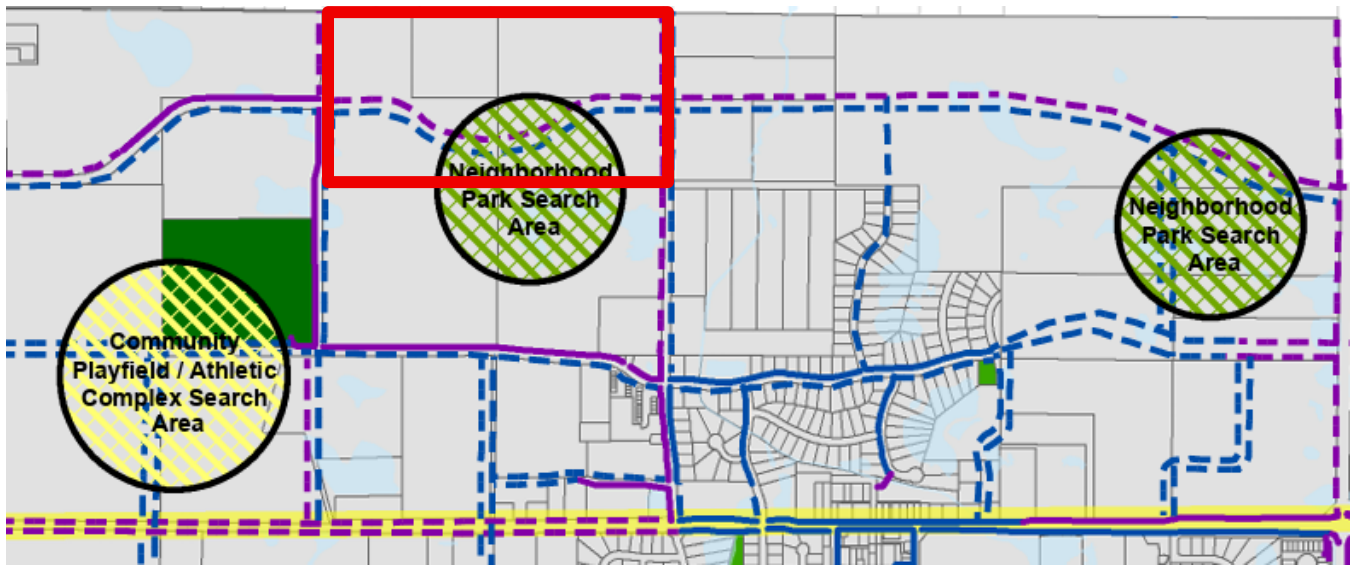
The 2040 Comprehensive Plan is intended to define the land use, transportation, natural environment and infrastructure goals of the City as a means of defining Elko New Market’s future growth and long-term vision. Chapter 10 of the Comprehensive Plan is the 2040 Park and Trail Plan. The 2040 Park and Trail Plan is intended to support and supplement the City’s Comprehensive Plan as it relates to planning and providing active and passive recreational opportunities for residents. Specifically, the Plan provides an analysis and a subsequent decision-making framework to guide City officials in evaluating park land needs and providing recreational opportunities and to address private development proposals.

The 2040 Park and Trail Plan defines parks through different classifications, detailed in the table below.

Park Classification			
Classification	General Description	Service Area Radius	Size Criteria
Mini Park	Provides limited recreational opportunities due to their small size. Usually includes play equipment, multiuse hard-courts, and a limited number of playfields.	¼ mile	1-3 acres
Neighborhood Park	Provides neighborhood open space with provisions for active and passive recreation use which responds to residential neighborhood needs. Recreational uses could include play equipment, trails, multiuse hard-courts, open playfields, ball fields, picnic areas and ice-skating rinks. Primary users will be children and families rather than organized athletic functions.	½ mile	3-10 acres
Community Park	Includes both parks and playfields that provide facilities for more intensive recreation activities, such as ball fields, tennis courts, ice skating rinks and picnicking.	1 mile	10+ acres
Community Playfield/Athletic Complex	Targeted towards organized adult and youth play and require baseball/softball fields, soccer/football fields, tennis courts, etc.	Community Wide	40+ acres
Natural Area/Greenway	Natural areas where preservation of the environment is the primary emphasis. Primary uses typically include hiking trails, wildlife habitat and picnic facilities.	Community Wide	Varies. At least 100 feet in width.
Special Use Park	Provides special activities, unique built environments, historical sites or single purposes. Respond to distinct markets, demands or opportunities within the community.	Community Wide	Varies. Historical features should be a minimum of ½ acre.

The City’s adopted vision for parks and trails is graphically depicted on Figure 10.4 of the 2040 Comprehensive Plan which is included as an attachment to this report. A neighborhood park

search area is shown in the southern portion of the property proposed to be developed as Eagle View Meadows, shown in the image below.



Based on guidance included in the City's adopted Park and Trail Plan, neighborhood parks should provide neighborhood open space with provisions for active recreation use. Primary users will be children and families rather than organized athletic functions. Convenient pedestrian and bicycle linkages from the neighborhood into the parks should occur along with community trail connections. Adjacent land use should be residential, school grounds, collector roadway or community open space. The desirable park size for neighborhood parks is 3 to 10 acres, and they generally serve a 1/2 mile radius. Facilities that could typically be expected within a neighborhood park include:

- Play equipment
- Open playfields
- Ball fields
- Multiuse hard-courts (basketball, court games)
- Tennis / pickleball courts (optional, can vary by location and neighborhood desires)
- Trails – both internal loops and access to community system
- Sledding
- Ice Rinks
- Park benches / seating areas
- Picnic facilities
- Trash containers
- Landscaping with native plant materials
- Identification sign/regulatory signs
- Off-street parking, disability accessible (20 car standard)
- Park shelter for principal neighborhood parks

STAFF RECOMMENDATION:

Based on the City's 2040 Comprehensive Park and Trail Plan, City Staff recommend the following for the proposed Eagle View Meadows development:

- Full park land dedication for the proposed Eagle View Meadows development (8%).
- Park land location to be centrally located along the southerly edge of the plat, so that as properties to the south develop additional land can be added to the park through additional park dedication.
- Land to be dedicated for park purposes must have topography and configuration conducive to developing the park with facilities typically found within a neighborhood park.
- Construct 5' sidewalks adjacent to all local streets, 10' trail on the north side of 255th Street, 5' sidewalk on the south side of 255th Street, 5' sidewalk on the east side of Nevada Avenue, and a 10' trail on the west side of Dakota Avenue.
- The park land dedication as depicted on Concept Plan 10 prepared by Pioneer Engineering be reconfigured to provide more usable space.

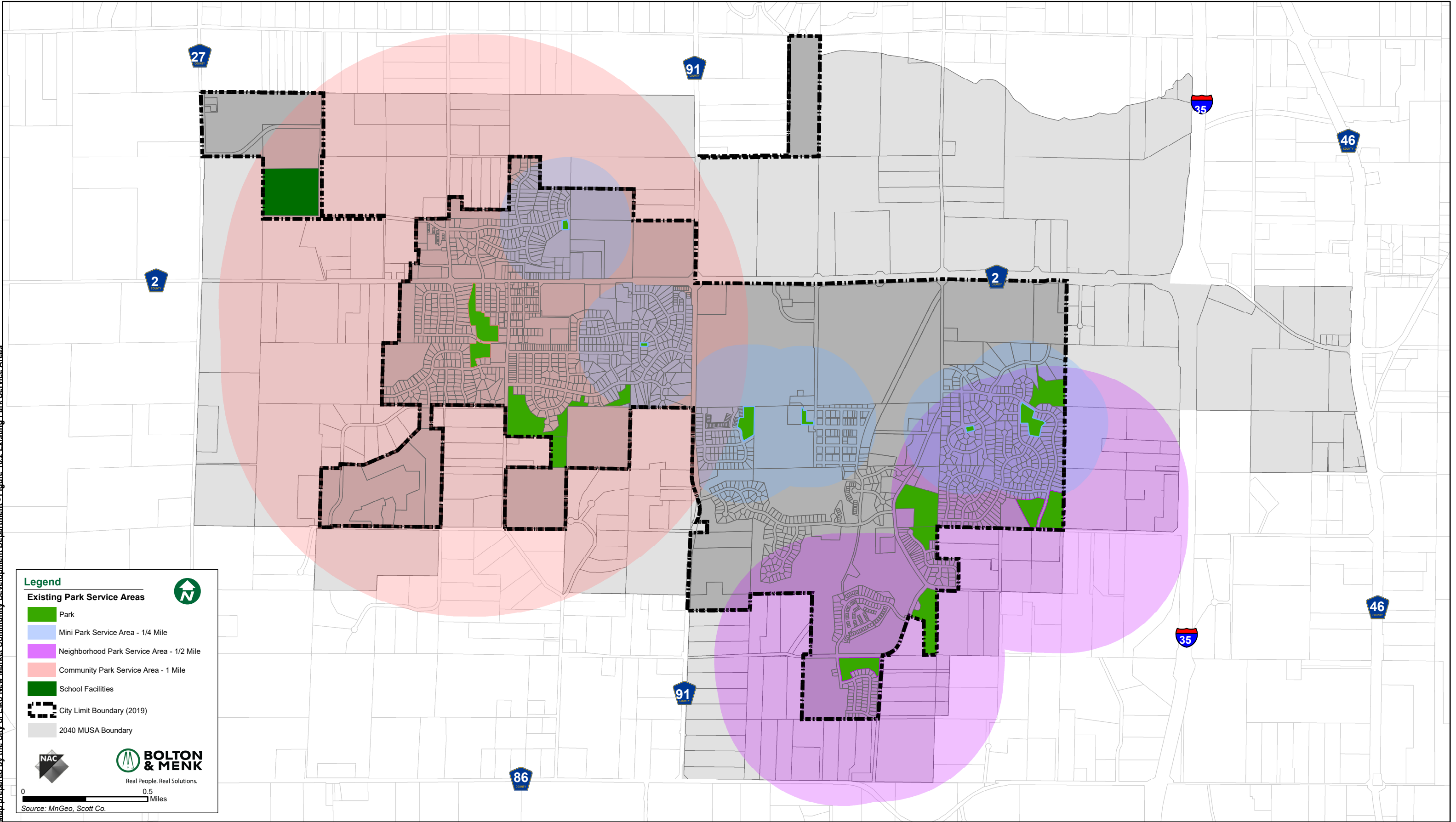
REQUESTED ACTION:

The Parks Commission is being asked to provide a recommendation to the City's Planning Commission and City Council regarding park dedication requirements, and sidewalks and trails within the proposed Eagle View Meadows development.

ATTACHMENTS:

Figure 10.2 - 2040 Comprehensive Plan Existing Park Service Areas Map
Figure 10.4 – 2040 Comprehensive Plan Proposed Park and Trail System
Concept Plan 10

Map prepared by the City of Elko New Market Community Development Department - Figure 10.2 Existing Park Service Areas



Legend

Existing Park Service Areas

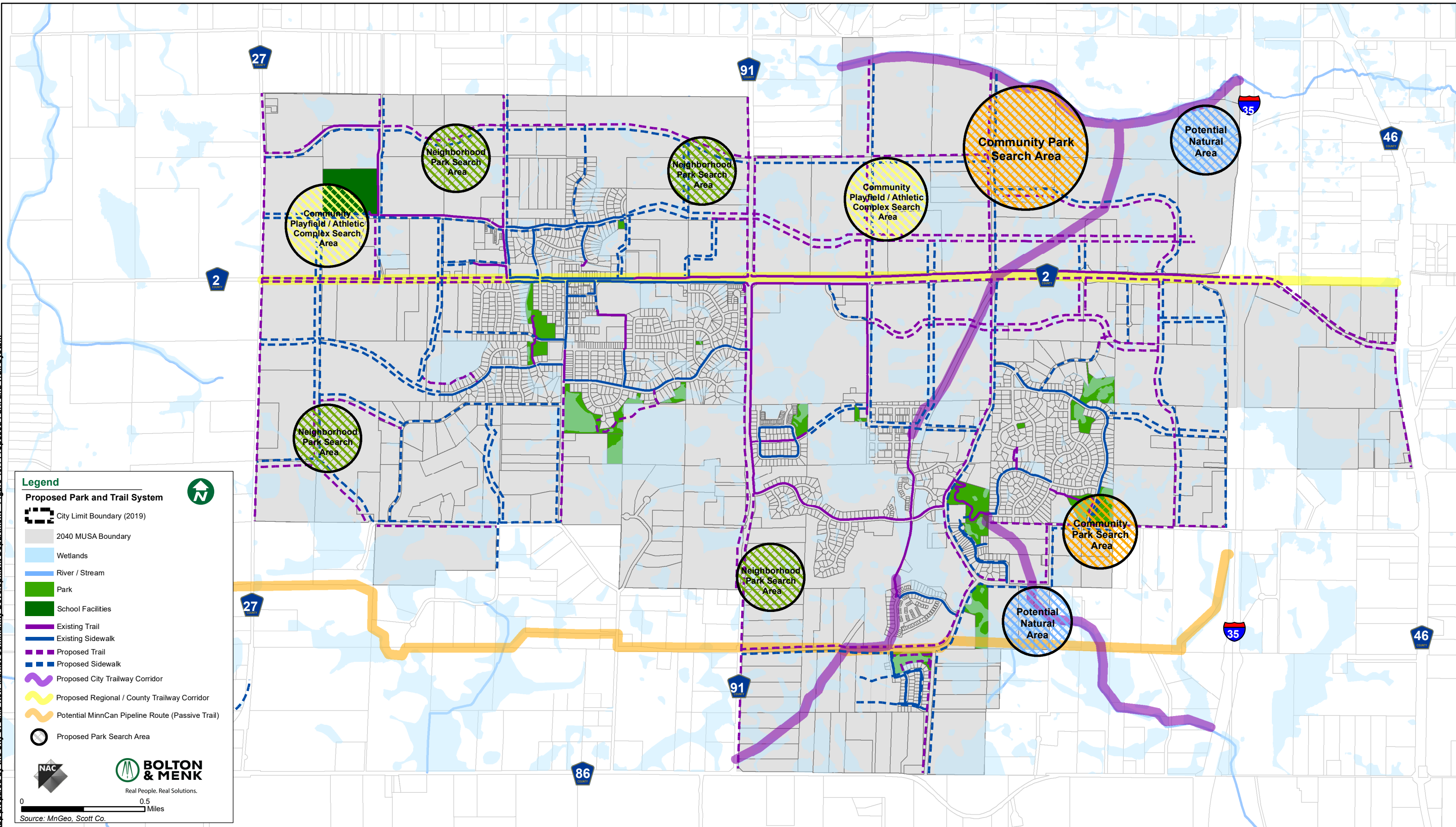
- Park
- Mini Park Service Area - 1/4 Mile
- Neighborhood Park Service Area - 1/2 Mile
- Community Park Service Area - 1 Mile
- School Facilities
- City Limit Boundary (2019)
- 2040 MUSA Boundary

Real People. Real Solutions.

0 0.5 Miles

Source: MnGeo, Scott Co.

Map prepared by the City of Elko New Market Community Development Department - Figure 10.4 Proposed Park and Trail System





SITE DATA:

AREA (EXCL. NEVADA AND DAKOTA AVENUES): ±78.2 ACRES
 PARK: 6.3 ACRES
 NET DEVELOPABLE AREA: ±71.9 ACRES

2040 COMP PLAN: LOW DENSITY RESIDENTIAL (2.5-5 UNITS/ACRE)
 ZONING: CURRENTLY OUTSIDE CITY LIMITS

PROPOSED ZONING: PUD

PROPOSED LOTS: 194 UNITS
 NET DENSITY: ±2.7 UNITS/ACRE

PROPOSED OPEN SPACE: 6.3 ACRES (8% OF 78.8 ACRES)
 EXCLUDES PONDING

PROPOSED STANDARDS:

LOT WIDTH: 65'
 AREA: 8,400 SF
 FRONT SETBACK: 25'
 REAR SETBACK: 25'
 SIDE SETBACK: 7.5'

80' COLLECTOR (225TH STREET): 2,700 LF
 60' INTERIOR ROW: 8,800 LF

CONCEPT PLAN BASED ON AVAILABLE DATA
 NO ENGINEERING
 NO SURVEYING
 SUBJECT TO CHANGE WITHOUT NOTICE

