

**City Council Agenda Item #
Meeting of March 18, 2019**

Brief Description Resolution approving providing park credits for RIDGEDALE CENTER TENTH ADDITION

Recommendation Adopt the resolution

Background

On June 4, 2018, the city council approved preliminary and final plats for Ridgedale Center Tenth Addition. The city council further refined the park dedication language on Aug. 27, 2018, by adopting another resolution. The plat was part of the Ridgedale Active Adult Apartments project which Trammell Crow is seeking to redevelop. The apartment project would occupy a portion of the existing property at 12610 Ridgedale Drive, currently owned by J. C. Penney Properties. The plat also contained a 1.31 acre park to be improved at a future date.

The park land exceeded the city's minimum park dedication requirements by approximately \$250,000 of land value. Trammell Crow sought credit for that additional value by requesting credit for potential future development. The city council approved Resolution 2018-108 which provided a park dedication credit for Ridgedale Center Tenth Addition as follows:

- J. C. Penney - \$205,000 or the equivalent of 41 housing units.
- General Growth Properties (now owned by Brookfield Companies) - \$45,000 or the equivalent of 9 housing units.

Request

J. C. Penney has requested to assign the park dedication credits for its property to the Brookfield Companies property. As requested, Brookfield Companies would have a park dedication credit of \$250,000 or the equivalent of 50 housing units to be applied to park dedication requirements for the property relating to the original land dedication.

The request is allowed by city code and appropriate. The assignment maintains the original park land credit.

Staff Recommendation

Staff recommends that the city council adopt the resolution replacing Resolution No. 2018-108 and approving the assignment of park dedication credits, associated with the Ridgedale Center Tenth Addition plat.

Through: Geralyn Barone, City Manager
 Julie Wischnack, AICP, Community Development Director

Originator: Loren Gordon, AICP, City Planner



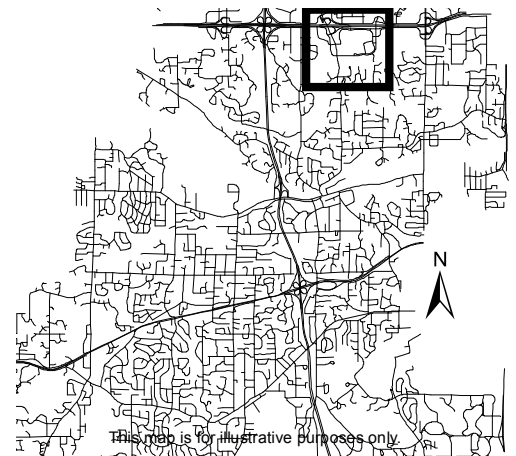
Subject Property



Location Map

Project: Ridgedale Active Adult Apts

Address: 12421 Wayzata Blvd



Ridgedale Center Mall context showing Ridgedale Active Adult Apartments and Park



WELLS FARGO

FIRESTONE

JCPENNY

MULTIFAMILY BUILDING
6 STORY
+1,274,812SF

AMENITY DECK

MODIFIED PARKING

FUTURE PARK

EXISTING PARKING

ADDITIONAL PARKING

RIDGEDALE DRIVE

Ridgedale Drive Development

Minnetonka, Minnesota

Project # 160573022 03/09/2018

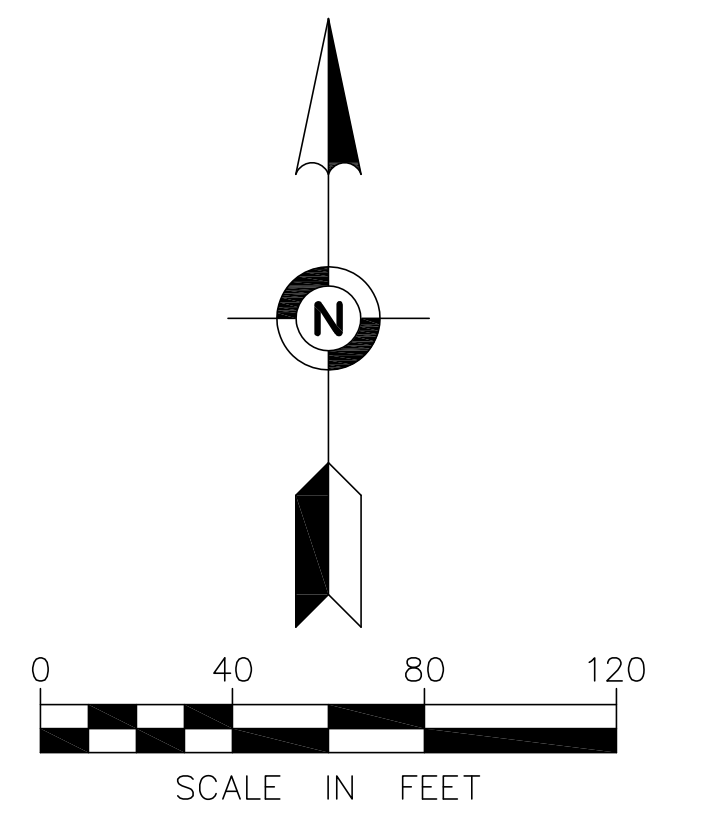
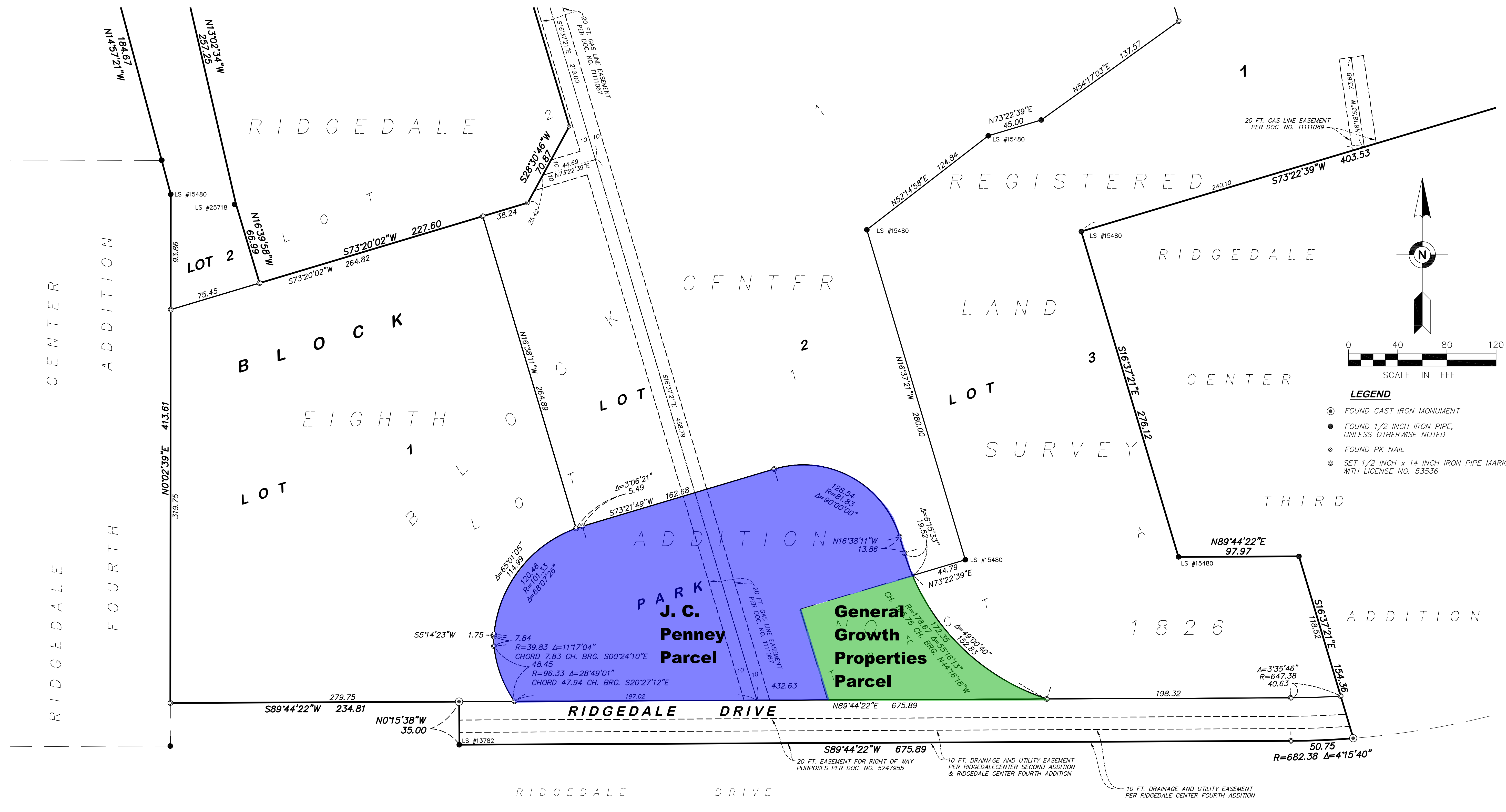


esg Kimley»Horn

Trammell Crow Company

RIDGEDALE CENTER TENTH ADDITION

R.T. DOC. NO. _____



- LEGEND**
- ⊙ FOUND CAST IRON MONUMENT
 - FOUND 1/2 INCH IRON PIPE, UNLESS OTHERWISE NOTED
 - ⊙ FOUND PK NAIL
 - ⊙ SET 1/2 INCH x 14 INCH IRON PIPE MARKED WITH LICENSE NO. 53536

"INSET A"



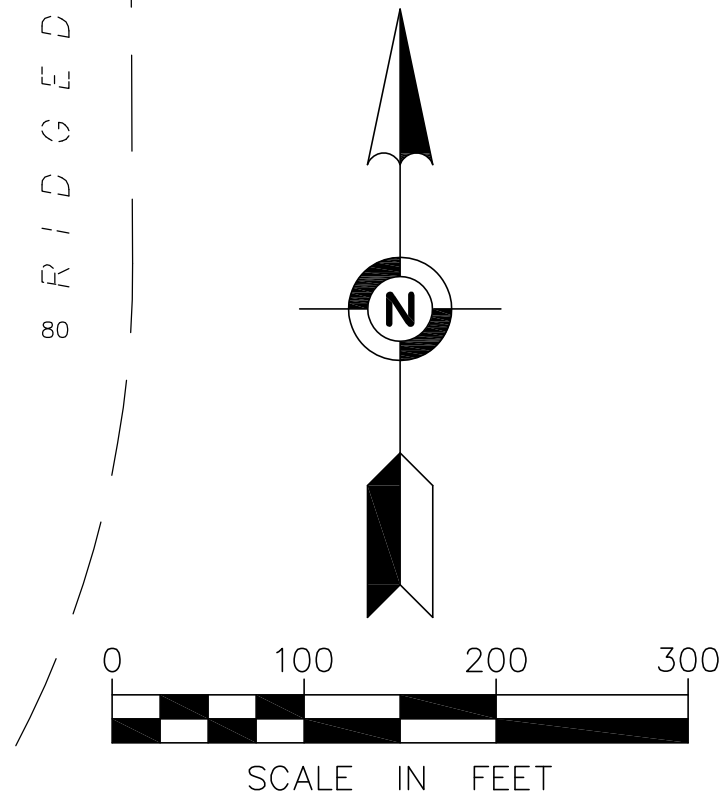
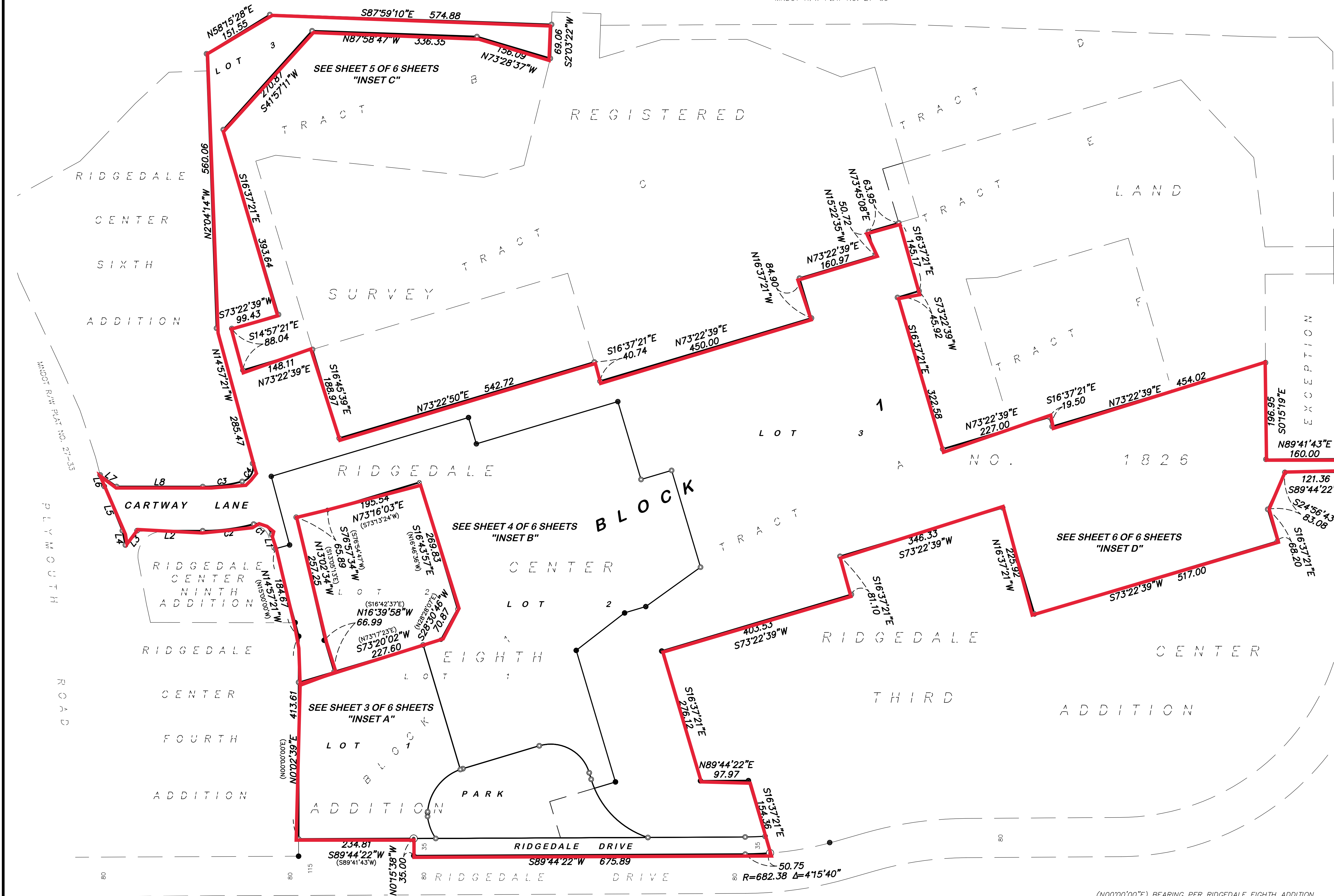
RIDGEDALE CENTER TENTH ADDITION

R.T. DOC. NO. _____

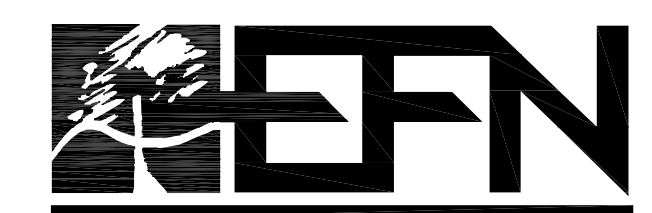
INTERSTATE HIGHWAY NO. 394
MNDOT R/W PLAT NO. 27-35

Curve Table			
Curve Number	Length	Radius	Delta
C1	47.12	30.00	90°00'00"
C2	105.08	400.00	15°03'08"
C3	81.44	310.00	15°03'08"
C4	47.12	30.00	90°00'00"

Line Table		
Line Number	Length	Direction
L1	29.86	N14°49'57"W
L2	133.77	N89°54'13"W
L3	37.73	S39°03'44"W
L4	30.00	N11°58'14"W
L5	97.27	N22°11'18"W
L6	25.00	N19°45'14"W
L7	40.92	S54°49'50"E
L8	175.65	S89°54'13"E



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 - ⊙ SET 1/2 INCH x 14 INCH IRON PIPE MARKED WITH LICENSE NO. 53536



Egan, Field & Nowak, Inc.
land surveyors since 1872

(N00°00'00"E) BEARING PER RIDGEDALE EIGHTH ADDITION

Resolution No. 2018-108

Resolution approving providing park credits for RIDGEDALE CENTER TENTH ADDITION

Be it resolved by the City Council of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

- 1.01 On June 4, 2018, the Minnetonka City Council approved the preliminary and final plat approval for RIDGEDALE CENTER TENTH ADDITION in association with the Ridgedale Active Adult Apartment project proposed by Trammell Crow.
- 1.02 The property is located at 12421 Wayzata Blvd.
- 1.03 The approved plat provided 1.31 acres of land in Lot 4 for purposes of park dedication requirements associated with the project.
- 1.04 The park dedication exceeded the city's minimum park dedication requirements by approximately 23 percent.
- 1.05 Trammell Crow is requesting that the city provide credit in the form of "banked" value that could be used for future development.

Section 2. General Standards.

- 2.01 City Code §400.040 outlines park dedication requirements for residential subdivisions.
- 2.02 City Code §400.040 Subd. 3. states "the city may, at its discretion, credit park dedication. Consideration may be given to previous park dedication for a parcel or to subdivision that would result in development or redevelopment that achieves a recognized public purpose."

Section 3. Findings.

- 3.01 The credit of park land is allowed by city code and is appropriate.

Section 4. Council Action.

4.01 A park dedication credit for RIDGEDALE CENTER TENTH ADDITION is approved for the following parcels included within the park, shown as lot 4:

- a) J. C. Penney - \$205,000 or the equivalent of 41 housing units.
- b) General Growth Properties - \$45,000 or the equivalent of 9 housing units.

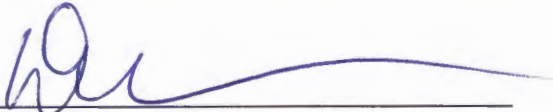
The park dedication credit may be applied to park dedication requirement applicable to the specific development properties in the city by these entities or their assigns.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Aug. 27, 2018.



Brad Wiersum, Mayor

Attest:



David E. Maeda, City Clerk

Action on this resolution:

Motion for adoption: Ellingson
Seconded by: Schack
Voted in favor of: Ellingson, Acomb, Happe, Schack, Calvert, Bergstedt, Wiersum
Voted against:
Abstained:
Absent:
Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a duly authorized meeting held on Aug. 27, 2018.

David E. Maeda, City Clerk

Resolution 2018-104 declaring costs for city court fines, Project No. 1020 (1-year), ordering the preparation of special assessment rolls, and scheduling a public hearing.

All voted "yes." Motion carried.

B. Resolution approving a conditional use permit for an adult day care facility within an existing tenant space at 11581 K-Tel Drive

Ellingson moved, Schack seconded a motion to adopt resolution 2018-105 approving the conditional use permit for a daycare facility at 11581 K-Tel Drive. All voted "yes." Motion carried.

C. Ordinance and resolution amending the existing master development plan and approving final site and buildings for a two-phase parking ramp at 12501 Whitewater Drive

Ellingson moved, Schack seconded a motion to adopt ordinance 2018-11 amending the existing master development plan and approving final site and buildings for a two-phase parking ramp at 12501 Whitewater; and resolution 2018-106 amending the existing master development plan and approving final site and buildings for a two-phase parking ramp at 12501 Whitewater Drive. All voted "yes." Motion carried.

D. Ordinance regarding senior citizens advisory board members terms

Ellingson moved, Schack seconded a motion to adopt ordinance 2018-12 regarding senior citizens advisory board members terms. All voted "yes." Motion carried.

E. Resolution designating a new Acting Mayor and Alternate Acting Mayor

Ellingson moved, Schack seconded a motion to adopt resolution 2018-107 designating Councilmember Tim Bergstedt as Acting Mayor and Councilmember Patty Acomb as Alternate Acting Mayor for the remainder of year 2018. All voted "yes." Motion carried.

F. Resolution approving providing park credits for RIDGEDALE CENTER TENTH ADDITION

Ellingson moved, Schack seconded a motion to adopt resolution 2018-108 documenting the credit, associated with the Ridgedale Center Tenth Addition plat. All voted "yes." Motion carried.

Resolution No. 2019-

Resolution replacing Resolution No. 2018-108 and assigning park dedication credits associated with RIDGEDALE CENTER TENTH ADDITION to Brookfield Companies

Be it resolved by the City Council of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

- 1.01 On June 4, 2018, the Minnetonka City Council approved the preliminary and final plat approval for RIDGEDALE CENTER TENTH ADDITION in association with the Ridgedale Active Adult Apartment project proposed by Trammell Crow.
- 1.02 The property is located at 12421 Wayzata Blvd.
- 1.03 The approved plat provided 1.31 acres of land in Lot 4 for purposes of park dedication requirements associated with the project.
- 1.04 The park dedication exceeded the city's minimum park dedication requirements by approximately 23 percent. The credits were granted to two properties in the following amounts and equivalencies:
- a) J. C. Penney property - \$205,000 or the equivalent of 41 housing units.
 - b) General Growth Properties (now Brookfield Companies) property - \$45,000 or the equivalent of 9 housing units.
- 1.06 On Aug. 27, 2018, the city council adopted Resolution 2018-108 approving park dedication credits for RIDGEDALE CENTER TENTH ADDITION.
- 1.07 J. C. Penney has requested to assign the park dedication credits for its property to the Brookfield Companies property.

Section 2. Findings.

- 2.01 The credit of park land is allowed by city code and is appropriate.
- 2.02 The assignment maintains the original park land credit value.

Section 3. Council Action.

3.01 A park dedication credit of \$250,000 or the equivalent of 50 housing units is approved for the following property:

That part of Tract A, Registered Land Survey No. 1826, except that part embraced within Lot 2, Block 1, Ridgedale Center Seventh Addition, Hennepin County, which is to be platted as Lot 3, Block 1, Ridgedale Center 10th Addition.

The park dedication credit may be applied to park dedication requirements applicable to the property described above.

3.02 This resolution supersedes and replaces Resolution 2018-108.

Adopted by the City Council of the City of Minnetonka, Minnesota, on March 18, 2019.

Brad Wiersum, Mayor

Attest:

Becky Koosman, Acting City Clerk

Action on this resolution:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a duly authorized meeting held on March 18, 2019.

Becky Koosman, Acting City Clerk