

CHAPTER 4

PARKS AND RECREATION

SECTION:

- 11-4- 1: FINDINGS AND PURPOSE
- 11-4- 2: STANDARDS FOR ACCEPTING LAND FOR PUBLIC DEDICATION
- 11-4- 3: REQUIRED IMPROVEMENTS

11-4-1: FINDINGS AND PURPOSE

- A. The City Council finds that the preservation and development of parks, playgrounds, and open space areas within the City are essential to maintaining a healthy and desirable environment for residents and persons employed within the City, and it also finds that the value and attractiveness of residential, commercial and industrial developments to land owners, developers, purchasers, employers and employees is significantly enhanced by the presence of such park and open space amenities.
- B. Minnesota Statutes Section 462.358 Subd. 2b provides that municipal subdivision regulations may require that a reasonable portion of any proposed subdivision be dedicated to the public or preserved for conservation purposes or for public use as parks, playgrounds, trails, wetlands, or open space, and that the municipality may alternatively accept an equivalent amount in cash.
- C. The City Council finds that it is appropriate that each development within the City contribute toward the City's park system in proportion to the benefit provided and the burden it will place upon that system. Therefore, these park dedication regulations are established to require new developments at the time of subdivision to contribute toward the City's park system in rough proportion to the relative burden they will place upon that system.
- D. The City utilizes the National Park Standard of 10 acres per 1000 residents in determining the amount of park dedication required for any given residential development. The 2010 census reported the average household size in Sartell to be 2.64 persons resulting in the need for 1,150 square feet of parkland per unit to maintain the national parkland standard for residential development.
- E. The City recognizes that parks also assist commercial and industrial development in our community. Quality of life, including open space, park and recreational facilities available in a community, consistently ranks as important in business location decisions. There is a growing demand for such amenities for employee use, and business customers will also be attracted to the community by park and recreational facilities. The Council finds that a 5% land dedication requirement for commercial/industrial properties (which equates to 2,178 square feet per acre) is reasonable and proportionate based upon maintaining the current employee to parkland ratio in the City as well as having adequate capital to add park amenities roughly proportional to the development's impact on the City's park system.

11-4-2: STANDARDS FOR ACCEPTING DEDICATION OF LAND FOR PUBLIC PURPOSES. In consideration of accepting the dedication of land for public purposes the following special provisions shall apply:

- A. Essential Nexus. There must be an essential nexus between the fees or dedication imposed under this Section and the municipal purpose sought to be achieved by the required fee and/or dedication. The fee and/or dedication shall bear a rough proportionality to the need created by the proposed subdivision or development.
- B. Land Dedication. Formulas for land dedication shall be as follows:
 - 1. Single Family – A land dedication of 1,150 square feet per unit.
 - 2. R-2 to R-4 – A land dedication of 900 to 1,150 square feet per unit depending upon private park improvements made on the site which reduces the proportionate demand as determined and approved by the City Council.
 - 3. R-5 (PUD) – A land dedication based on the actual land usage (commercial and/or residential).
 - 4. Commercial – A land dedication of 5% of net land area (net land area as defined as the gross land area, minus delineated wetlands, minus a 10 percent reduction for customary public purpose easements and rights of way).
 - 5. Industrial – A land dedication of 5% of net land area (net land area as defined as the gross land area, minus delineated wetlands, minus a 10 percent reduction for customary public purpose easements and rights of way).

To be eligible for park dedication credit, land dedication is to be located outside of the drainways, flood plains or ponding areas after the site has been developed. Absent unusual conditions, stormwater drainage areas and holding areas or ponds shall not be considered wetlands. Where wetlands have been determined to have a park function by the Park Commission, credit may be given at a rate of up to 25 percent of the wetland area and adjoining land areas below the high water level.
- C. Payment in Lieu of Dedication. The City shall have the option of requiring a cash contribution in lieu of part or all of the land dedication set forth above. The in lieu amount shall be as established in the City's fee schedule, as amended from time to time.
- D. Partial Dedication and Partial Payment. The City may permit or require the developer to provide a partial dedication and a partial payment in accordance with the requirements set forth above.
- E. All park equipment and landscaping provided by the developer must be approved by the City .
- F. Prior Dedication: In those cases where a resubdivision of a parcel on which dedication of land or cash has previously been made in connection with a prior subdivision, but on which an additional cash dedication is required under the resubdivision, credit shall be given for the prior dedication.
- G. Any cash payment received shall be placed in a special account and used only for the acquisition of public open space, landscaping, signage, playgrounds, development and improvement of new or existing park and playground sites;
- H. In establishing the reasonable portion to be dedicated, the City may consider the open space, park, recreational or common areas and facilities which the developer proposes to reserve for the subdivision;

11-4-3: REQUIRED IMPROVEMENTS. Developers shall be responsible for making certain improvements to their developments for park, playground and public open space purposes:

- A. Areas to be dedicated for public park, trail or ponding shall be brought to a suitable condition by the developer prior to acceptance by the City. All dead trees, trash, junk, unwanted structures or other similar undesirable elements shall be removed at the developer's expense.
- B. The developer shall provide finished grading and a cover of at least six (6") inches or more of topsoil on the park site. In addition, the developer shall be responsible for seeding the park with a seed mixture approved by the Public Work Director. No additional park dedication credit will be given for this work.
- C. Sidewalks or trails shall be constructed in certain street right-of-ways within the development, as required by the City. This improvement shall be the responsibility of the developer and shall not be utilized toward park dedication requirements.
- D. Trails as part of the recreational system, outside of the right of way and public properties, may, in the City's sole discretion, be utilized toward park dedication, as long as the trail is dedicated to the City. Where possible, a trail easement document shall be drawn and recorded prior to the approval of the final plat, so that the trail easement may show up on the final plat as an existing trail easement.
- E. Where a proposed park, trail, ponding or open space is located within a subdivision, such area or areas shall be shown on the preliminary plat. Such area or areas may also be dedicated to the City by the developer if the City Council requests such dedication under the provisions listed above.
- F. If any public amenities (shelters, etc) are proposed by the developer, those items may also be eligible for a park dedication credit, subject to approval by the City.

CHAPTER 5

DESIGN STANDARDS

SECTION:

- 11-5- 1: GENERAL REQUIREMENTS
- 11-5- 2: STREET DESIGN
- 11-5- 3: ALLEYS
- 11-5- 4: PEDESTRIAN WAYS
- 11-5- 5: EASEMENTS
- 11-5- 6: BLOCKS
- 11-5- 7: LOTS

11-5-1: GENERAL REQUIREMENTS.

- A. Design standards shall assure that the layout of the subdivision is in harmony with the existing adopted plans affecting the development and its surroundings and shall be in conformity with the City's development objectives for the entire area. All concept plans and preliminary and final plats shall provide as a minimum the following data and shall conform to the standards set forth in this section, except where deviations are approved by the City Council or where a specific variance is granted in accordance with the provisions of Section 11.7.3 of this Title.
- B. Land which the City finds to be unsuitable for a subdivision or a development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features which will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the subdivider or developer and recommended by the Planning Commission and approved by the City Council to solve the problems created by the unsuitable land conditions. Such land shall be set aside for uses as shall not involve such a danger.
- C. In subdivision of land, due regard shall be shown for all natural features which, if preserved, will add attractiveness and stability to the proposed development and which shall alter normal lot planning. Due regard shall be shown for existing wetlands and their protection.
- D. All subdivisions shall further meet all applicable floodplain, stormwater, wetland and tree preservation standards as defined by the City or other applicable law.

11-5-2: STREET DESIGN. The following standards are to be followed unless the City Council shall permit a variance in accordance with Section 11.7.3 of this Title.

- A. The arrangement, character, extent, width, grade and location of all streets shall conform to the Comprehensive Plan or any other city adopted plan or policy and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety and in their appropriate relation to the proposed uses of the land to be served by the streets.
- B. Where not specifically illustrated in the Comprehensive Plan, the arrangement of streets in the subdivision shall either:
 - 1. Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or

2. Conform to a plan for the neighborhood approved or adopted by the City Council to meet a particular situation where topography or other conditions make continuance or conformance to existing streets impractical.
- C. Local streets shall be so laid out that their use by through traffic will be discouraged and so that they will not tend to function as collector streets.
- D. Where a subdivision abuts or contains an existing or proposed arterial street, the City Council may require marginal access streets, reverse frontage with screen plantings contained in a non-access reservation along the rear property line, deep lots with rear service alleys or other treatment as may be necessary for adequate protection of residential property and to afford separation of through and local traffic. There shall be no direct vehicular access from residential lots to arterial streets and such direct access to collector streets shall be avoided.
- E. Reserve strips controlling access to streets shall be prohibited except where their control is placed under specific conditions approved by the City Council.
- F. Street intersections:
1. Streets shall be laid out so as to intersect, as nearly as possible, at right angles.
 2. No street shall intersect any other street at less than sixty (60) degrees.
 3. Intersections with centerline offsets of less than one hundred twenty-five (125) feet shall be avoided.
 4. In general, provisions shall be made at intervals not exceeding one-half (1/2) mile for through streets (streets running through the subdivision in a fairly direct manner).
 5. Maximum slope of approach grades at street intersections shall be five (5) percent for the first one hundred (100) feet approaching the intersection.
 6. Roadways of street intersections shall be rounded by a radius of not less than twenty-five (25) feet. Roadways of alley-street intersections shall be rounded by a radius of not less than fifteen (15) feet. Corners at the entrances to the turnaround portions of cul-de-sacs shall be rounded by a inside radius of not less than thirty-five (35) feet.

Centerline Curvature: The minimum horizontal curvature of streets shall be in accordance with the MN/DOT Highway Design Manual for the type of street and design speed. The minimum radius of curvature shall be two hundred (200) feet.

- G. When connecting street lines of the same street deflect from each other at any one point by more than ten (10) degrees, they shall be connected by a curve with a radius adequate to ensure a sight distance of not less than one hundred fifty (150) feet for minor arterials and collector streets, and of the greater radii as the City Engineer shall determine for special cases.
- H. Vertical Curves: Different connecting street gradients shall be connected with vertical curves. Minimum length, in feet, of these curves shall be twenty (20) times the algebraic difference in the percent of grade of the two (2) adjacent slopes. Centerline vertical curves of less than 50 feet shall be prohibited.
- I. A tangent at least one hundred (100) feet in length shall be introduced between curves of reverse direction on arterial major and collector streets and fifty (50) feet on lesser streets.
- J. Right-of-way and pavement widths, grades, and load bearing capacity may be as shown in the following chart. It is noted that the Planning and Community Development Department and City

Council may require the minimum or additional right-of-way and street width, above the minimum standards, in consideration of such factors as area land use density patterns, on-street parking needs, and other similar factors.

Street Type	Minimum Right-of-Way/Easement Width	Minimum Pavement Width	Maximum Grade	Minimum Strength
Minor Arterial	100 feet	44 feet	4%	9 tons
Collector	80 feet	38 feet	6%	9 tons
Local	66 feet	36 feet	6%	7 tons
Frontage	66 feet	36 feet	6%	9 tons
Trail	12 feet	8 feet	ADA Specs	N/A
Sidewalk	12 feet	6 feet	ADA Specs	N/A
Alley Residential	20 feet	15 feet	6%	7 tons
Alley Commercial	24 feet	16 feet	6%	9 tons

- K. No street grade shall be less than one-half (0.5%) percent.
- L. Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformance with the other requirements of these regulations and where the City Council finds it will be practicable to require the dedication of the remaining half when the adjoining property is subdivided. In such event, access to the half street shall be prohibited until such time that the adjoining property is subdivided.
- M. Cul-de-sacs shall only be developed where justified by irregular topography or where adjacent to limited access streets and shall meet the following standards:
 1. The maximum length shall not exceed seven hundred fifty (750) feet, as measured from the centerline of the connecting street to the center of the cul-de-sac.
 2. The closed end shall include a turnaround having an outside roadway diameter of at least ninety-six (96) feet and street property line diameter of at least one hundred twenty six (126) feet.
 3. Cul-de-sac and/or entrance islands are prohibited, unless required for public safety reasons.
- N. Proposed streets obviously in alignment with existing and named streets shall bear the names of such existing streets. All streets shall be named in accordance with the City and County policies.
- O. Where a subdivision abuts or contains an existing street of inadequate width, sufficient additional width shall be provided to meet the standards of this Ordinance.
- P. Where a proposed plat fronts or is adjacent to an arterial or collector roadway as designated by the Comprehensive Plan and/or regional transportation plan(s), minimum spacing between access points to such thoroughfares shall be as follows except where impractical or impossible due to existing property divisions or topography:

Street Type	Distance: Urban Core	Distance: Urbanizing Area
Principal Arterial	330	1,760 feet (1/3 mile)
Minor Arterial	330	1,320 feet (1/4 mile)
Collector	330	660 feet (1/8 mile)

- Q. Local streets in the urban core and urbanizing areas shall generally have a minimum of one-sixteen of a mile (330 feet) between intersections.
- R. Streets in Floodplain Overlay Areas. No street shall be approved if its final surface is lower than one (1) foot above the regulatory flood protection elevation. The City Council may require profiles and elevations of finished streets for areas subject to flooding. Fill may be used for streets, provided such fill does not unduly increase flood heights and provided any such fill would not result in a stage increase violating the requirements of Minnesota Statutes Chapters 104 and 105, as such chapters may be amended, supplemented, or replaced from time to time, and any applicable requirements imposed by FEMA pursuant to its rules and regulations. Drainage openings shall not restrict the flow of water so as to unduly increase flood heights and provided any such drainage opening would not violate the requirements of Minnesota Statutes Chapters 104 and 105, as such chapters may be amended, supplemented, or replaced from time to time, and any applicable requirements imposed by FEMA pursuant to its rules and regulations.

11-5-3: ALLEYS.

- A. Residential Districts: Alleys shall not be permitted in residential areas unless it can be shown that their use is essential to a proper plan.
- B. Business and Industrial Districts: Where alleys are used in a proposed business or industrial area, they shall not be less than twenty four feet (24') in width.
- C. Dead end alleys shall be avoided wherever possible, but if unavoidable, such dead end alleys may be approved if adequate turn-around facilities are provided at the closed end as determined by the Fire Code.
- D. All alleys shall include approved curb and gutter sufficient to meet City standards.

11-5-4: PEDESTRIAN WAYS.

- A. The City Council following a recommendation from the Planning Commission shall require the provision of sidewalks, trails and/or pathways in proximity to public service areas such as parks, schools, shopping facilities or in other appropriate locations of a similar nature. All such facilities shall conform to city design standards and ADA guidelines and shall be constructed at the sole expense of the developer.
- B. The location of all trails and sidewalks shall conform to existing City plans and shall be considered in their relation to existing and planned walkways, to topographical conditions, to public convenience and safety and in their appropriate relation to the proposed uses of the land.
- C. Where not specifically illustrated in the Comprehensive Plan, or similar city-approved trail/sidewalk plan, the arrangement of walkways in the subdivision shall either:
 - 1. Provide for the continuation or appropriate projection of existing walkways in surrounding areas; or
 - 2. Conform to a specific pedestrian plan for the neighborhood approved or adopted by the City Council to meet a particular situation.
 - 3. Provide a sidewalk/trail on at least one side of every public or private street.