

## URBANDALE PARKS AND RECREATION COMMISSION

MAY 19, 2021

The Urbandale Parks and Recreation Commission met in session on May 19, 2021, at the Urbandale City Hall Council Chambers.

Members answering roll call were Rowley, Hutchison, Devine, Richardson, Henderson, Bewyer, Jan Herke and Kevin James from the Park & Recreation Department and Kristi Bales from Community Development also attended.

Devine called the meeting to order at 5:30 PM and read the Character Counts statement. The first item on the agenda was the approval of the February 17, 2021, minutes. Hutchison moved to approve the minutes and Henderson seconded the motion. On roll call: Ayes: Hutchison, Henderson, Bewyer, Richardson, Devine, Rowley. Nays: none. Passes: none. Motion carried.

The next item on the agenda was "Acadia Phase 3" Preliminary Plat (164<sup>th</sup> Street and Meredith Drive). Kristi Bales described the Plat to the Commission. The entire 134.65-acre property, which fronts on Meredith Drive for a total of 1,990 feet, is located north of Meredith Drive; ¼ mile west of 156th Street; and ¼ mile east of 170th Street.

The Preliminary Plat proposes two phases; 47 lots in Plat 3 and 63 lots in Plat 4 for a total of 110 lots. The lots will be accessed from a northerly extension of 164th Street from Meredith Drive which was recently completed as a four-lane cross section. This plat proposes two stub streets for connections to future development – one to the north as an extension of Centennial Boulevard and one to the west as an extension of Sharon Drive.

The Parks and Open Space Ordinance requires a minimum land dedication of 10% of the land area of the development. In this case, a total of 154.22 acres is subject to the dedication and includes Urban Ridge Plats 1 and 2 (20.1 acres), and Acadia Plats 1, 2, 3 and 4 (134.65 acres). The Ordinance also allows for the installation of park infrastructure improvements that are equal in value to that of the minimum land dedication, and/or the voluntary payment of funds for the future development of parkland. The developer is proposing to meet the requirements of the Ordinance with a combination of all three options. A voluntary payment has already been accepted for Acadia Plat 1 and Urban Ridge Plat 1, and is planned for Urban Ridge Plat 2 at the time of final plat. Parkland dedication for Acadia Plats 2, 3 and 4 will include the area currently shown as Outlot Z in the preliminary plat, apart from the detention basin. In addition, a 6-foot sidewalk (instead of the typical 5-foot sidewalk) will be included along the east side of 164th Street to connect to the 10-foot walk along Meredith Drive. The 6-foot walk will then transition to an 8-foot walk through the park area behind nine lots and out to Sharon Drive to connect to a traditional 5-foot sidewalk. The trail and a water service extension will be required to be constructed as part of Acadia Plat 3 Final Plat. Amenities and other improvements for the park, such as a small shelter, playground, basketball court, etc. will need to be determined using the remaining cash value.

The plat area drains primarily to the northeast with a smaller area draining to the east, all eventually into Walnut Creek. The property is located in the Waukee School District.

Staff recommends acceptance of the parkland area shown in Outlot Z subject to the developer removing the detention basin from the park area; acceptance of a 6-foot walk to be constructed on the east side of 164th Street; acceptance of an 8-foot walk through the proposed park; acceptance of a water service extension into the park; and acceptance of the remaining cash value for park amenities (to be determined) to satisfy the Parks and Open Space Ordinance requirements for the Acadia development.

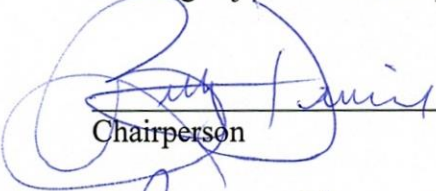
Henderson moved to approve staff recommendation and Hutchison seconded the motion. On roll call: Ayes: Henderson, Hutchison, Rowley, Devine, Richardson, Bewyer. Nays: none. Passes: none. Motion carried.

There were no Citizen's Comments.

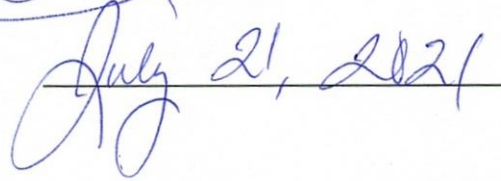
The next item was Director's Reports. The Barrett Park bids were approved at last night's Council meeting. Dunlap Park Phase 2 & 3 are moving forward and will hopefully be completed in June. The Community Open Space will be completed by early Fall. A committee has been put together to discuss a new recreation/aquatic facility and what that would look like at the Regional Park. Discussion followed. The Parks/Public Works building is anticipated to be done in July. James updated the Commissioners on the South Karen Acres, Deer Ridge West and Murphy Park projects.

The next item was Chairman's Items.

Meeting adjourned at 5:50 p.m.

  
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Chairperson

ATTEST:   
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Date