

# Monroe Farms

Parks and Recreation Board April 11, 2022



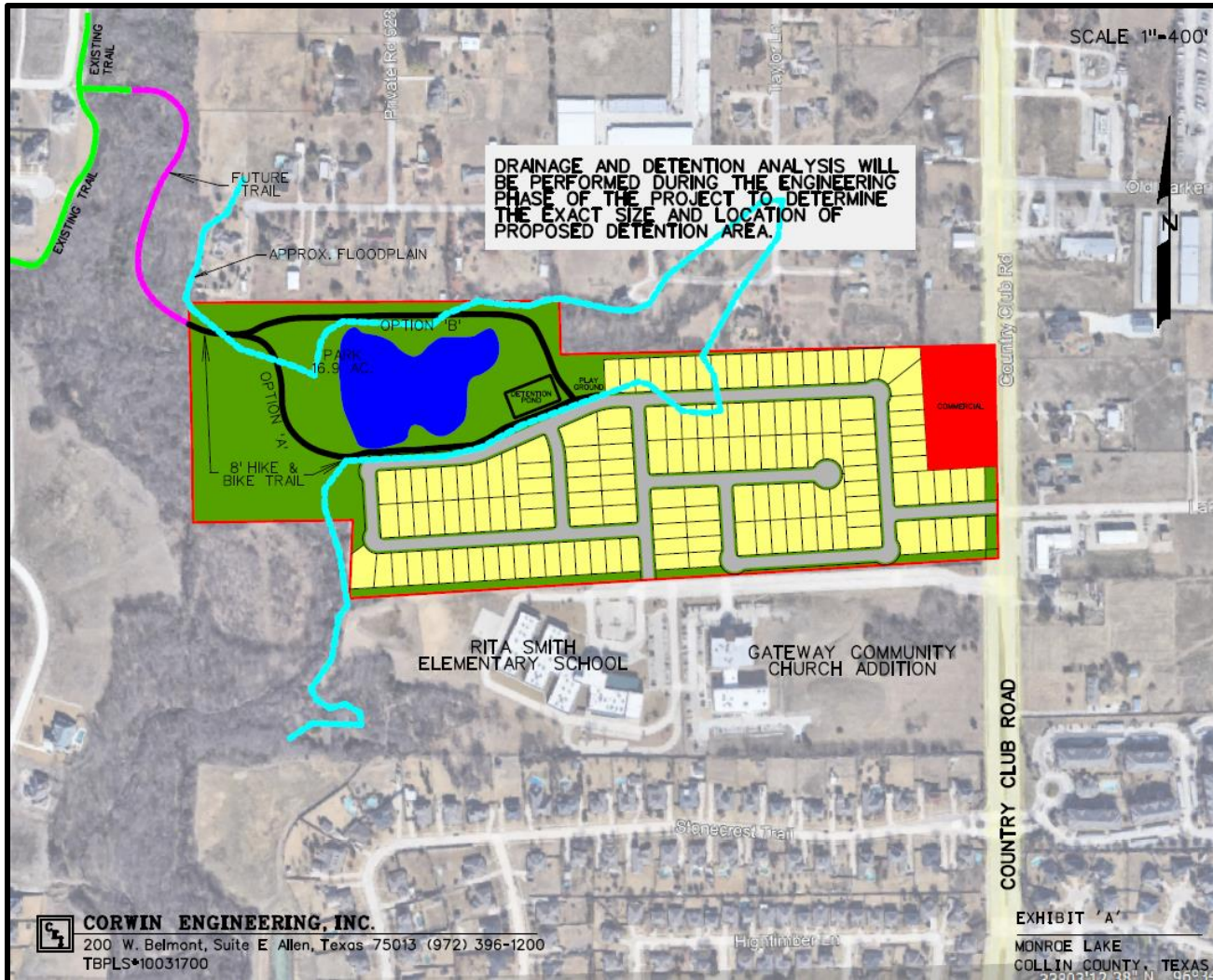


# Property



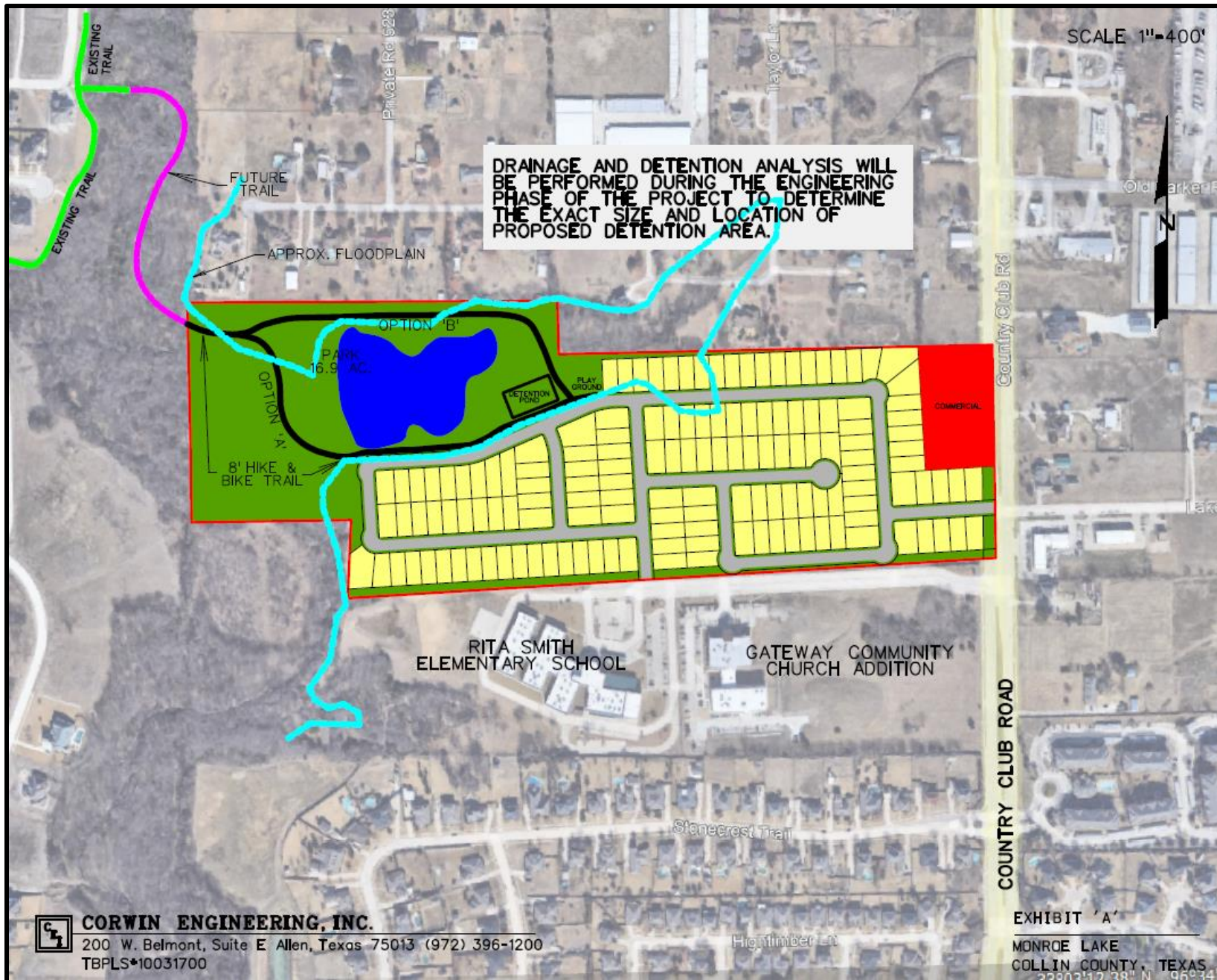
# Parks & Recreation Board Meeting

## Monroe Farms – Parks & Recreation 12/13 Board Meeting



- Obtained Parks & Recreation Board Approval on December 13, 2021 for approximately 16.9 acres of Land and an estimated \$400,000 of improvements
- Vote was unanimous 7-0





## Monroe Farms – Original Proposed PD Zoning

- **Number of Units:** 146 Single Family Homes
- **Lot Size:** 50' x 110' (5,500 sf)
- +/- 2.09 Acres - Future Commercial
- +/- 16.9 Acres - Park



## Monroe Farms – New Proposed PD Zoning

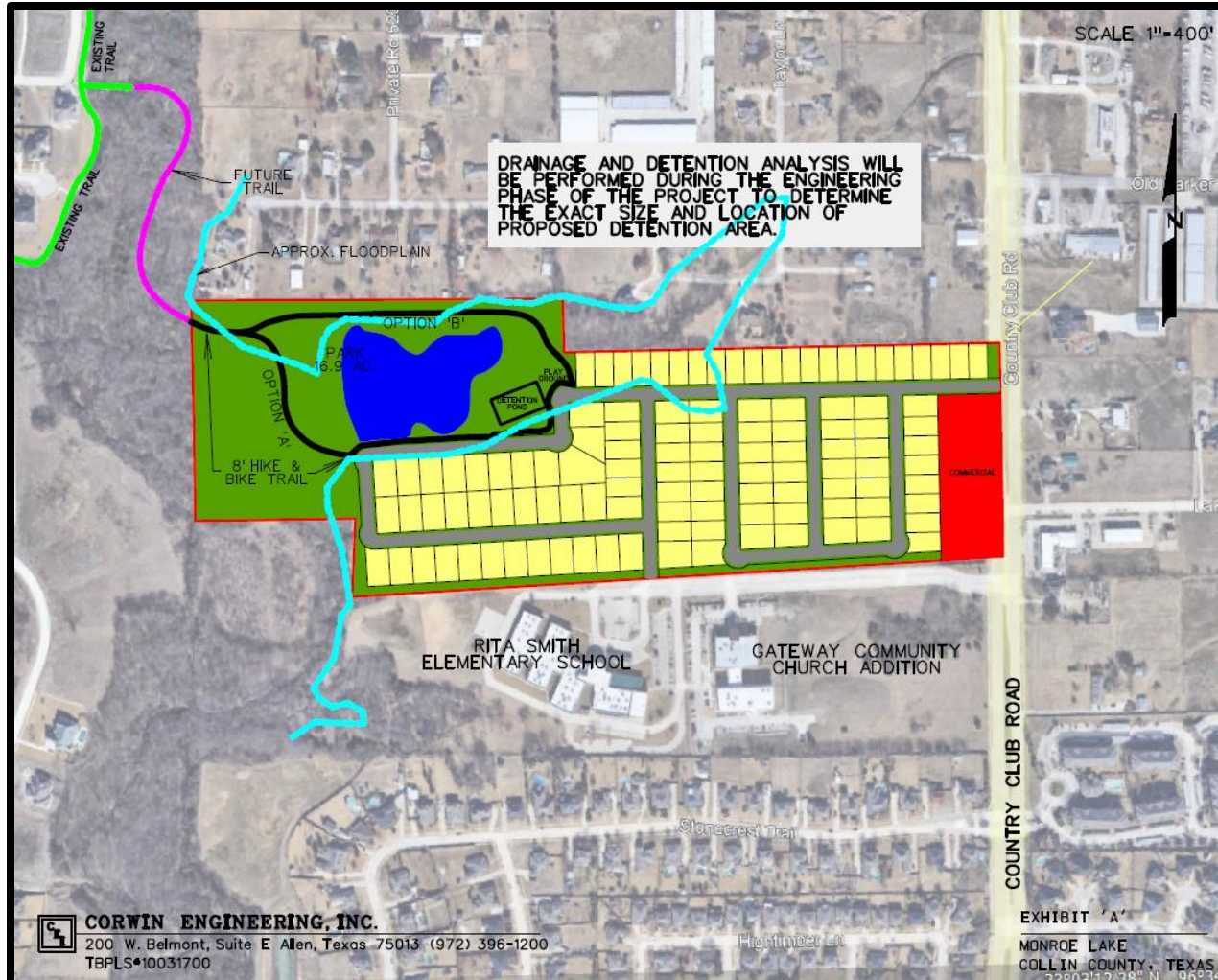
- **Number of Units:** 113 Single Family Homes
- **Loss of 33 Lots**
- **Typical Lot Size:**  
80 – 62' x 113' (7,000 sf)  
33 – 75' x 120' (9,000 sf)
- +/- 2.5 Acres - Future Commercial
- +/- 15.9 Acres - Park



# Parks & Recreation Board Meeting

## Monroe Farms – Parks & Recreation 4/11 Board Meeting

- Requesting Parks & Recreation Board Approval for approximately 15.9 acres of Land and an estimated \$300,000 of improvements



# Updated Projected Improvement Value

DESCRIPTION	Quantity	UNIT	PRICE	TOTAL COST
6" Concrete Hike and Bike Trail 8' Wide - 1,250 LF Max	10,000	SQ. FT.	\$ 6.50	\$ 65,000
6" Concrete Pads for Benches and Tables along Trail	500	SQ. FT.	\$ 6.50	\$ 3,250
Handicap Ramps	1	EA.	\$ 2,000.00	\$ 2,000
Low Water Crossing	1	EA.	\$ 15,000.00	\$ 15,000
Lake Draining and Dam Breach	1	EA.	\$ 40,000.00	\$ 40,000
Play Ground				
Playground Structure and Swing Set (Mulch Base)	1	EA.	\$ 65,000.00	\$ 65,000
Hardscape (Sidewalks, Pads, and Play Ground Border)	1	EA.	\$ 22,500.00	\$ 22,500
Playground Drainage	1	EA.	\$ 12,500.00	\$ 12,500
Park & Trail Improvements				
Picnic Table	2	EA.	\$ 2,000.00	\$ 4,000
Park Trail Bench	4	EA.	\$ 1,250.00	\$ 5,000
Trash Receptacle	4	EA.	\$ 1,250.00	\$ 5,000
Park Trail Milage Markers				
6" Posts	2	EA.	\$ 1,000.00	\$ 2,000
ID Placards	2	EA.	\$ 500.00	\$ 1,000
Installation	2	EA.	\$ 1,500.00	\$ 3,000
General Site Prep and Grading	1	LS.	\$ 20,000.00	\$ 20,000
Seeded Areas				
Bermuda Hydromulch for 8' Trail Buffer and Playground Area	4.0	AC.	\$ 3,500.00	\$ 14,000
Irrigation				
Irrigation Design and Install for Seeding	1	LS.	\$ 22,500.00	\$ 22,500
Irrigation Stamped Plan for Permit	1	LS.	\$ 1,500.00	\$ 1,500
<b>TOTAL</b>				<b>\$ 301,750</b>

# Updated Dedication and Improvements in Lieu of Fee

## PARK DEDICATION & IMPROVEMENTS

Date: 4-6-2022

Cost of Park Improvements (Trail and Playground)	\$	301,750
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Park Land Dedication	2.8	Acres
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Park Land Dedication in Flood Plain	13.1	Acres
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Total Park Land Dedication	15.9	Acres
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City Required Park Dedication	5.6	Acres
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Total Park Land Dedication in Excess of Requirement	10.3	Acres
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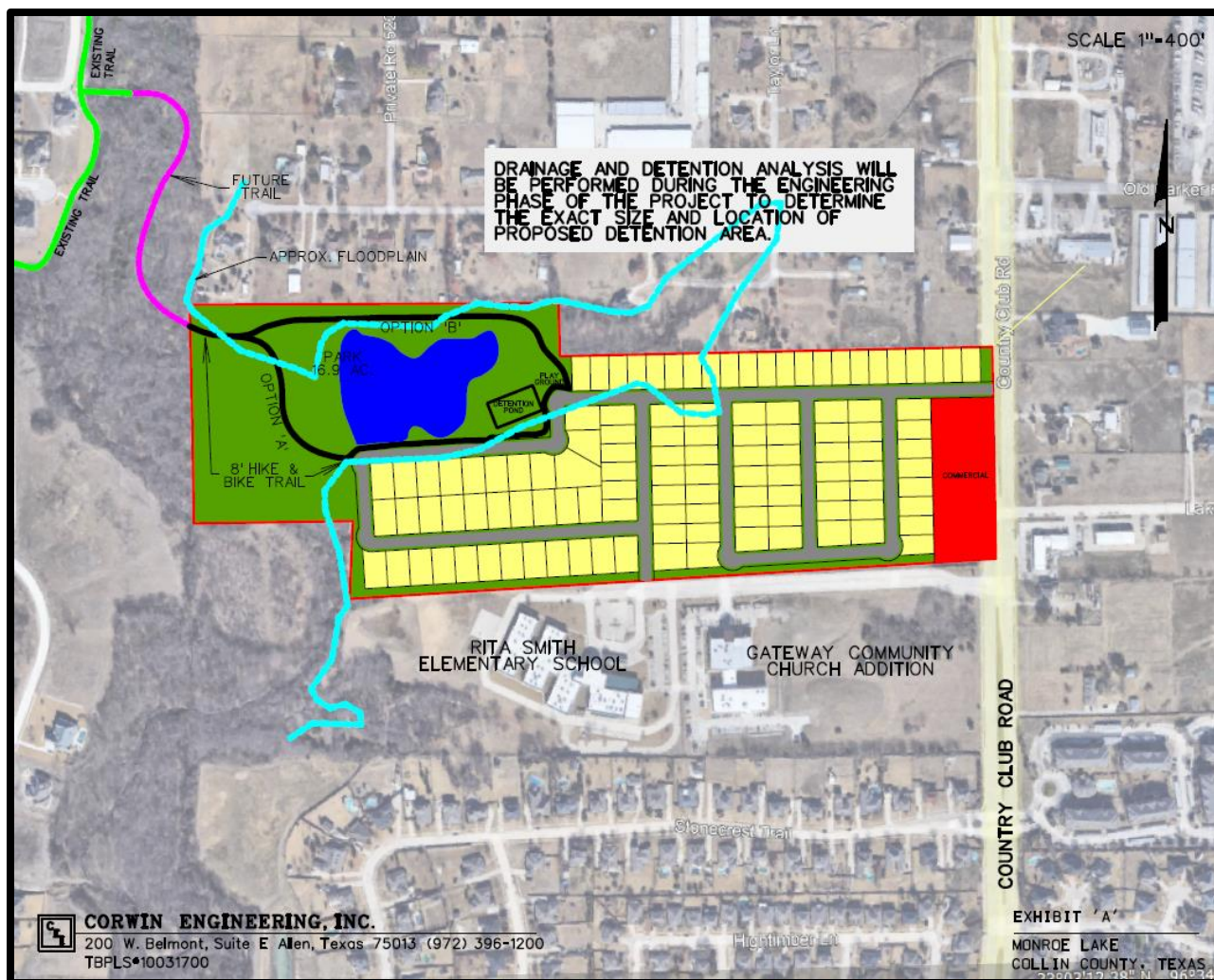
### Note:

Developer to install park and trail improvements

City to be responsible for water and maintenance upon completion of the improvements



# Dedication and Improvements



## Monroe Park Dedication and Improvements

- 45 Acre Development
- +/- 15.9 Acre Park
- 1250 LF of Hike and Bike Trail
- Trail Head and Markers
- Rest Areas
- Playground