
Meeting Announcement and Agenda
Joint Meeting of the Cambridge Parks, Trails, and Recreation Commission & Planning Commission
Cambridge Library – 111 Dellwood St. N.
Meeting, Monday, February 8, 2021
7:00 pm

Members of the audience are encouraged to follow the agenda. Copies of the agenda are on the table outside the Council Chambers door. When addressing the Commission, please state your name and address for the official record.

AGENDA

1. Call to Order and Pledge of Allegiance
2. Approval of Agenda (p. 1)
3. New Business
 - A. Cambridge Cove Discussion (p. 3)
4. Adjourn

Notice to the hearing impaired: Upon request to City staff, assisted hearing devices are available for public use.

Accommodations for wheelchair access, Braille, large print, etc. can be made by calling City Hall at (763) 689-3211 at least three days prior to the meeting.

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Joint Meeting of the Planning Commission and Parks, Trails, and Recreation Commission

3A Cambridge Cove

February 8, 2021

Prepared by: Marcia Westover, City Planner

Background

Paxmar, LLC., has proposed a concept plan and rezoning as a Planned Unit Development (PUD) for their development named Cambridge Cove. The general location of this request is 76.30 acres north of State Highway 95 along the west side of County Road 14 and south of 339th Avenue NE (12th Avenue NW).

The concept plan and Planned Unit Development (PUD) have been approved. The next step is to address the parkland before the developer moves forward with a preliminary plat. The preliminary plat will again be reviewed by the Planning Commission and Council for approval.

The original 2021 concept plan showed .67 acres of park land. Staff felt that was adequate due to the number of parks already established in the city, the City's comprehensive trail plan, and that a monetary park dedication fee can be paid for a planned park already identified in the long-range plan. The Planning Commission felt that more park space should be offered within this development due to the number of new homes being built, the thought that the trail wouldn't be used, and the fact that the city is growing.

New Proposal

The developer and staff have been in discussions since the last Planning Commission meeting. Several ideas have been reviewed, and a new proposal has been submitted. Additional park land has been identified by the developer to include a park that will be 1.2 acres in size. A perspective map has been included with this staff report to show what a 1.2 acre park could encompass. The perspective map identifies the Cambridge Primary School playground with a 1.2 acre parcel.

Staff had an internal discussion that a ninja course be installed in this park. I have attached some examples of what that could look like. The average age of users for the ninja course is 5-12. Since this is a mixed-use development, perhaps several different age categories are considered. A horseshoe pit might make a nice addition for users of all ages.

In addition, the developer and staff are working on trail details. The grades along County Road 14 may be such that the trail may not happen along this road, but perhaps through the development itself. Many details need to be worked out yet, but staff recommend the trail as a priority.

The City's Comprehensive Plan identifies a trail along County Road 14 to the northern edge of the Cambridge Cove property. This trail extends south across Highway 95 down to 28th Avenue. The southwest corner of Highway 95/Spirit River Dr. is to have commercial development. Ideally, a convenience store will be located here. To the west of the convenience store and west of the Armed Forces Reserve Center is another planned residential development (identified as the Kelly property). The overall plan for the city is that these residences have a global trail system to lead them to the amenities of a convenience store, and to 2nd Ave SW leading to City Park or into the business

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district. In addition to Cambridge Cove, the Kelly property, and the Community College, GracePointe Crossing would like to expand in the future. This will be a highly developed area and staff is planning now for the trail system to be adequate. The costs will be much higher if the trail is built after development occurs.

Review

At this point, we need more specifics costs to determine if parkland dedication will be met. If the trail is built along County Road 14 to Street A, that will cost a significant amount more than bringing the trail into the development to the cul-de-sac. The trail along County Road 14 is estimated to cost \$200,000. The monetary value of the dedicated land is yet to be determined. At this time staff do not know if any park equipment could be installed immediately.

Staff is seeking a recommendation of the plan as proposed with 1.2 acre of parkland and to recommend a trail connection into this development. If it is determined that the parkland and trail costs do not meet the developer's required parkland dedication fees, then equipment would be installed. The specific equipment discussion can happen at a later date.

The Cambridge Cove development is filling a desperate need to bring in more single-family housing. The parkland dedication is determined at the sole discretion of the City. If Council finds that no new parkland is needed, then only a cash contribution is required. However, staff and the developer are working together to balance the need for housing units, the comprehensive trail network, and desire for parkland.

Fiscal Note

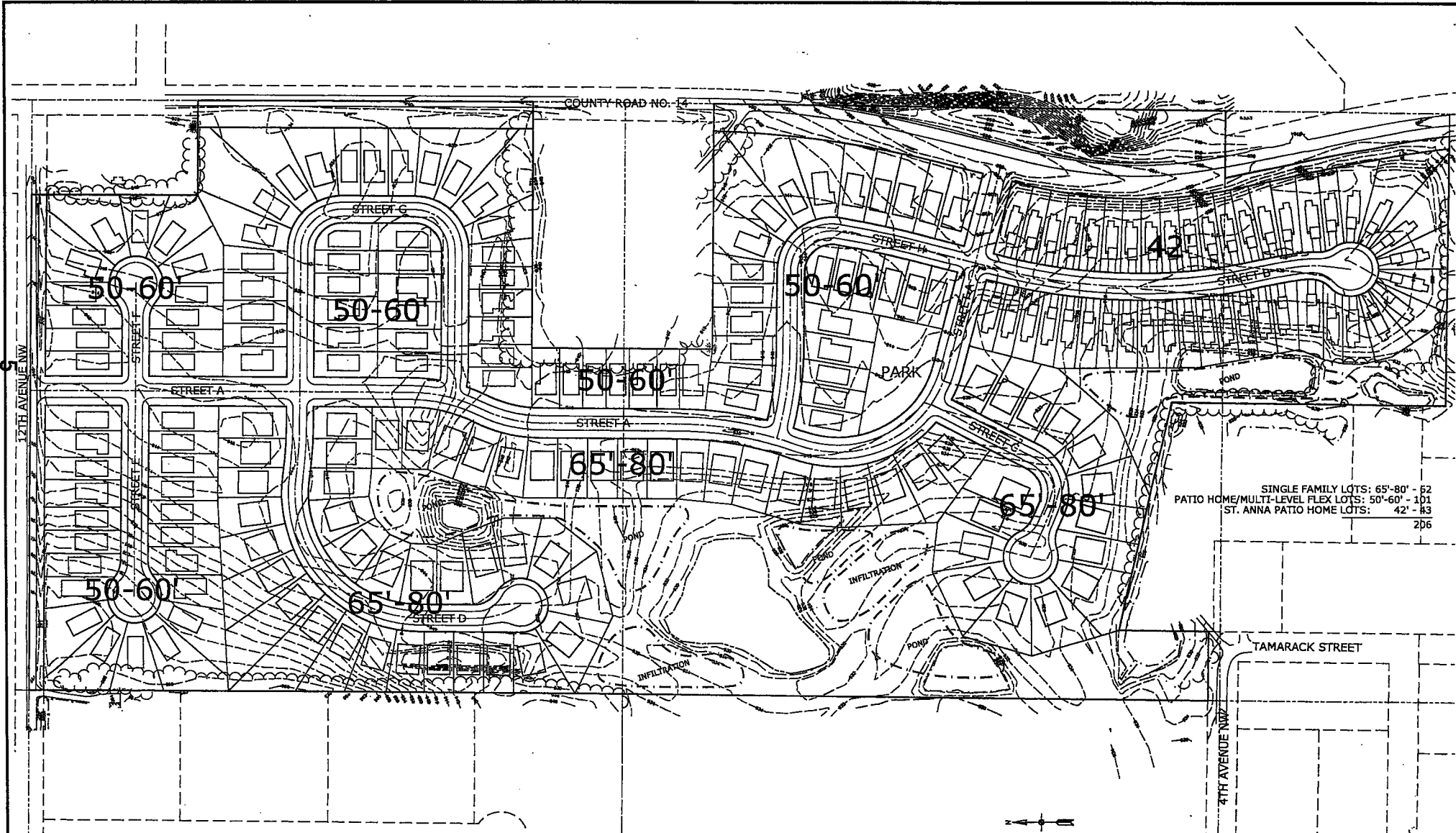
At this time it is undetermined if this park development will cost the city anything. The amount of parkland dedication fees to be paid by the developer is \$329,600 (based on 206 units).

Planning Commission and Parks, Trails, and Recreation Commission Action

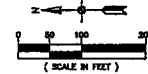
Motion to recommend approval of a 1.2 acre park and trail development. Depending on costs, park equipment may be installed. Future discussion on actual park equipment to be installed will be heard by the Parks, Trails, and Recreation Commission.

Attachments

1. Concept Plan
2. Comprehensive Plan Trail Network
3. Perspective Map showing 1.2 acres (Cambridge Primary School)
4. Area map
5. Ninja course/playground equipment photos



SINGLE FAMILY LOTS: 65'-80" - #2
 PATIO HOME/MULTI-LEVEL FLEX LOTS: 50'-60" - #1
 ST. ANNA PATIO HOME LOTS: 42' - #3
 206



SITE DATA

TOTAL BOUNDARY AREA: 4.78.30 AC.
 TOTAL NUMBER LOTS: 206
 GROSS DENSITY: 2.7 UNITS/AC.

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 • environmental
 • engineering
 • surveying

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 Blaine, MN 55449
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 Fax: (763) 488-7999
 www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Date: 06/15/18 License #: _____
 Signature: _____
 Print Name: _____

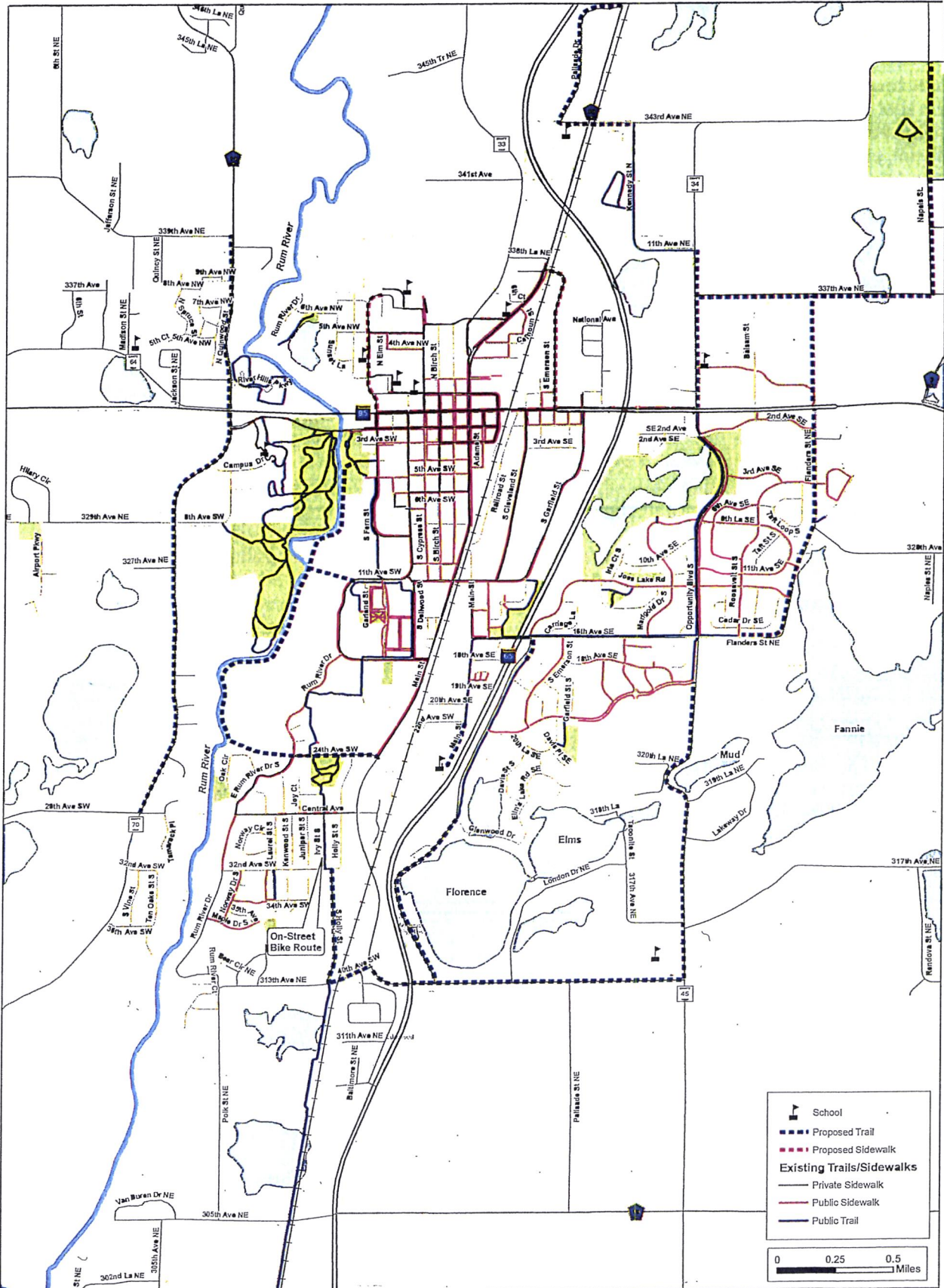
DRAWN BY: CJC
 159978 DATE: 06/15/18
 FILE NO.: 206

Revisions:
 1. 09/20/2020 Add St. Anna Patio Lots.
 2. 10/28/2020 Revise 50'-60' lots.
 3. 12/04/2020 Revise plan & Site Data.

PAXMAR
 3495 Northdale, Suite 210
 Coon Rapids, Minnesota 55448

CAMBRIDGE COVE
 Cambridge, Minnesota

SKETCH PLAN



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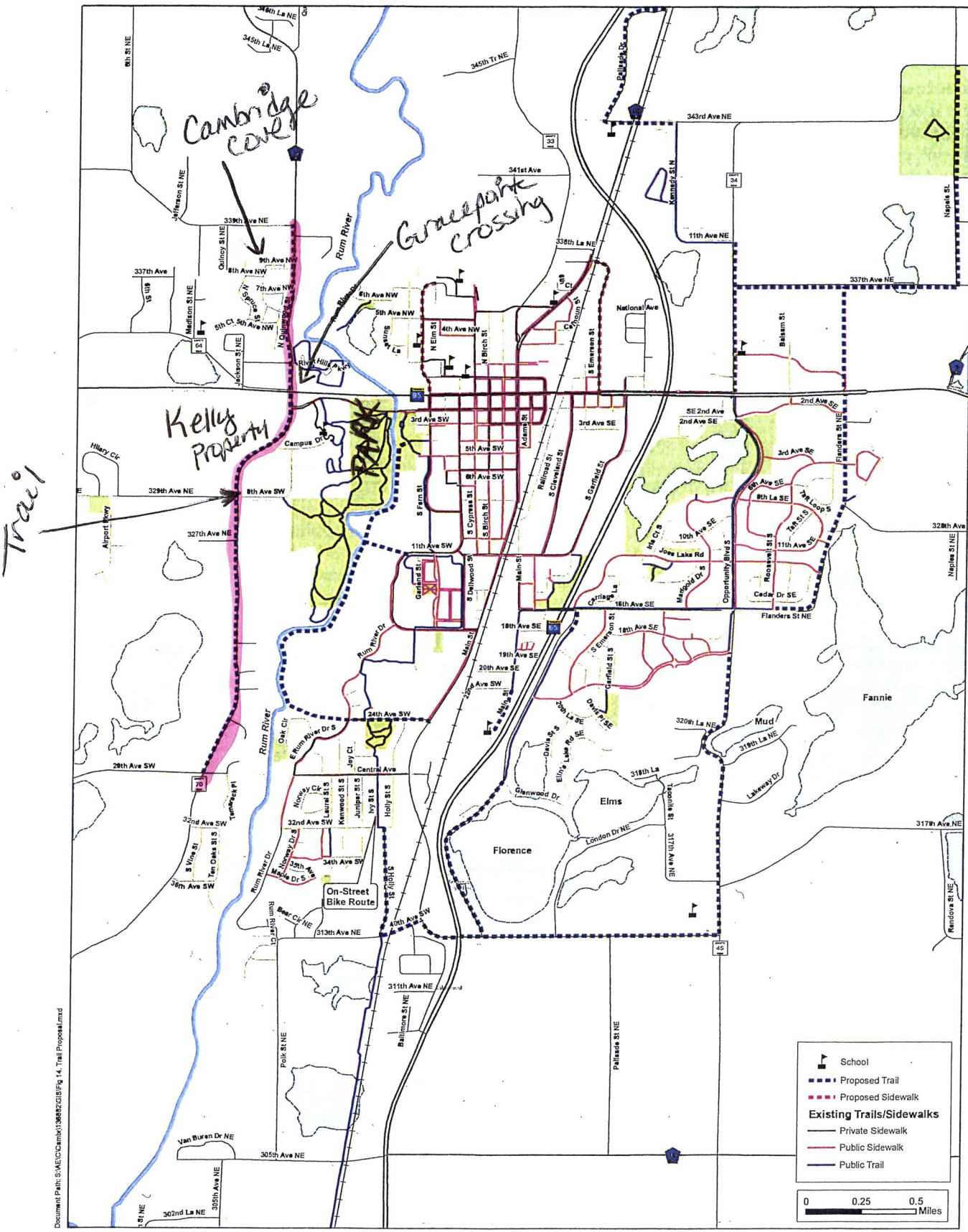
Project Number: MNT07 137643
 Print Date: 3/22/2017
 Map by: macteam@seh
 Projection: NAD_1983_HARN_ASI_MN_Lambert_Feet
 Source: MxDOT, ESRI, SEH

Proposed Trail Network

Cambridge, MN

FIGURE 5-10





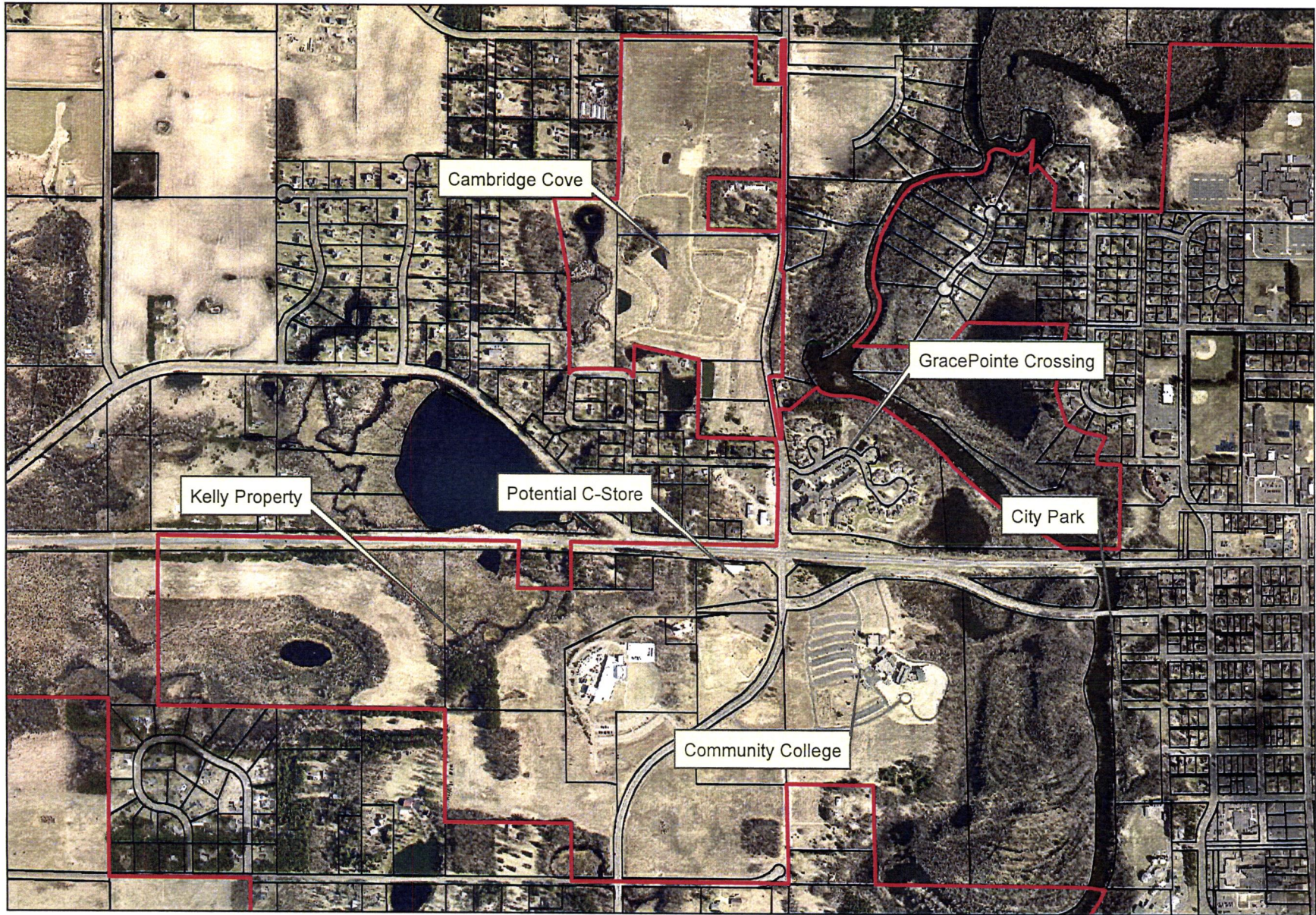
Document Path: S:\MCO\cambr\136832\GIS\Fig 14_Trail_Proposal.mxd

SEH
 Project Number: MNT07 137643
 Print Date: 3/2/2017
 Map by: mataca@seh
 Projection: NAD_1983_HARN_ADI_MN_ksant_Feet
 Source: MnDOT, ESRI, SEH

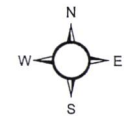
Proposed Trail Network Cambridge, MN

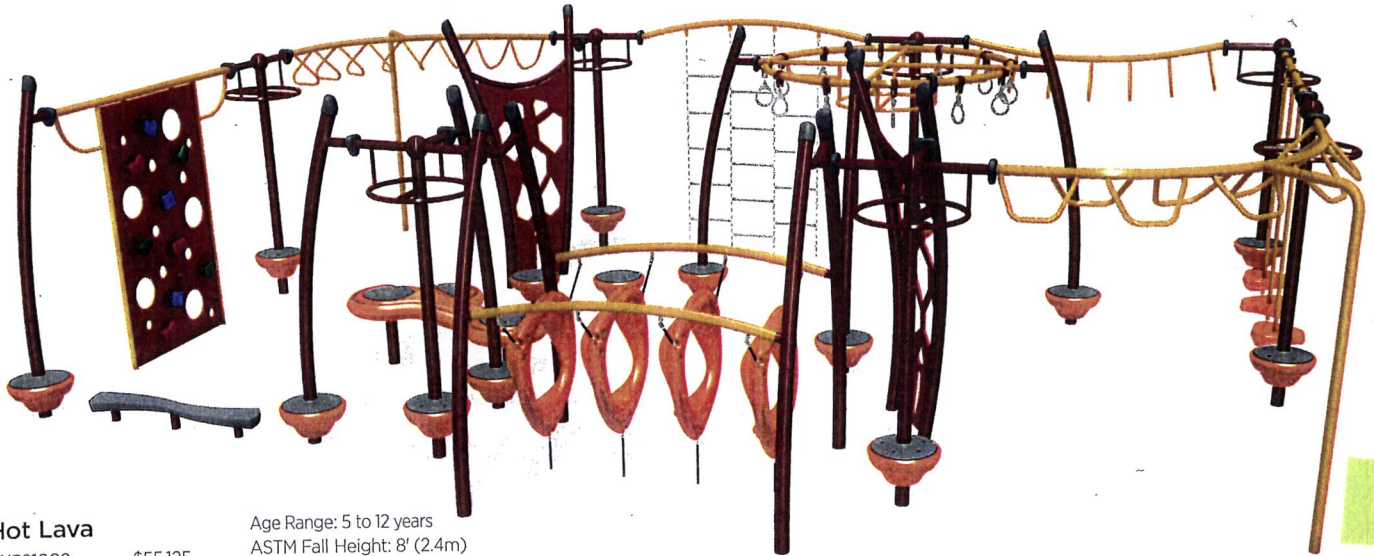
FIGURE 5-10

This map is a digital vector map and is not intended to be used as a survey map. It is a compilation of records, information, and data gathered from various sources based on the map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) data used to prepare this map are free from error, and SEH does not represent that the GIS data can be used for navigation, tracking, or any other purpose requiring accurate measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damage which arises out of the user's access or use of data provided.



Area Map showing future growth and connectivity needs

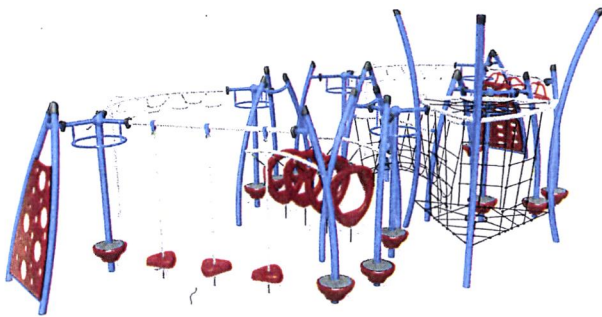




Hot Lava
#XS21002

\$55,125

Age Range: 5 to 12 years
ASTM Fall Height: 8' (2.4m)
ASTM Use Zone: 34' x 43' (10.4m x 13.1m)



Sparkler
#XS21001

\$62,755

Age Range: 5 to 12 years
ASTM Fall Height: 8' (2.4m)
ASTM Use Zone: 32' x 49' (9.8m x 14.9m)

Keep kids moving

Scan for complete
details on all the
systems on this page.



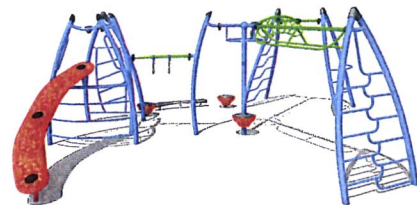
gametime.com/099



Lady Lex
#XS21005

\$59,517

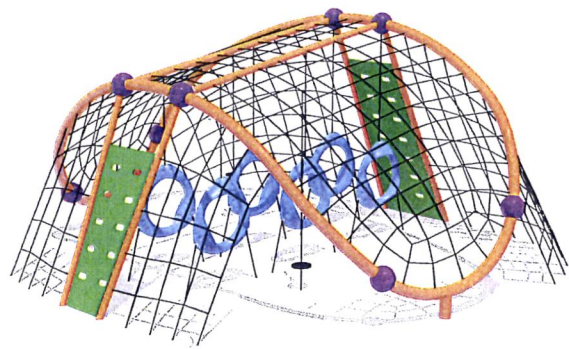
Age Range: 5 to 12 years
ASTM Fall Height: 8' (2.4m)
ASTM Use Zone: 30' x 63' (9.1m x 19.2m)



Links Quest

#XS15300 \$17,626

Age Range: 5 to 12 years
ASTM Fall Height: 8' (2.4m)
ASTM Use Zone: 38' x 35' (11.6m x 10.7m)



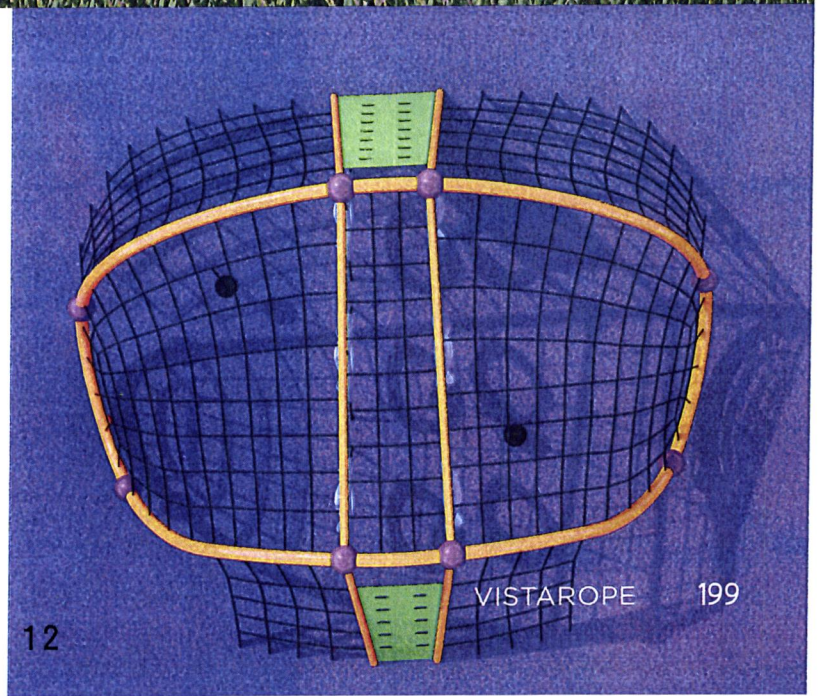
GTRipple

#5923SP \$45,599

ASTM Use Zone: 32'9" x 34'9" (10m x 10.6m)

Fall Height: 10' (3.1m)

Age Range: 5 to 12



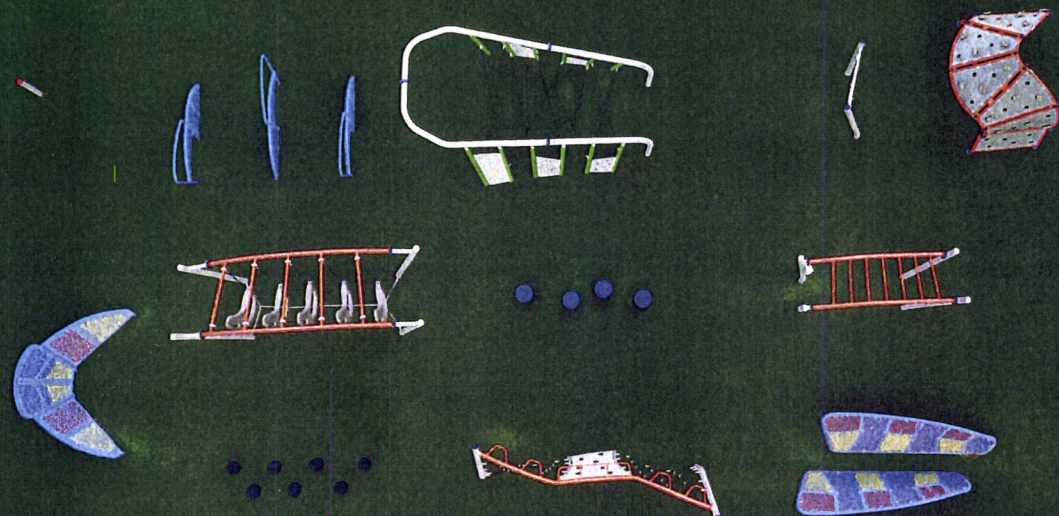
Challenge Course

Explore
Challenge Course



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⚠ WARNING: Installation over a hard surface such as concrete, asphalt, or packed earth may result in serious injury from falls.