



NOTICE OF MEETING

Robins Planning & Zoning Commission

Wednesday, March 11, 2026

5:30 p.m.

Robins City Hall

Agenda

1. Call the meeting to order
2. Roll Call of the Commission Members
3. Chairperson and Zoning Administrator Reports
4. Approval of the Agenda
5. Approval of the 02/11/26 Meeting Minutes
6. **Resolution No. 2026-2** A Resolution Approving Preliminary And Final Plats For Crestview Acres Sixth Addition To Linn County
7. Discussion: New Development Park Land Dedication Fees
8. Discussion: Amendment No. 3 to Robins Landing Development Agreement
9. Motion to Adjourn

Planning and Zoning Commission Report

March 2, 2026

February topics included the Planning and Zoning Commission look at the request for the developer's agreement for Robins landing to be amended for the reduction of side yard set backs to be reduced from 10 to 7 feet.

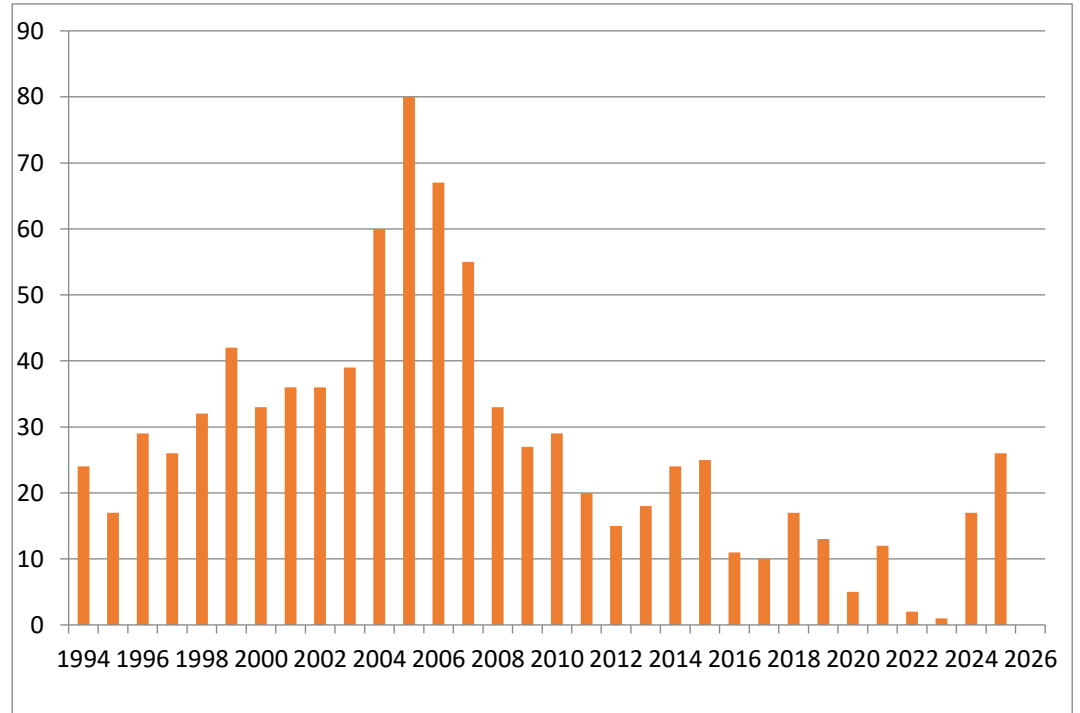
The commission decided to not make a determination on this due to the possibility of setting a precedence for future developments.

March commission meeting will include more study on "Parks dedication fee" for new developments in the city of Robins. Discussion will include how much fee should be applied and how the fee will be administered, ie per lot, per acre of the development, etc.

Planning and Zoning

February 2026

2026 Permits Issued	
January	0
February	1
March	
April	
May	
June	
July	
August	
September	
October	
November	
December	
Total	1



26-

000016

2/2/2026

New SFD, unfinish Bsmt

Building

Shawn/Amanda Rouse

505

Hampton St



**City of Robins
Planning & Zoning Commission
Meeting Minutes
February 11, 2026**

Call to Order

Chairperson Tim O’Hara called the meeting to order at 5:30 p.m.

Roll Call

Present:

- Tim O’Hara
- Matt Mitzel
- AJ Hester
- Todd Roberts (arrived at 5:31 p.m.)
- CJ McDonald
- Jay Goodin

Also Present:

- Vance McKinnon, Planning & Zoning Administrator
- Lisa Goodin, City Clerk/Treasurer
- Kelli Scott, City Engineer
- Kelli Feickert, Forge, Inc. (Developer)

Chairperson & Zoning Administrator Reports

None presented.

Approval of the Agenda

Motion by McDonald, second by Hester to approve the agenda.

Ayes: 5

Nays: 0

Motion carried.

Approval of January 14, 2026 Meeting Minutes

Matt Mitzel requested correction of the spelling of his name.

Motion by J. Goodin, second by Roberts to approve the January 14, 2026 meeting minutes as corrected.

Ayes: 6

Nays: 0

Motion carried.

Resolution No. 2026-1 – Recommending Approval of Amendment No. 3 to Developer’s Agreement 2022-3 (Robins Landing First Addition)

Chairperson O’Hara explained that the proposed amendment would reduce side-yard setbacks in Robins Landing, First Addition from 10 feet to 7 feet in order to accommodate standard home plans and encourage lot sales.

Kelli Feickert, representing Forge, Inc., stated that there are 47 total lots in the development, with 10 currently sold, primarily in the cul-de-sac. She noted that builders have indicated their standard home plans will not work on lots with 10-foot setbacks.

Commission discussion included the following:

- **J. Goodin** questioned why the request was being brought to the Planning & Zoning Commission rather than the Zoning Board of Adjustment.



- **O’Hara** clarified that the Commission’s role was to make a recommendation, with the City Council making the final decision.
- **Roberts** expressed concern that amending the Developer’s Agreement could set a precedent for future developments.
- **O’Hara** asked whether the proposed change would negatively impact quality of life in the neighborhood or the community.
- **McDonald** asked about the practical consequences of 7-foot versus 10-foot setbacks.
- **McKinnon** stated that without the change, the lots may remain undeveloped.
- **Roberts** noted that custom homes may be the only feasible option under the current setback requirements, which could increase costs.
- **O’Hara** stated that custom homes may be too expensive and that unsold lots represent a financial loss for the City. He indicated that aside from reduced distance between homes, he did not see a major impact on the community.
- **J. Goodin** reiterated his question regarding the use of a Developer’s Agreement amendment rather than a variance process.
- **McDonald** suggested reduced setbacks could encourage increased lot sales, but also acknowledged that larger setbacks may increase perceived home value.
- **Mitzel** asked why the area was originally zoned R-3. O’Hara responded that the original development concept included duplexes and condominiums.
- **Mitzel** also questioned whether pursuing individual variances would be cost-prohibitive for the developer.
- **Feickert** stated the developer is evaluating why lots adjacent to amenities such as a park, pond, and trail are not selling and believes lot size and setback requirements are contributing factors.
- **J. Goodin** expressed concern that the existing setbacks were intentionally established to promote a particular look and feel within Robins, which has been successful, and that reducing them could erode that image and quality of life.
- **Hester** indicated hesitation to apply a sweeping change affecting all 47 lots.

Chairperson O’Hara called for a motion to approve Resolution No. 2026-1. No motion was made. The resolution died due to lack of a motion.

Adjournment

Motion by Roberts, second by Mitzel to adjourn the meeting.

Ayes: 6

Nays: 0

Meeting adjourned at 6:19 p.m.

Respectfully submitted,

Lisa Goodin, City Clerk/Treasurer

Timothy M. O’Hara, Chairperson

RESOLUTION 2026-2

RESOLUTION APPROVING PRELIMINARY AND FINAL PLATS FOR CRESTVIEW ACRES SIXTH ADDITION TO LINN COUNTY

WHEREAS, A PRELIMINARY PLAT AND FINAL PLAT OF CRESTVIEW ACRES SIXTH ADDITION TO LINN COUNTY, IOWA, containing three (3) lots, numbered Lot 1, Outlot A, and Outlot B, has been filed with the City Planning and Zoning Commission, Robins, Iowa, and after consideration, the same is found to be correct and in accordance with the provisions of the laws of the State of Iowa, and the ordinances of the City of Robins, Iowa, in relation to Plats and Additions to Cities,

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROBINS, IOWA, that said plats and dedication of said Crestview Acres Sixth Addition to Linn County, Iowa, be and the same is hereby acknowledged and approved on the part of the City Planning and Zoning Commission, and this Commission hereby recommends to the City Council the acceptance of the same, and the chairman and City Clerk are hereby authorized and directed to certify this resolution of approval and affix the same to said plats as by law provided.

Passed this 11th day of March AD, 2026.

Timothy M. O'Hara, Chairman

Lisa Goodin, City Clerk/Treasurer

STATE OF IOWA)
) SS
LINN COUNTY)

We, Timothy M. O'Hara, Chairman, and Lisa Goodin, City Clerk/Treasurer, Robins, Iowa, do hereby certify that the above and foregoing resolution is a true and correct copy of the resolution passed by the City Planning and Zoning Commission, Robins, Iowa, on this 11th, day of March AD, 2026.

Timothy M. O'Hara, Chairman

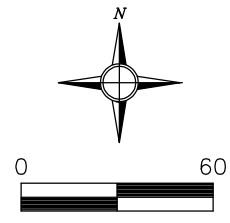
Lisa Goodin, City Clerk/Treasurer

T:\ACAD\225066\DWG\225066 Final Plat.dwg 12-09-25 10:08:23 AM BYoungkent

INDEX LEGEND	
LOCATION:	LOT 17, CRESTVIEW ACRES ADDITION, LINN COUNTY, IOWA
REQUESTED BY:	DAVID GEHRING
PROPRIETOR:	WEIDELAND, LLC, COREY L. AND STEPHANIE L. COOPER, LEON C. AND HEATHER M. HOSPODARSKY
SURVEYOR & COMPANY NAME:	R. RODNEY KLIEN, PLS., ANDERSON BOGERT
RETURN TO:	R. RODNEY KLIEN, 4050 RIVER CENTER COURT NE, CEDAR RAPIDS, IA 52402 RKLIEN@ANDERSON-BOGERT.COM (319) 377-4629

FINAL PLAT CRESTVIEW ACRES SIXTH ADDITION TO LINN COUNTY, IOWA

LOT 17, CRESTVIEW ACRES ADDITION IN LINN COUNTY, IOWA
PREPARED BY & RETURN TO: R. RODNEY KLIEN, ANDERSON-BOGERT ENGINEERS & SURVEYORS, INC.
4050 RIVER CENTER CT. N.E. CEDAR RAPIDS, IOWA 52402 (319) 377-4629



RESERVED FOR COUNTY RECORDER

LEGAL DESCRIPTION

LOT 17, CRESTVIEW ACRES ADDITION IN LINN COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBES AS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 18 OF SAID CRESTVIEW ACRES ADDITION;

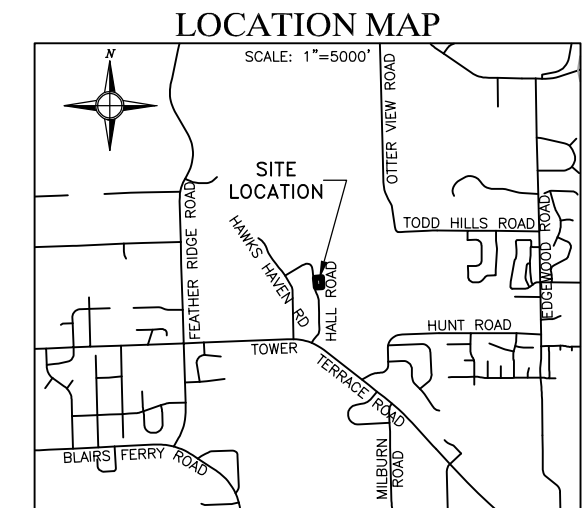
THENCE N82°53'40"E ALONG THE SOUTH LINE OF SAID LOT 18, 189.25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18;

THENCE S00°41'32"E ALONG THE EAST LINE OF LOT 17 OF SAID CRESTVIEW ACRES ADDITION, 259.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17;

THENCE S87°39'28"W ALONG THE NORTH LINE OF LOT 15, CRESTVIEW ACRES SECOND ADDITION, 161.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 15;

THENCE N06°56'15"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF HALL ROAD, 244.75 FEET TO THE POINT OF BEGINNING CONTAINING 1.01 ACRES (44,130 SQ.FT.) MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

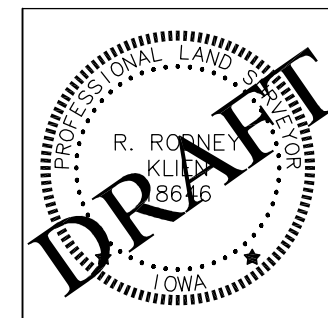
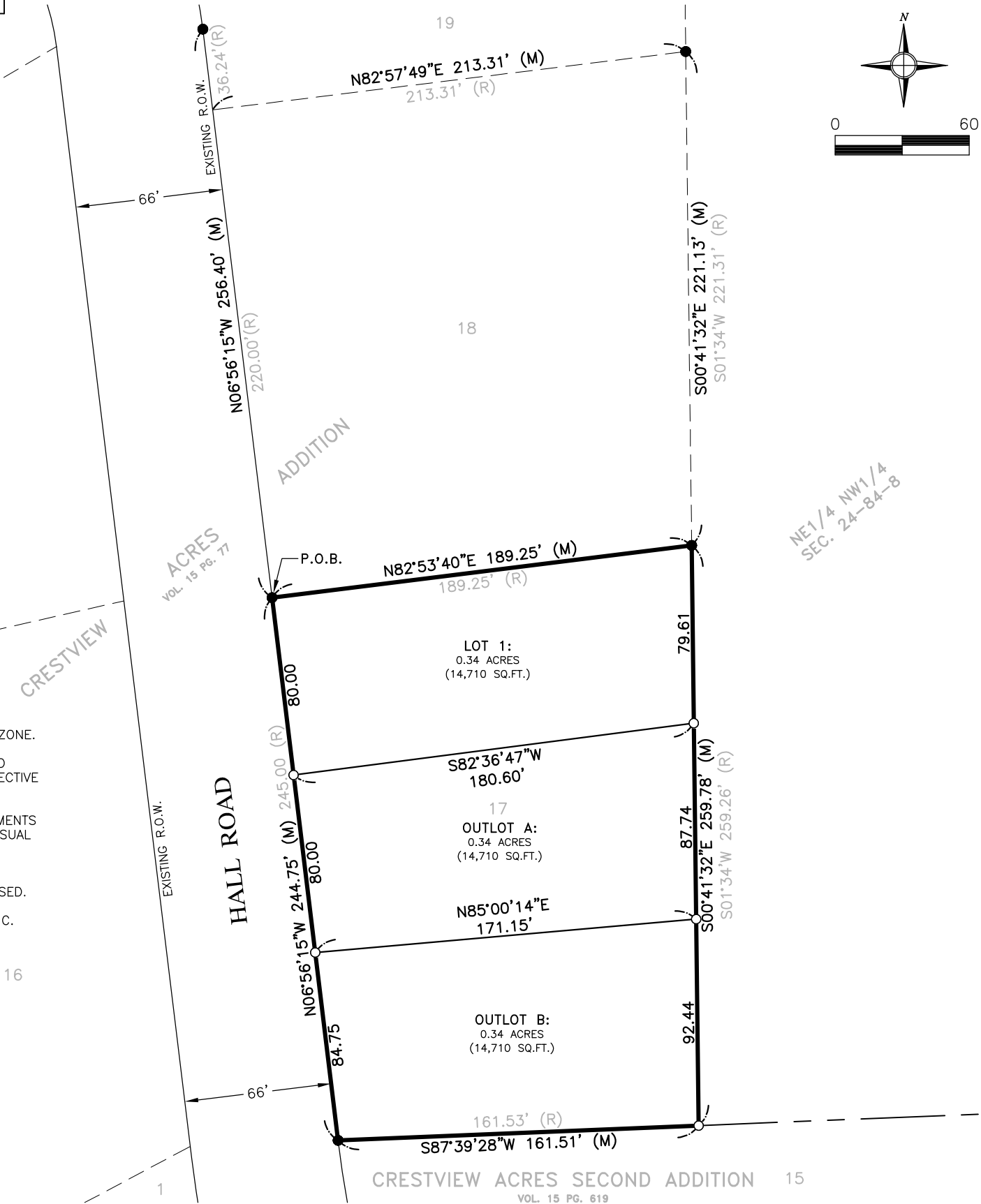


- NOTES:
- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - BEARINGS HEREON ARE BASED UPON IOWA STATE PLANE NAD 83 NORTH ZONE.
 - THE AREA PLATTED HEREON LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER LINN COUNTY FIRM MAP COMMUNITY PANEL 19113C0280E, EFFECTIVE JULY 20, 2021.
 - PLACEMENT OF ABOVE-GROUND UTILITY STRUCTURES WHERE UTILITY EASEMENTS CROSS SEWER, WATER, DRAINAGE, OR ACCESS EASEMENTS, OR IN CORNER VISUAL CLEARANCE AREAS IS PROHIBITED.
 - OUTLOTS A AND B MAY ONLY BE DEVELOPED IN ACCORDANCE WITH ALL DEVELOPMENT REGULATIONS IN EFFECT AT THE TIME DEVELOPMENT IS PROPOSED.

PROPRIETORS: WEIDELAND, LLC, COREY L. AND STEPHANIE L. COOPER, LEON C. AND HEATHER M. HOSPODARSKY
GPN: 12242-01012-00000

LEGEND

BOUNDARY LINE	
ADJOINING LOT LINE	
SECTION LINE	
EASEMENT LINE	
FOUND 3/4" PIPE (UNLESS NOTED)	
SET 1/2"x30" REBAR W/ORANGE CAP #18646	
FOUND CUT "X"	
SET SECTION/QUARTER CORNER	
FOUND SECTION/QUARTER CORNER	
MEASURED RECORD	(M)
	(R)



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: _____ DATE: _____

R. RODNEY KLIEN IOWA LICENSE NO. 8646

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL: _____ THIS SHEET

SURVEY PERFORMED:
DECEMBER, 2025

FINAL PLAT
CRESTVIEW ACRES SIXTH ADDITION
PROJECT NUMBER: 225066

DRAWN BY: BUY APPROVED BY: RRK
DATE: 12/09/25 SCALE: 1"=60'
FIELD BOOK #346

CLIENT: DAVID GEHRING
3056 OTTER VIEW RD
TODDVILLE, IA 52341
PHONE: (319) 560-2498

ANDERSON BOGERT

SHEET NO.
1
OF
1

SITE PLAN CRESTVIEW ACRES SIXTH ADDITION TO LINN COUNTY, IOWA

LOT 17, CRESTVIEW ACRES ADDITION IN LINN COUNTY, IOWA
PREPARED BY & RETURN TO: R. RODNEY KLIEN, ANDERSON-BOGERT ENGINEERS & SURVEYORS, INC.
4050 RIVER CENTER CT. N.E. CEDAR RAPIDS, IOWA 52402 (319) 377-4629

SURROUNDING OWNERSHIP	
A	WEIDELAND, LLC
B	COREY L. AND STEPHANIE L. COOPER
C	LEON C. AND HEATHER M. HOSPODARSKY
D	SCOTT D. AND TAMARA R. FULK
E	EDWARD H. AND SONJA ENGEL ALLBONES
F	JOHN AND CLAIRE GUTTA

SURVEYOR/CONTACT PERSON:
R. RODNEY KLIEN, PLS
ANDERSON-BOGERT
ENGINEERS & SURVEYORS
4050 RIVER CENTER COURT NE
CEDAR RAPIDS, IA 52402
PHONE: (319) 377-4629
FAX: (319) 377-8498
EM: RKLIEN@ANDERSON-BOGERT.COM

OWNER/PROPRIETOR/DEVELOPER:
WEIDELAND, LLC
3056 OTTER VIEW ROAD
TODDVILLE, IA 52341
PHONE: (319)-560-2498

COREY L. AND STEPHANIE L. COOPER
10200 HALL ROAD
CEDAR RAPIDS, IA 52411

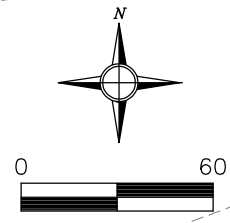
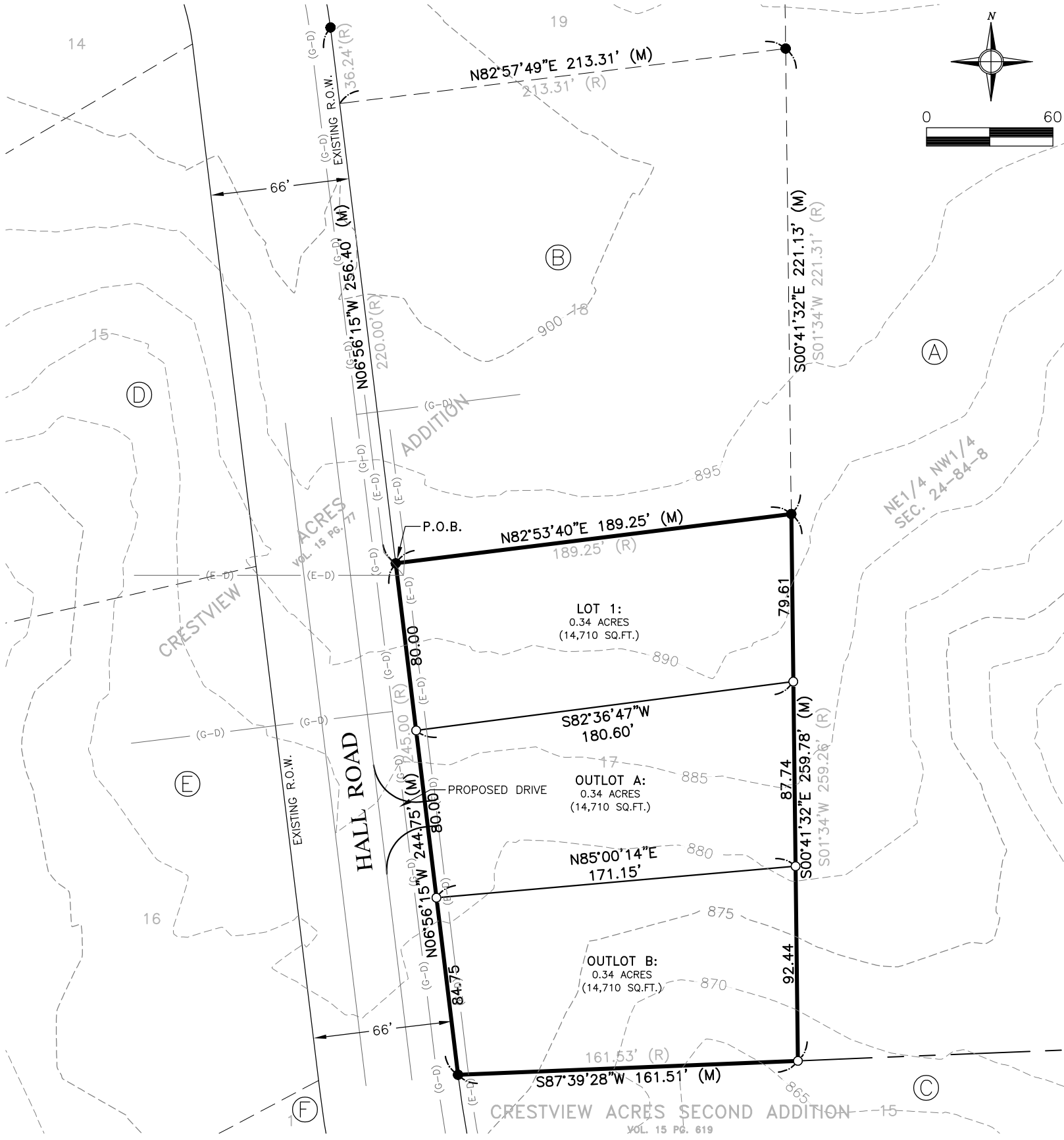
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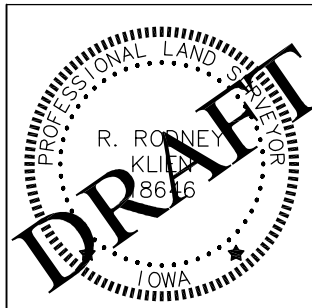
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T: \ACAD\225066\DWG\225066 Site Plan.dwg 12-09-25 10:08:50 AM BYoungkent

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PHONE: (319) 560-2498
SHEET NO. 1 OF 1



4050 River Center Court NE
Cedar Rapids, IA 52402
Office: (319) 377-4629
Fax: (319) 377-8498

February 18, 2026

Kelli Scott
City Engineer
City of Robins
265 South 2nd Street
Robins, IA 52328

**RE: Crestview Acres Sixth Addition to Linn County, Iowa
Between 10102 & 10200 Hall Road, Cedar Rapids, IA**

Dear Ms. Scott,

Anderson-Bogert Engineers & Surveyors, Inc. is performing a Linn County Planning and Development Final Plat to re-plat real estate known as Lot 17, Crestview Acres Addition containing 1.01 Acres into 3 equal tracts of land. The adjoining landowners currently own 1/3 interests in the lot. The middle lot (Outlot A) will be utilized to access the property to the East owned by Weideland, LLC and the other two lots (Lot 1 and Outlot B) will be retained by the adjacent owners North and South.

The Plat lies within the 2-mile jurisdiction of the City of Robins. As per Chapter 354 of the Code of Iowa, a certified resolution by any municipality that has authority to review the Plat to either approve the Plat or waive its right to review must be provided.

Please find the included Final Plat for your review. I have also provided Resolutions for the City Planning Commission and the City Council that can be utilized if necessary.

If you have any comments or concerns, please contact me.

Yours very truly,

ANDERSON-BOGERT
Engineers & Surveyors, Inc.

A handwritten signature in blue ink, appearing to read "R. Rodney Klien".

R. Rodney Klien, PLS
RRK/rrk

CC: File

I:\225066\Correspondence\Letters\Letter to City of Robins.doc

Planning & Zoning Briefing – Robins Landing Parkland Purchase

The Developer’s Agreement for the **Robins Landing First Addition** development outlines the City’s planned purchase of public parkland within the project area and the conditions associated with that purchase. Key points are summarized below.

Development Overview

- The Robins Landing Phase 1 project encompasses **approximately 92 acres** within a larger **~400-acre Robins Landing concept area**.
-

Parkland Dedication and Reservation

- City Code requires the developer to reserve **1.66 acres of parkland** for Phase 1, based on projected population.
 - The broader Robins Landing concept requires **approximately 16 acres of parkland** overall.
 - Instead, the developer is providing **16.25 acres of green space**, consisting of:
 - **10.96 acres of parkland**
 - **5.29 acres of stormwater detention/pond**
-

City Purchase of Parkland

- The City agreed to **purchase the 16.25 acres of public parkland for \$1,600,000**.
 - Payment is structured in **four installments tied to development milestones**:
 1. **First installment** – Upon completion and acceptance of the off-site water main infrastructure. **PAID MAY 2025**
 2. **Second installment** – Upon completion of Phase 1 infrastructure and acceptance of the Phase 1 Final Plat). **PAID MAY 2025**
 3. **Third installment** – Upon completion of Phase 2 infrastructure and acceptance of the Phase 2 Final Plat **ANTICIPATED FY 2027**
 4. **Fourth installment** – Upon completion of Phase 2A park improvements (parking lot, trail, grading, seed
-

Developer Responsibilities for the Park (The developer must also ensure **public access to the parkland from within the development**.) As part of the agreement tied to the City’s purchase, the developer will construct several improvements serving the park area, including:

- **Off-site public water service infrastructure**
 - **Segment of Hawkeye Drive** through the property
 - **25-stall parking lot**
 - **Water, storm sewer and sanitary sewer infrastructure**
 - **Trail connection** from Hawkeye Drive to the Cedar Valley Nature Trail
 - **Grading & preparation** of the 16.25-acre park site
-

Additional City Commitments

The agreement also includes several related commitments by the City:

- Adoption of a **\$500 per lot/dwelling unit parkland development fee** for other developments in lieu of parkland dedication. **THIS ISSUE IS BEING CONSIDERED BY PLANNING & ZONING**
 - **City ownership and maintenance of stormwater detention basins** within the project to ensure safety and appearance.
 - Construction of **future trail connections** near the ITC power line corridor to connect existing neighborhoods to the Robins Landing area.
-

✔ Summary:

The Developer’s Agreement provides the City the opportunity to acquire **16.25 acres of parkland within the Robins Landing development for \$1.6 million**, with payments phased alongside development milestones. In exchange, the developer constructs substantial supporting infrastructure and park improvements, delivering a large public park site and trail connectivity within the development, valued at **\$1.92 million** in 2023.

Robins Landing Parkland

Current Chapter 165.33 – Park and School Reservations

1. Requirement of Dedication of Public Parkland. Providing for Public parkland dedication for neighborhood parks or neighborhood recreational trails shall be provided under the following requirements:
 - A. Any developer who, after the effective date of the ordinance codified herein, seeks to develop land for residential purposes within the City shall be required to provide for public parkland.
 - B. No new plats or site plans for residential development shall be approved unless and until the provisions of this section are complied with.
2. Public Parkland fee. This subsection shall prescribe the minimum amount of cost to be provided in a proposed development for use as a public park or recreational trail as prescribed in subsection 1.

Robins Landing Parkland

Old Chapter 165.33 – Park and School Reservations

2. Computation of the Amount of Public Parkland. This subsection shall prescribe the minimum amount of space to be provided in a proposed development for use as a public park or recreational trail as prescribed in subsection 1.

A. The amount of public parkland required in a proposed development shall be a minimum of 20,000 square feet and computed as follows:

(1) Residential Occupancy Per Living Units: In determining the anticipated occupancy for the proposed development it shall be assumed that the following dwellings will accommodate the following number of individuals:

LAND USE TYPE (UNIT)	
Individuals Per Each Residential Dwelling Unit	
Single Family Dwelling	2.980 people per unit
Two-Family Dwelling	1.954 people per unit
More than Two-Family Dwelling	1.615 people per unit
Mobile Home	1.600 people per unit

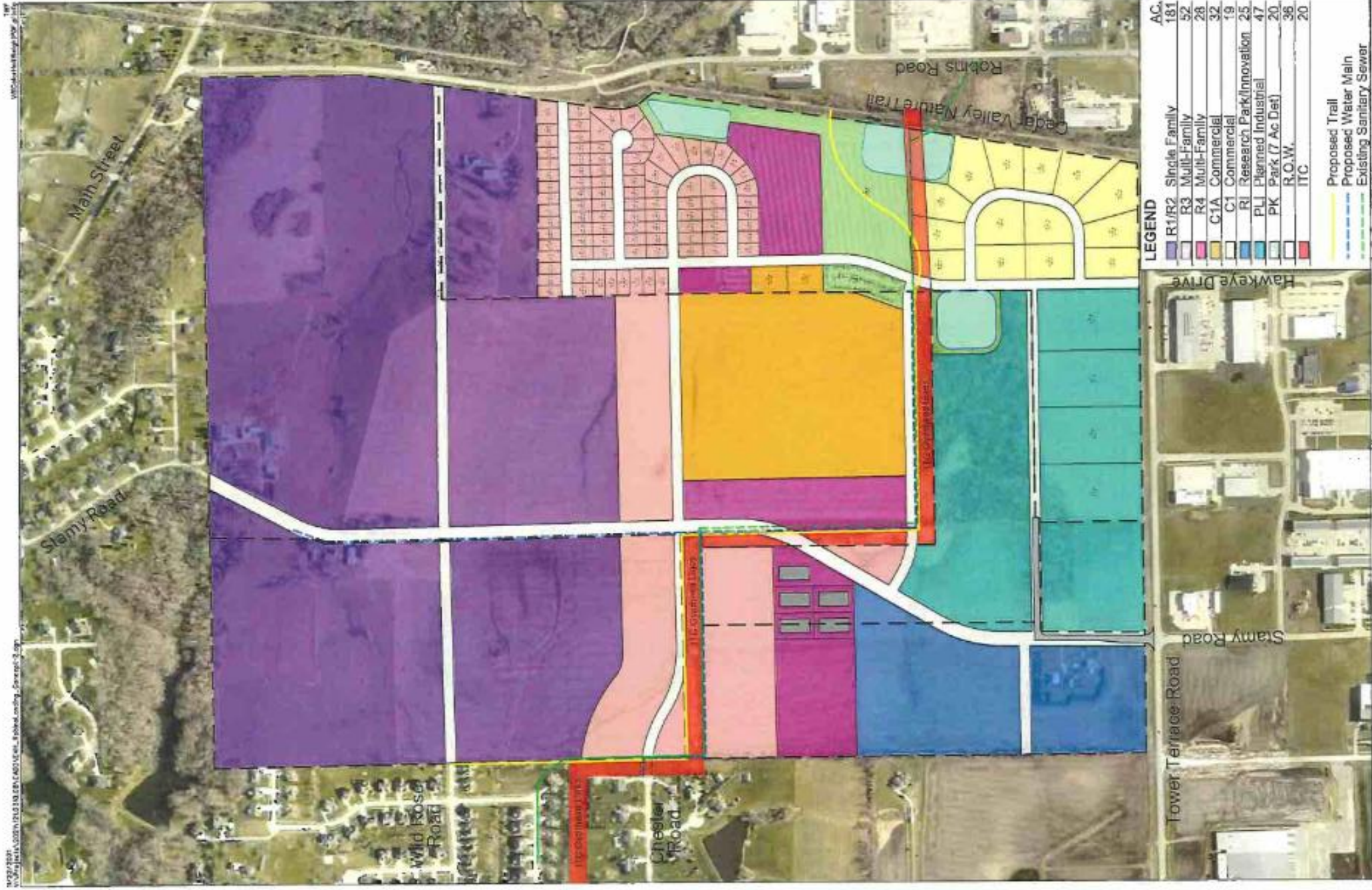
(2) Public Parkland Per Individual. In determining the space required for public parkland in a proposed development, it shall be required that 6 acres of park and recreational space be provided for every 1,000 individuals. Since some developments will not house 1,000 individuals, the space requirement is to be applied on a per individual basis. Therefore, .006 acres of public parkland shall be provided for each individual proposed to be housed in the new development based on the assumptions contained in paragraph A 1, above.

Robins Landing Parkland

- Recommendation by the National Recreation and Park Association (NRPA)
 - 6.25 to 10.50 Acres per 1,000 people
 - Access within a 10-minute walk (0.5 miles)
- Robins Parks
 - East Knoll – 7.31 Acres
 - South Troy – 26.62 Acres
 - 19.07 Acres (ball diamonds and pavilions)
 - 7.55 Acres Timber
 - Robins Landing – 16.25 Acres
 - 5.29 Acres Stormwater
 - 10.96 Acres Greenspace
 - Zieser Land (future) – 20 Acres
 - 13-16 Acre pond
- Population
 - Current ~3500 -> 21.88 to 36.65 Acres needed currently
 - Robins Landing ~ 2700 people -> 16.88 to 28.35 Acres recommended
 - Zieser Land 175 Acres ~ 1750 people -> 10.94 to 18.38 Acres recommended
- 70.18 Acres planned vs 49.7-83.38 Acres recommended

Robins Landing Parkland

- Required by Old Ordinance
 - 1.66 Acres for Robins Landing Phase 1
 - 15.89 Acres for the entire Landing area
 - Multi-Family – 3.88 Acres
 - Single Family (R-3) – 12.02 Acres
- Provided by Developer – 16.25 Acres
 - 10.96 Acres of Parkland
 - 5.29 Acres of Stormwater Detention/Pond



LEGEND	AC _±
R1/R2 Single Family	181
R3 Multi-Family	52
R4 Multi-Family	28
C1A Commercial	32
C1 Commercial	19
RI Research Park/Innovation	25
PI Planned Industrial	47
PK Park (7 Ac Det)	20
R.O.W.	36
ITC	20

Proposed Trail
Proposed Water Main
Existing Sanitary Sewer



SNYDER & ASSOCIATES



Robins Landing - Concept

Robins Landing Parkland

- Initial Cost to the City - \$1,600,000
 - Estimated Value - \$1,918,875 (2023)
 - Land
 - Grading
 - CVNT Connection
 - Parking Lot
 - Street and Sidewalk
 - Water, sewer and storm sewer
- Future Cost to the City – Unknown
 - Restroom, Pavilion, Playground Equipment, etc.

Robins Landing Parkland

- Fees would not apply to Phase 1 per the Developer's Agreement
- Scenario 1: Does not recoup City cost

Use	Rate	Unit	Net Lots	Collected Fee
Industrial	\$ 500.00	per Lot/Unit	2	\$ 795.48
Commercial	\$ 500.00	per Lot/Unit	35	\$ 17,259.01
Single Family	\$ 500.00	per Lot/Unit	579	\$ 289,583.46
Multi Family	\$ 500.00	per Lot/Unit	400	\$ 200,000.00
				\$ 507,637.95

Robins Landing Parkland

- Fees would not apply to Phase 1 per the Developer's Agreement
- Scenario 2: Recoups City cost

Use	Rate	Unit	Net Lots	Collected Fee
Industrial	\$ 4,500.00	per Lot/Unit	2	\$ 7,159.32
Commercial	\$ 4,500.00	per Lot/Unit	35	\$ 155,331.05
Single Family	\$ 1,500.00	per Lot/Unit	579	\$ 868,750.38
Multi Family	\$ 1,500.00	per Lot/Unit	400	\$ 600,000.00
				\$ 1,631,240.75

Robins Landing Parkland

- Fees have been calculated based on Robins Landing as an example. The intent would be for this to apply City-wide and could increase on an annual basis or can be recalculated when future parks (Zieser area) are developed, or an estimate can be prepared to include that area.
- Ordinance language can be updated from “Dedication of Public Parkland” to “Park and Recreation Fee” or other more appropriate term
- Fee to be used for the purchase of land, development of recreational areas such as recreational ponds (can double as stormwater detention), walking trails, playground equipment, pavilions, restrooms, etc.
- Consider keeping stormwater detention/management separate from the Park Fee, as:
 - Stormwater ≠ Recreation
 - A separate stormwater utility can be created if necessary