



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: May 11, 2026

Agenda Item: Shady Oak Redevelopment

Subject | Summary: Proposal:

- Subdivide a portion of Shady Oak Park (Near Hawley Street) into (2) buildable lots.
- Update the playground/park amenities in the current location.
 - Use the funds from the sale of lot for the update.
- Intended to stimulate "affordable" single family housing (noting market rate around \$350,000)

Community Input:

- Preserve the green space
 - Long standing community asset (Park established in early 1922)
 - Preserve trees as best as possible
 - Parks offer respite, a quiet place to reflect, nature heals the soul and give strength to the body
- Park is underutilized - is this due to needing updates, lack of use due to neighborhood or other parks in town?
- Fear that decrease of park size will leave it feeling small
- Would like to see single family homes vs. duplexes
- Build homes somewhere else
- Talk of other lots/parcels available in Chatfield, why don't developers choose on of those lots
- Possibility of adding a dog park or community garden to the space
- Resident would like the lots to be sold to homeowners and not developers
 - Would like to be able to build and have walkability or be able to bike around town

Commissioners Input:

- We are looking to solve a problem of having affordable housing lots in town to attract residents
 - We do have other lots in town available as duplexes, a lot in the Lonestone Subdivision and a couple within Hilltop Estates
- Playground equipment is expensive, and a park upgrade would not be feasible in the city budget without the funds of a lot sale or matching grant.
- If a developer purchases the lots, we would have a clause that once one is built the next one needs to go up.
- Trees will need to come down due to a disease or hazardous to the park area
- The city does not control the other parcels in town that might have building opportunities such as the property for sale on Grand Street
- Not in favor of twin homes anymore for these parcels

Agenda Category:

Submitted By: Michele Peterson

Recommended Motion: Motion to approve requesting proposals for two single family residential lots as recommended by the Planning & Zoning Commission.

Community Engagement and Outreach: A public hearing was held by the Planning & Zoning Commission on Monday April 6th, 2026.

FISCAL IMPACT:

Amount:

Ongoing Cost :

One-Time Cost :

Included in Current Budget?:

FISCAL DETAILS:

Fund Name(s) (Operations | Capital):

Account Code:

Background:

Attachments:

[RFP Residential Development with price.pdf](#)