

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: NEW BUSINESS

Meeting Date: April 13, 2021

## Item Details

Presenter(s): Angela Reincke, Parks and Greenways Planner

Department(s): Parks, Recreation, and Cultural Resources

### Requested Motion

Possible motion to approve a fee-in-lieu of dedication for the Yumeewarra Farm Assembly Master Subdivision Plan with credit for construction of street side greenway.

### Approval Recommended?

Yes

### Item Details

As required by Article 14 of the Unified Development Ordinance, the Yumeewarra Farm Assembly Master Subdivision was reviewed by the Parks, Recreation, and Cultural Resources (PRCR) Advisory Commission at their February 24, 2021 meeting to receive a recommendation for land dedication, payment of fee-in-lieu, construction of public recreation facilities with fee-in-lieu monies, or a combination thereof. The proposed 18.737-acre, 54-lot single-family detached subdivision is zoned LD-CZ and is located on the south side of Humie Olive Road west of the future Olive Farm Park and Heelan PUD. The Parks, Recreation, Greenways and Open Space Master Plan shows a street side greenway along the Humie Olive Road frontage of this property. While located within an identified land dedication boundary, staff did not support a dedication of park land, due to the size of the property, the number of units proposed, and proximity to the future park (not being directly adjacent to the park), but did support construction of street side greenway.

As recommended by staff, the PRCR Advisory Commission unanimously recommended approval of a fee-in-lieu of dedication at the 2021 fee rate for single-family detached residential units (\$3,495.24 per unit) collected at the time of plat approval, with credit for construction of street side greenway. A decision by the Town Council is required prior to Master Subdivision Plan approval by the Technical Review Committee.

### Attachments

- Yumeewarra Farms Assembly Exhibit
- Yumeewarra Farms Assembly-proposed layout, version 2

