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Austin, Texas 78789

Date: 04.05.21
Project: Cannon Ranch
City of Dripping Springs
Parkland Dedication Plan

MEMORANDUM

To: Laura Mueller, City Attorney
Amanda Padilla, City Senior Planner

This memo serves as follow-up correspondence to the April 2021 preliminary review by LUCK Design Team, LLC of the Cannon Ranch Parkland Dedication Plan submitted March 24, 2021. Please reference Parkland Dedication Plan Narrative and site plans.

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After review we have the following observations and recommendations:

1. At 375 proposed DUs for the proposed development, the amount of parkland required per ordinance is 16.30 acres.
2. 17.06 acres of the development is set aside for public parkland dedication; another 2.00 acres of the development is set aside for private parkland dedication. The total parkland dedication is 19.06 acres, 2.76 acres in excess of the parkland required per ordinance. (Note: Per City Ordinance Section 38.03012 Credit of Private Parks, "the City Administrator, after recommendation from the Parks and Recreation Commission, and approval from City Council, may grant a credit up to twenty-five percent (25%) of the required Public Parkland dedication amount and/or fee-in-lieu. The credit is not applicable to the Park Development Fee." The 2.0 acres included in the calculations above for private parkland is approximately 12.2% of the 16.30 acres of parkland required per ordinance, well under that 25% maximum.)
3. Section II-4 of the parkland dedication narrative requests a waiver of the required \$243,000 Parkland Development Fee because of the \$285,395 value of parks and trail being provided within the development.

At 23 DUs for the proposed development, Cannon Ranch is adding a potential 1,100+ people to the Dripping Springs community that will be using the City's Community Parks. Per ordinance, the "Parkland Development Fee is meant to provide active recreation parks and sports field options, and /or provide trails that connect park users to existing community parks." The trails internal to the Cannon Ranch Development and the private park improvements do not alter this impact therefore the value of those improvements will not be considered to offset the Parkland Development Fee.

However, the approximately 1,000 linear feet of 8' wide concrete trail along the Founders Park Road extension (approximate value of \$45,200) provides a de facto extension of the City wide trail system and a connection to Founders Memorial Park from Cannon Ranch development. The City could potentially consider that value to be credited as part of the \$243,000 Parkland Development Fee.

4. Please provide a graphic that shows the existing trees/vegetation under the 6 acres of Open Space shown in the Parkland Exhibit.
5. Provide a list of the recreational items that will be provided at the Amenity Center.

Prepared By: Brent Luck