



To: Mayor Bill Foulds Jr. & City Council
From: Tory Carpenter, AICP – Planning Director
Date: August 1, 2023
RE: Parkland Dedication Ordinance

I. Overview

Any new residential development within the City Limits or ETJ is required to either; a.) dedicate parkland within the development or; b.) pay a fee in lieu of parkland dedication. In 2021, these requirements were updated to ensure that the City was acquiring an appropriate amount of parkland and being paid a fair amount as a fee in lieu. However, after recently assessing parkland dedication and fee in lieu requirements for numerous projects, staff found that the requirements are unreasonably excessive, particularly for multifamily projects.

Staff suggests a text amendment to the parkland dedication ordinance to better reflect the actual cost of dedication and to provide more transparency to applicants. These proposed changes do not affect the parkland development fee.

II. Summary of Subdivision Ordinance Update

1. Land Dedication Requirements

The parkland dedication requirements are meant to increase the amount of parkland proportionally with population growth. The current ordinance uses a 2021 baseline of 70 people per acre of parkland and assumes 3.03 persons per dwelling unit.

This ordinance update will adjust the assumed persons per dwelling unit based on 2020 Census data to better reflect anticipated impacts to the parks system. This update assumes 2.73 persons per dwelling unit for single-family and 2.16 persons per dwelling unit for multifamily.

2. Fee in Lieu of Land Requirements

An applicant may request to pay a fee-in-lieu of parkland dedication which is meant to reflect the price of the City to acquire parkland. Currently, the ordinance requires the fee amount to be based on the appraised value of the property within the development.

This ordinance update will provide language to allow us to set a straight fee per unit. Staff is proposing a fee of \$1317 for multifamily and \$1716 for single-family. These fees are based on an assumed land value of \$44,000 per acre which is consistent with the appraised value of the Rathgeber property that the City acquired in 2020. Staff decided to use Rathgeber given its recent acquisition by the City and relatively low appraised value compared to other City-owned parkland properties.

Parkland fee in lieu Calculations

	Acreage Requirement	Parkland Land Value per Acre	Fee in Lieu per Unit
Duplex / Single Family	1 acre / 25.64 Units	\$ 44,000	\$ 1,716
Multifamily	1 acre / 33.42 Units		\$ 1,317

III. Parks & Recreation Commission Recommendation

At their meeting on July 17, 2023, the Parks and Recreation Commission considered this proposed ordinance update and recommends a change specifying that a market analysis review of the fee in lieu amount shall be performed at time of budget review on all odd years. The Commissions voted unanimously to recommend approval of the ordinance with this proposed change.