



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 16, 2020
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action a parkland fee-in-lieu for the Emerald Manor Apartments.

Owner: W2 Real Estate Partners

BACKGROUND/SUMMARY:

The Emerald is a 264-unit apartment development behind Riata Ford that has been going through platting process and has filed their site development plans. They are developing under our prior Zoning Code which provided that a parkland fee can be assessed at Council’s discretion when parkland is not satisfied pursuant to the Subdivision Ordinance. The Grassdale Apartments and Manor Grand Apartments were assessed this fee. Manor Prose Apartments and Commons at Manor Village Apartments were not because their parkland was satisfied as part of the Manor Commons subdivision with the dedication of Timmermann Park. The parkland fee-in-lieu is \$550 per dwelling unit. At 264 units the fee would be \$145,200.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: No

STAFF RECOMMENDATION:

It is the City staff’s recommendation that the City Council approve a parkland fee-in-lieu for the Emerald Manor Apartments of \$550 per dwelling unit.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**