



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** August 2, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on an ordinance amending Manor Code of Ordinances, Chapter, 10, Subdivision Regulation, Article 10.02 Subdivision Ordinance, Ordinance 263B, Exhibit A for the amendment of Article I General, Section 1 Definitions, and Article III Design Standards for Improvements, Section 48 Park Land Dedication.

### BACKGROUND/SUMMARY:

This amendment to our Subdivision Code repeals and replaces in its entirety our Park Land Dedication requirements as well updating definitions related to that section.

Major changes include:

- Increases the park land dedication from 1 acre per 66 dwelling units to 1 acre per 50 dwelling units
- Increases park land fees-in-lieu from \$550 per dwelling unit to \$50,000 an acre
  - The Park Land Dedication fee for residential developments requiring a Site Development Permit (such as multi-family) is increased from \$550 per unit to \$700. Can be reduced to \$0 if land is required to be dedicated instead of the fee.
- Adds a Park Land Development Fee of \$600 per dwelling unit
  - Residential developments requiring a Site Development Permit have a sliding scale from \$600 - \$0 for the Park Land Development Fee based on the number of amenities they construct.
- Updated definitions
- Clearer guidelines on the types of land that can dedicated and how parks are constructed
  - Detention can longer be counted as Park Land unless designed with recreation facilities, amenities, site furnishings, and landscaping
  - At the discretion of the Parks Committee, Planning and Zoning Commission, and City Council floodplains can be counted on a 3:1 basis where 3 acres of floodplain equals 1 acre of Park Land.
  - A minimum 25% of the land shall abut a public street
  - No more than 2 sides of the park may abut the rear of homes
  - Water and wastewater connections are required to be provided
- Provided development criteria for different types of Park Land including: Pocket Parks, Neighborhood Parks, Community Parks, Greenbelt/Trail Parks, and general standards applicable to all parks.
- Adds Parks Committee recommendations on proposed Park Land Dedications before it's considered by the Planning and Zoning Commission and City Council. The Parks Committee also has review of site plans for park improvements.

**LEGAL REVIEW:** Yes, Audrey Guthrie  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Ordinance No. 714

**STAFF RECOMMENDATION:**

It is the city staff's recommendation that the City Council approve Ordinance No. 714 amending Manor Code of Ordinances, Chapter, 10, Subdivision Regulation, Article 10.02 Subdivision Ordinance, Ordinance 263B, Exhibit A for the amendment of Article I General, Section 1 Definitions, and Article III Design Standards for Improvements, Section 48 Park Land Dedication.

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

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