

Parkland Dedication Ordinance Amendments

Agenda Item #7.3

August 26, 2021

Items of Discussion

Zones

- Reduce the number of parkland dedication zones
- Eliminate the distinctions of parkland dedication zones

Fees

- Standard review of fees
- Update the cost information relating to the average per acre cost
- Ensure park development fee recognizes passive parks

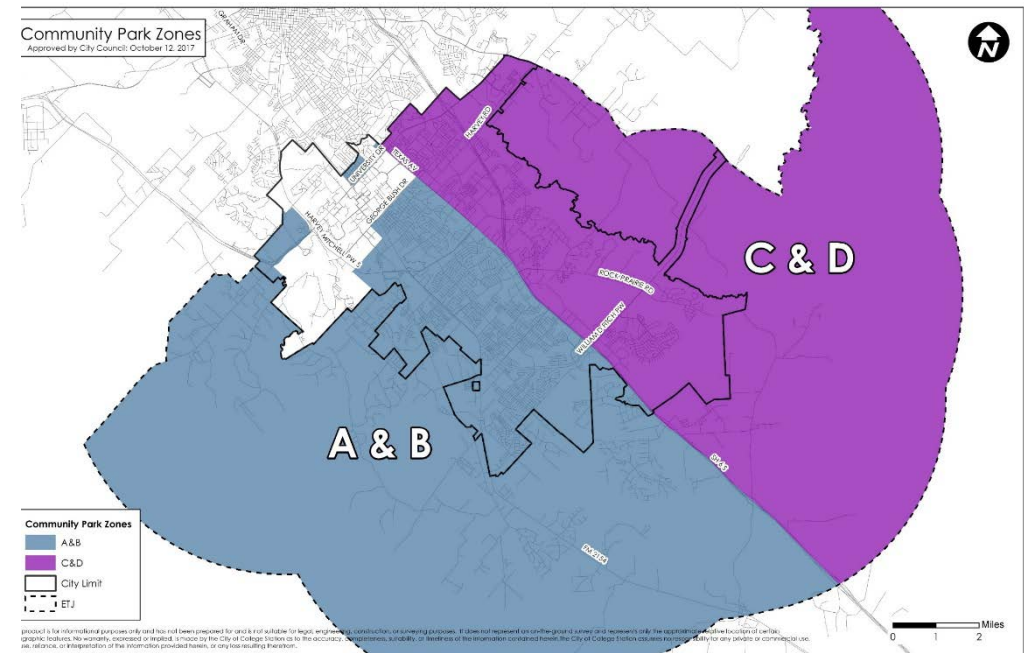
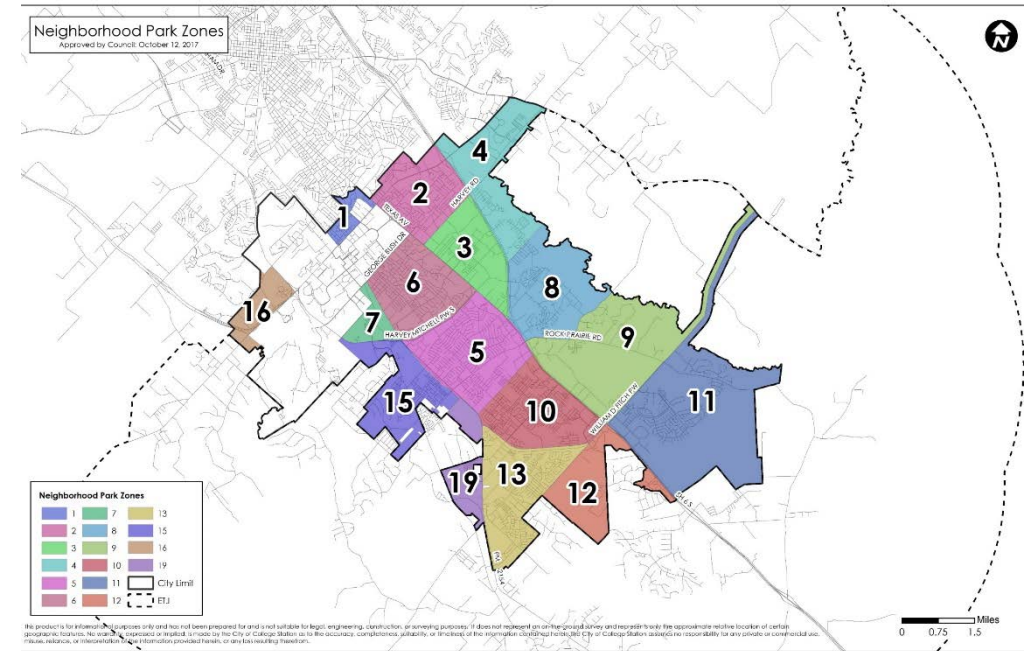
Credits

- Developer credit up to 50% if developer provides private park land and/or amenities on the site
- Developer credit up to 100% if developer provides private park land and/or amenities on the site in the ETJ

Current Park Zones

Parkland Dedication Audit, Jan. 2019

- Fewest number of zones permissible
- Elimination of distinctions



Requirements in Establishing Zones

1987 Supreme Court Decision

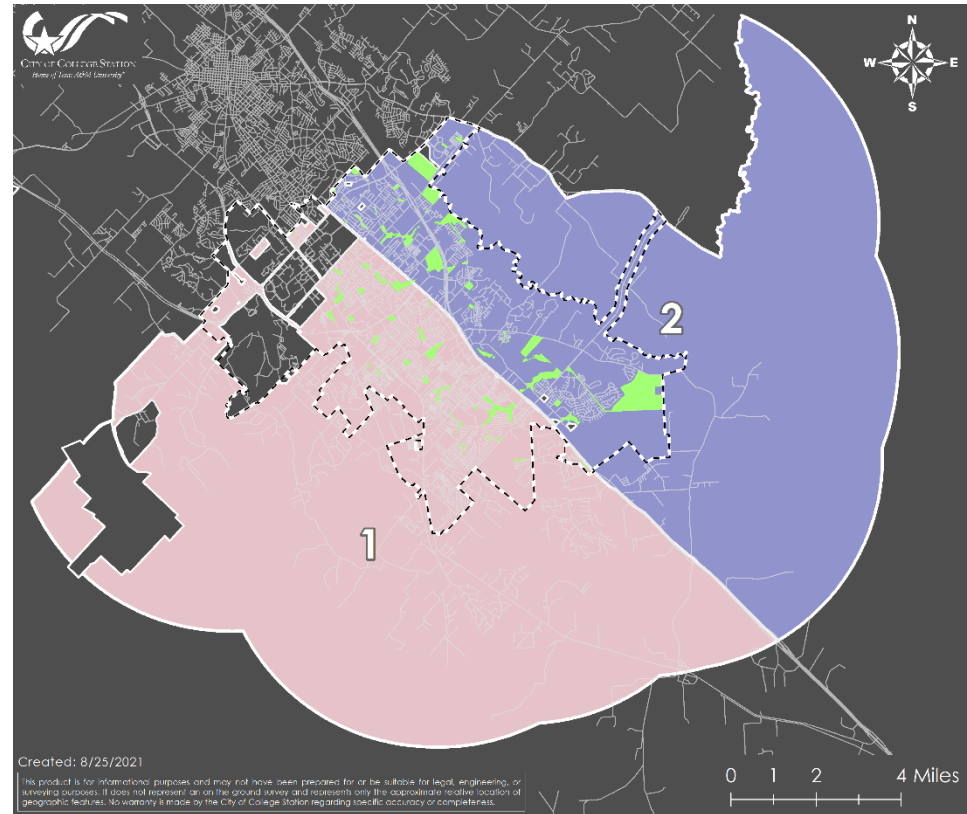
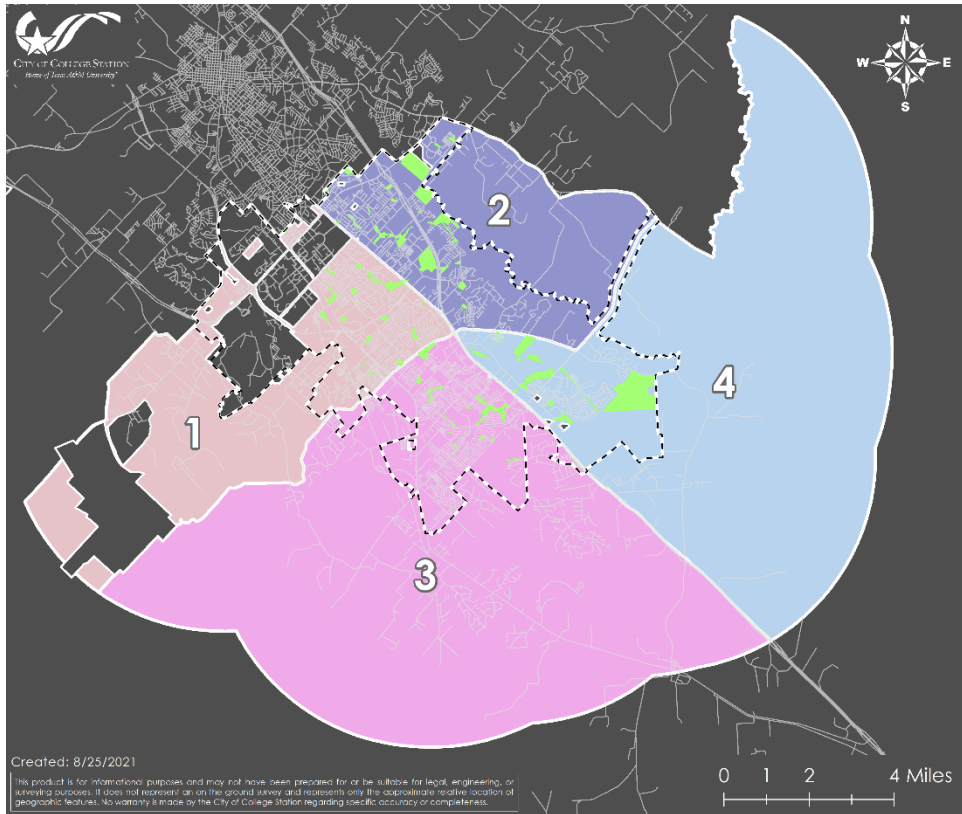
- In order for an exaction to be lawful, it is required to have an essential geographic nexus

Geographic Nexus

- Can residents be expected to use facilities where resources are expended?

Zone Change Examples

Considerations of drive time and distance to parks within that zone



Fees

Standard Review of Fees

- Review and update fees every 5 years

Average Cost Per Acre

- Update every five years to coincide with fees
- Council can discount fee as desired, but actual average cost should be used

Recognize Passive Parks in Fee

- Will incorporate into fee calculation

- Parks would be private and can only be used by residents within the subdivision
- Additional demand by the subdivision is partially offset by the private park
- Residents will still use other parks within the zone/city
- Concern as it relates to future improvements of parks (private and public)
- Savings as it relates to maintenance
- Likely still going to be constructed

Credit for Private Facilities

Up to 50% if developer provides private park land and/or amenities of the site

Credit for Private Facilities in ETJ

Up to 100% if developer provides private park land and/or amenities of the site

- b. For development located within the extraterritorial jurisdiction of the City, the dedication requirements of this Section may be met through the creation of private parkland in the same amount required as set forth in Appendix I provided the developer enters into a written agreement that all such private parkland be dedicated to the City at the time of full purpose annexation into the City and provided that any plat related to such development, is inscribed with a notation regarding same.

College Station - Unified Development Ordinance – Section 8.8(c)(2)(b)

- Already have a reduction in fee (\$625 vs. \$1,261)
 - ETJ only has Community Park requirements

Total neighborhood park fees.

Total community park fees.

Single-Family: \$636.00 per Dwelling Unit (DU)

Single-Family: \$625.00 per Dwelling Unit (DU)

Multi-Family: \$267.00 per Bedroom (BR)

Multi-Family: \$420.00 per Bedroom (BR)

- Challenge with acquiring land after development

Recommendations

Zones

- Reduce the number of parkland dedication zones – **Yes, four as presented with extension into ETJ**
- Eliminate the distinctions of parkland dedication zones – **Yes, establish a single classification of zones**

Fees

- Standard review of fees – **Yes, every five years**
- Update the cost information relating to the average per acre cost – **Yes, every five years**
- Ensure park development fee recognizes passive parks – **Yes, will include in cost analysis**

Credits

- Developer credit up to 50% if developer provides private park land and/or amenities on the site – **25% credit**
- Developer credit up to 100% if developer provides private park land and/or amenities on the site in the ETJ – **Do not provide credit**