

Parkland Dedication Ordinance

February 15, 2022

Michael Kowski – Director of Parks and Recreation

Overview

- Why Review?
 - #1 recommendation in our Parks Master Plan adopted by Council in 2017
 - Not updated since the early 2000's
 - Limited supporting documentation for current methodology
 - We are exposed to challenges, including litigation

- Intent
 - Maintain our level of service
 - Adopt a defensible methodology for arriving at our calculations
 - Provide options and standards for reductions and credits, as appropriate

Overview

■ History

- Kicked-off in late-2019
- Paused / Restarted in 2020
- Parks & Recreation Board x 5
- McKinney Development Committee x 2
- City Council Work Session x 2
- City Council Public Hearing / Consider Adoption



■ Consultant

- Dr. John L. Crompton
 - University Distinguished Professor, Texas A&M University

Parkland Dedication and Park Development Fee Requirements

	Parkland Dedication	Park Development Fee	
	Acres of Land	Single-family	Multi-family
Existing	1 : 50	n/a	n/a
Study Results	1 : 37	\$1,993 per Unit	\$1,631 per Unit

- Dwelling units per acre of parks: $71,842 / 1,942 = 37$
- Average development cost per dwelling unit: $\$ 67,032 / 37 = \$ 1,812$
- Ratio of MFU/SFU persons per household: $2.4 / 3.0 = .8$
- Adjust \$ 1,812 for .8 ratio of MFU/SFU:

MFU: $\$ 1,812 / .9 = \$ 1,631$ per unit

SFU: $\$ 1,812 / 1.1 = \$ 1,993$ per unit

Study Year: 2020

Parkland Dedication and Park Development Fee – Other Cities (Dec 2021)

	Parkland Dedication	Park Development Fee (Per Unit)			
	Acres of Land	Single-family	Multi-family	Notes	Recently Updated
McKinney Existing	1 : 50	n/a	n/a		20+ Years
McKinney Study Results	1 : 37	\$ 1,993	\$ 1,631		
Allen	1 : 100	\$ 645	\$ 645		
Anna	1 : 50	\$ 1,500	\$ 2,000		2020
Celina	1 : 50	\$ 1,500	\$ 1,500		
Frisco	1 : 37	\$ 1,661	\$ 1,052	Their Study Results SF: \$ 2,769 MF: \$ 1,754	2018
Plano	Zero Per Master Plan	\$ 2,065	\$ 1,442	Increased fees x 4 SF: \$ 467 MF: \$ 323	2019
Prosper	1 : 35	\$ 1,500	\$ 2,000		
Weston	220 sf per capita based on actual density proposed	\$ 0	\$ 0		

Parkland Dedication and Park Development Fee – Other Cities (Dec 2021)

	Parkland Dedication	Park Development Fee (Per Unit)			
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McKinney Existing	1 : 50	n/a	n/a		20+ Years
McKinney Study Results	1 : 37	\$ 1,993	\$ 1,631		
McKinney Proposal	1 : 37	\$ 1,000 \$ 1,400	\$ 1,600	2022 & 2023 2024 & 2024	
Allen	1 : 100	\$ 645	\$ 645		
Anna	1 : 50	\$ 1,500	\$ 2,000		2020
Celina	1 : 50	\$ 1,500	\$ 1,500		
Frisco	1 : 37	\$ 1,661	\$ 1,052	Their Study Results SF: \$ 2,769 MF: \$ 1,754	2018
Plano	Zero Per Master Plan	\$ 2,065	\$ 1,442	Increased fees x 4 SF: \$ 467 MF: \$ 323	2019
Prosper	1 : 35	\$ 1,500	\$ 2,000		
AVERAGE (6 Cities)	1 : 45	\$ 1,479	\$ 1,440		



Minimum Parkland Dedication and Park Development Fee Requirements

		Parkland Dedication		Park Development Fee		
		Single-family	Multi-family	Single-family		Multi-family
Required		1 : 37	1 : 37	\$1,993 per Unit		\$1,631 per Unit
Discount Schedule	2022 & 2023	None		- 50%	\$1,000 per Unit	\$1,600 per Unit
	2024 & 2025			- 30%	\$1,400 per Unit	\$1,600 per Unit
	2026 and beyond			---	\$1,400 per Unit	\$1,600 per Unit

- Effective Oct 1, 2022
- A single-family fee increase takes effect Oct 1, 2024
- Council review in 3-years (2025)
 - Anticipated that any Council changes may go into effect Oct 1, 2026, or
 - Stay "as is"

Parkland Dedication & Park Development Fee Credits

Use	Parkland Dedication - Reduction in Required Acres or Fee in lieu of	Park Development Fees - Credit for Private Park Amenities
Single-family Residential	none	50 %
Multi-family Residential	none	50 %
Mixed-use Residential Structure	25 %	50 %
Senior/Independent Living	50 %	Not Required
Affordable Housing	50 %	Not Required
Assisted Living/Memory Care/Skilled Nursing	Not required	Not Required

- Aim is NOT to reduce new physical parkland created in community

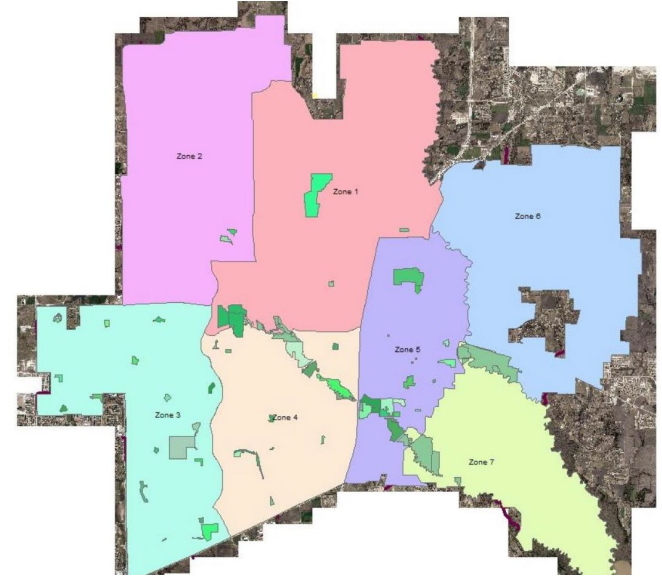
Details

- Payment of Fees
 - Single family and duplex residential units: at plat recordation
 - All other residential development: prior to the issuance of any building permits
 - The fee to be paid in lieu of parkland dedication: will be the average fair market value per acre of the land which is being subdivided determined at the time of the record plat approval or the issuance of a building permit, as applicable
 - The fair market value: most recent appraisal as adopted by the CCAD

Details

■ Zones

- From four (4) to Eight (8) total zones
 - Seven (7) geographic zones
 - One (1) citywide zone
- 10% of fees collected from a development may be applied to the citywide park zone for use anywhere in the City's parks system
 - Examples: regional parks / facilities, trails, wholistic system upgrades
- Transfer of fees between and among geographical park zones is permitted subject to the repayment of such fees to the originating geographical park zone



Details

- Credits for Private Amenities
 - Up to fifty percent (50%) of the total park development fee required may be eligible for reimbursement if the developer provides *private* parkland and/or park-like amenities on the site – with Director approval.
 - Examples: playground equipment, shade structures, splash pads, basketball courts or volleyball courts, tennis courts, walking and jogging trails
 - Credits Example: Honey Creek Phase 1
 - Owed \$316,920 in park fees
 - We issued a 50% credit for improvements made to one of their HOA parks that included a playground, pavilion and walking path

Details

- Developer Provides Public Park Improvements – In Lieu of Fees
 - Developer may enter into a development agreement with the City to construct required *public* park improvements in lieu of paying fees.

Parkland Dedication and Park Development Fee : Painted Tree Example

	Acres of Land	Park Development Fee				Difference
		Single-family		Multi-family		
Existing Ordinance	<u>78</u> 1: 50	n/a		n/a		
Study Results	<u>105</u> 1: 37	\$1,993	\$6,527,075	\$1,631	\$978,600	+ 27 acres + \$7,505,675
Actual	250 acres Open Space (107 qualifying acres)	Fund / Design / Construct / Maintain All Parks / Trails / Private Amenities				+29 acres +\$10,000,000

Based upon most recent estimates: 3,275 SF Units, 600 MF Units

Details

- Effective Date
 - October 1, 2022
 - A developer may request that all the parkland dedication and park development fee requirements established by this article be applied to a new residential development prior to October 1, 2022.

Request

- That the Code of Ordinances, Article VI. Conveyance of Land for Recreational Areas and Facilities (Subdivision Ordinance) be amended as presented

Thank You