Plano City of Excellence | Memorandum

Date: August 7, 2019

To: Mark D. Israelson, City Manager

From: Robin Reeves, Director, Parks and Recreation

Subject: Park Fee Ordinance Modifications

You have asked us to consider how we could move forward with collecting park fees from all future residential development within the City and collect the fees at a rate that reflects different property values in various parts of the City. If we move in this direction, staff suggest that we consider a two-step approach.

Step 1
In order to collect park fees from *all future residential development* throughout the City, staff believes the best approach will be to add the entire City to the existing 14 Park Fee Service Areas and not create new service areas. We can do this fairly quickly by simply adopting a new Park Fee Service Area Map that includes the entire City. This will not require any other significant changes to the ordinance. Some of these areas may not have residential development in the near future but if development patterns change, the City will be prepared to collect the fee from *all* new residential development. The fee will be collected at the new rate recently approved by City Council.

Step 2
Staff believes that collecting the fees at a rate that reflects different property values in various parts of the City will require a completely new ordinance based on a different model than the current ordinance. This step will require time for analysis by staff from Parks, Planning, Building Inspections and Legal. Additionally we need to seek consultation from an experienced outside consultant with expertise in these types of ordinances.

The current ordinance is one that charges a single fee to address both land acquisition and park development for neighborhood and linear parks. It also identifies where these parks will be located in accordance with the Park Master Plan map and the Parks, Recreation, Trails & Open Space Master Plan document.

The model that we have been asked to consider is one that charges one fee for park development with a separate land dedication requirement. In this structure, a developer will be required to dedicate a set amount of land per residential unit or pay a fee in lieu of land dedication based on the land value as determined by the central appraisal district or by an independent appraisal. This allows for variations in land values across the City and allows for a fee in lieu of land that reflects those different values. Typically, there is a minimum size requirement for land dedications that prevents small unusable land dedications from being accepted.

The current Park Master Plan map and documents will need to be re-evaluated based on the inclusion of these new areas to determine what the parkland level of service needs will be in these new areas. This may change over time as development patterns change and should be updated and evaluated on a consistent basis. Once we are able to create the level of service definition for the newly included areas, we can develop a formula for the amount of land needed per unit in these areas. We will also need to

seek legal counsel concerning the soundness of abandoning the current twenty five year old park fee ordinance and moving to an entirely new type of ordinance with new formulas for services and fees at this stage of the City's development.

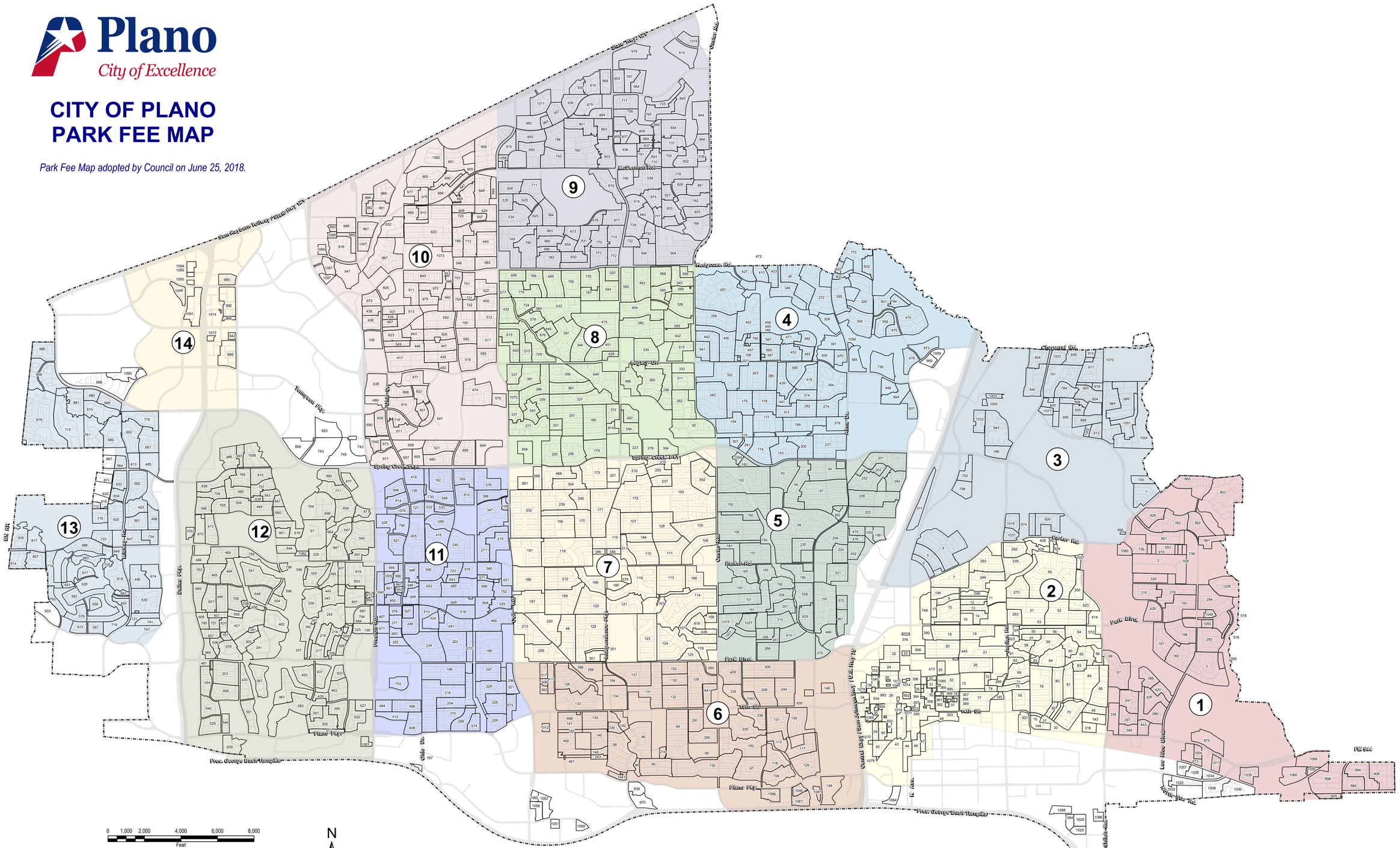
The current ordinance only addresses neighborhood and linear parks. It does not provide for a fee for the acquisition and development of larger community parks such as Carpenter Park and Jack Carter Park or nature preserves such as Arbor Hills Nature Preserve or Oak Point Park and Nature Preserve. These types of parks have been paid for almost entirely with bond funds. Including these types of parks in an updated ordinance can also be considered but is not likely necessary or beneficial since there is very little land still needed or available for these types of parks. A fee for these larger parks would need to be significantly higher than the current neighborhood and linear park fee. We would also need to determine if there are any legal issues with adding these types of parks to the fee ordinance at this stage of the City's development.

In summary, Step 1 allows us to immediately include the entire city within a park fee service area and insure that we collect the fee at the current rate for all new development. Step 2 provides the time needed to analyze having a completely new type of ordinance and involve an outside consultant and attorney to assist in preparing a new ordinance.

A copy of the current Park Fee Map is included with this memorandum. Also included is a map showing the *proposed* park fee service areas over the existing Park Master Plan map.

CITY OF PLANO
PARK FEE MAP

Park Fee Map adopted by Council on June 25, 2018.



0 1,000 2,000 4,000 6,000 8,000 Feet

0 0.5 1 2 Miles

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The Park Fee boundaries are subject to change.

Date: July, 2018
Source: City of Plano, Parks Division

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Plano
City of Excellence

CITY OF PLANO
2019 PARK FEE PLAN MAP
(Proposed Revisions)

Legend

- Schools
- Trail Connection
- Existing Parks
- Proposed Trails Not On Park Land
- Proposed Trails - Study Area
- County Line
- Existing Trails Not On Park Land
- Schools
- Rail Roads
- Proposed Parks
- Private Open Space
- Plano City Limit

Park Fee ID

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14

Rasor Park
Ridgeview Ranch Golf Course
Hidden Meadow Park
Ridgeview Park
MCDERMOTT RD
Legacy Trail
Heritage Yards at Plano Ath Fields
Russell Creek Park
Capstone Park
HEDGCOXE RD
Suncreek Park
Tejas Park
HEADQUARTERS DR
Legacy Drive Park Site
Lt Russell A Steindam Park
Prairie Meadow Park
CUSTER RD
Frank Beverly Park
Hoblitzelle Park
CHAPARRAL RD
Moore Park Site
LEGACY DR
Carpenter Park
Lone Star Park
Jack Carter Park
Blue Ridge Park
Wagon Wheel Park
Enfield Park
Timber Brook Park
Oak Point Park and Nature Preserve
Archgate Park
Bluebonnet Trail
High Point Athletic Fields
High Point Tennis Center
SPRING CREEK PKWY
Memorial Park
Horseshoe Park
Oak Point Center
Shawnee Park
Stoney Hollow Park
Arbor Hills Nature Preserve
Coyote Creek Park
Windhaven Meadows Park
Buckhorn Park
Big Lake Park
Clearview Park
Santa Fe Trail
Bob Woodruff Park
PARKER RD
Indian Creek Park
Windhaven Park
Preston Meadow Park
Cheyenne Park
Caddo Park
Schell Park
Willowcreek Park
Rowlett Creek Park Site
Glen Meadows Park
Parkwood Green Park
Arrowhead Park
South Central Community Park Site
PARK BLVD
Cottonwood Creek Greenbelt
Sunset Park
Shady Brook Trail
Eldorado Park
Rustic Park
Harrington Park
Haggard Park
Sgt Mike McCreary Sports Fields
Shoshoni Park
Pecan Hollow Golf Course
White Rock Trail Park
Steeplechase Park
Old Shepard Place Park
Evans Park
Hackberry Park
Longhorn Park
Liberty Park
Heritage Farmstead
Westwood Park
Overland Trail
PLANO PKWY
14TH ST
EAST PLANO PKWY
PRESIDENT GEORGE BUSH TPKE
RENNER RD
SAM RAYBURN TOLLWAY
DENTON COUNTY
COLLIN COUNTY
TENNYSON PKWY
MIDWAY RD
COMMUNICATIONS PKWY
DALLAS NORTH TOLLWAY
PARKWOOD BLVD
PRESTON RD
OHIO DR
COIT RD
VENTURA DR
INDEPENDENCE PKWY
ALMA DR
CENTRAL EXPY
K AVE
SHILOH RD
LOS RIOS BLVD
DUBLIN RD
BRAND RD
MURPHY RD
MARSH LN
INTERNATIONAL PKWY
PLANO PKWY

N

0 1,100 2,200 4,400 6,600 8,800
Feet

0 0.5 1 2
Miles

The locations of proposed sites, trails and facilities are subject to change.

Date: August, 2019
Source: City of Plano, Parks Division

Trail’s 8/7/2019 L:\Terry\MSD\ParkMasterPlan\MapAndParkFeePlan2019.mxd