



Legislation Text

File #: 21-4171, **Version:** 1

Discuss and Consider Changes to the Park Land Dedication and Development Fee Ordinance

Consider Proposed Changes

Approve Proposed Changes

The Park Land Dedication and Development Fee Chapter was created in 2003 and has not been updated since that time. It was adopted to provide adequate recreational areas and amenities in the form of neighborhood parks as a function of subdivision development in the city and to make the park land dedication and park development fee requirements an integral part of the review and approval of residential developments, whether the developments consist of new construction on previously vacant land or rebuilding and redeveloping existing residential areas.

New developments or redevelopments that involve only the replacement or reconstruction of pre-existing dwelling units are exempt from the provisions of this chapter, provided that the developments do not increase the density of the preexisting dwelling units or involve a replat of the property.

Following the adoption of the 2020 Parks, Recreation, Open Space and Trails Master Plan, staff began the review process to update the park land dedication ordinance to comply with the new standards identified in the master plan. Sample ordinances from more than 50 cities were collected and reviewed through the process. A gross market study of vacant tracts of land was completed in each of the city's geographic quadrants to provide a current land value for fee calculations. In addition, staff updated the average development cost of a typical neighborhood park for the development fee portion.

In addition to the proposed, updated fee schedule, staff is seeking input from the Board on revising the park quadrant boundaries, the private park fee credit section and charging park fees to commercial developments. The proposed ordinance changes have been reviewed by the City Attorney's Office and is now in final draft form. Following changes and adoption by the MPFDC, the final draft will be discussed at an upcoming City Council for formal adoption of the ordinance.

A routine review of the ordinance is necessary to stay current with changes in park master plan standards, land values and park development costs.

N/A

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