

Park Impact Fees

Lee's Summit Parks and Recreation Board
Draft Ordinance Presentation

December 6, 2023



Ordinance Overview

- Start Date
- Collection
- Calculation
- Credits and Waivers
- Service Areas
- Use of Fees
- Appeals
- Annual Review



Effective Start Date

- Applies to all building permit requests on or after July 1, 2024

Collection

- Payment Due at the building permit application phase

Calculations

- Residential \$1,200 per Dwelling Unit
- Non Residential \$0.20 per Gross Square Foot Area



Estimated cost to acquire and develop 15 acre neighborhood park

Item	Est Cost
Land Cost at \$34,000/ac	\$510,000
Utility Infrastructure	\$100,000
Parking and Roads	\$150,000
Grading/Site Work/Drainage	\$100,000
Trails (asphalt)	\$200,000
Playground and Surfacing	\$400,000
Park Shelters and Shade	\$100,000
Restrooms	\$150,000
Site Furnishings	\$25,000
Landscaping	\$20,000
Project Soft Costs (15%)	\$275,000
Total	\$2,020,000

Impact Fee Formula-Residential Development

- Population: 104,638 (from City of Lee's Summit Website 2023)
- Square Miles: 65.87
- Persons Per Household: 2.62 (2017-2021 US Census Data)
- Current Parks Level of Service: 1,250 acres (from LSPR Data)
- Est cost of land per acre undeveloped in Lee's Summit: \$34,000
- Cost of park development per acre: \$100,000

Land Requirement

- $104,638 / 1,250 = 83.71$ residents per acre
- $83.71 / 2.62 = 31.95$ Dwelling Units/ park acre

Determined Impact Fee-Acquisition and Development

- $\$134,000 / 31.95 =$ **\$4,194 per dwelling unit**



Impact Fee Formula-Non-Residential Development

Assumptions

- Average SF Residential House: 2,000 SF
- \$1,200 Park Impact Fee per Dwelling Unit
- \$0.60 Park Impact Fee/ Square Foot
- Fractional Impact of Non-Residential on Parks estimates approximately 1/3
- Non-Residential Park Impact Fee per SF= \$0.20



Credits and Fee Waivers

Full or partial credits are granted under the following conditions:

- Public facilities for governmental use
- Schools
- Repair or rebuilding structure(s) damaged involuntarily
- Any development exempt from local, state, or federal taxes
- Any redevelopment where there is a accessory use or no change in use
- When developer makes a park land dedication or park construction/improvements to an existing park within the service area



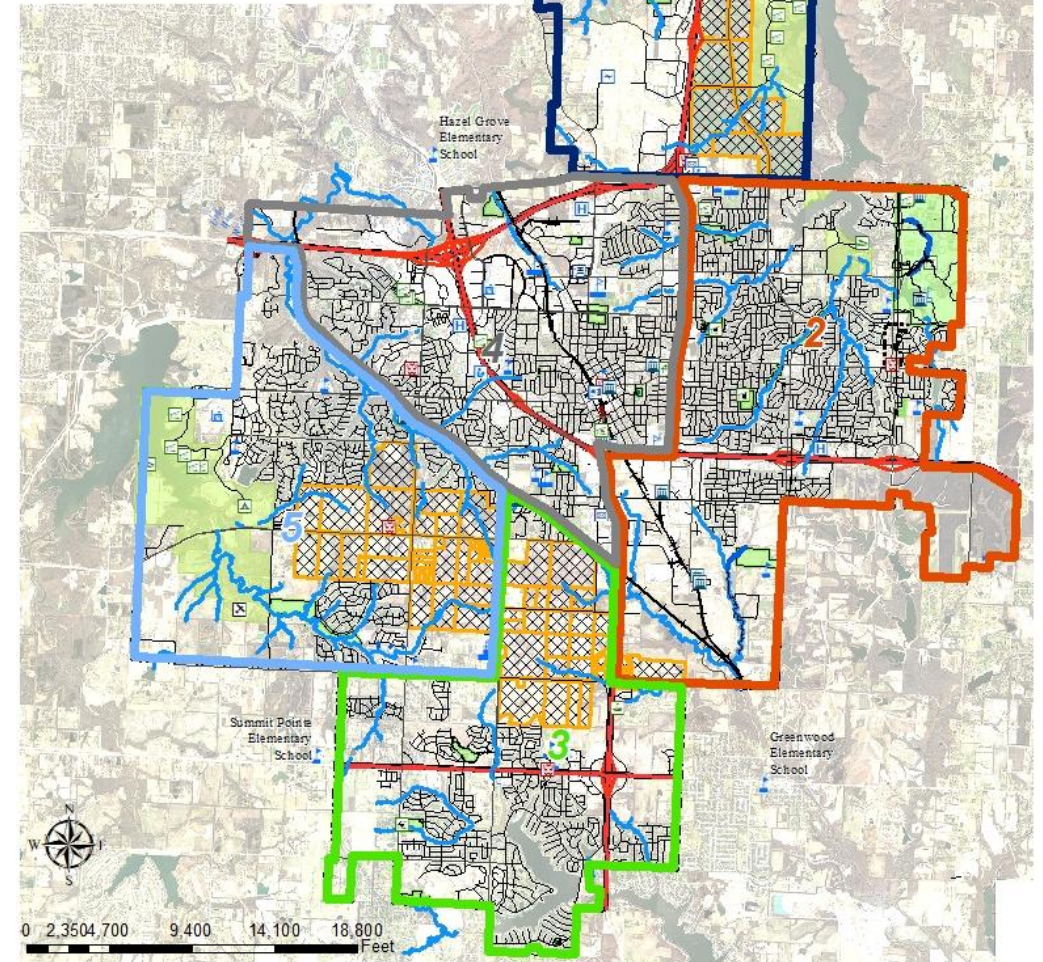
Park Impact Fee Service Areas

- 5 established service areas

Park Impact Fee Service Area Map

Area Summary

ID	Area	Total Square Miles	PRI Square Miles
1	North/Airport	15.38	1.69 (11.0%)
2	Legacy Park/East	14.62	0.21 (1.4%)
3	PRI/South	11.32	1.98 (17.5%)
4	Downtown	11.46	0 (0%)
5	PRI/West	12.86	2.85 (22.2%)



Use of Fees

- To be used within designated park service areas
- To be used for park acquisition and development
- To be used within ten (10) years of collection date



Appeals

- Applicant may appeal the following
 - Applicability of fee to application
 - Calculation of fee
 - Any credit determination
- Process
 - Appeal to City Manager
 - Appeal to Parks and Recreation Board
 - Circuit court for litigation



Annual Review

- Completed by the Impact Fee Administrator
- Presented to the Parks and Recreation Board
- Any recommendation for fee increase to be approved by the City Council



Next Steps

- January 10, 2024
 - Community Economic Development Committee (CEDC)
- February 6, 2024
 - City Council hearing; Ordinance 1st reading
- February 13, 2024
 - Ordinance 2nd reading

