

# Analysis of Park Land Dedication Ordinances and Park Impact Fees

March 22, 2023



**LEE'S SUMMIT**  
**PARKS**  
**& RECREATION**

# Overview to date

- Direction from Park Board and Park Master Plan update to pursue alternative funding
- Park Board presentation of options in January 2023
- Current presentation will offer two case studies



# Review of Case Studies

- **Streets of West Pryor**

- Existing Mixed Use
- Adjacent to Lowenstein Park

- **PRI Properties (North and South)**

- Approx 3,000 acres of undeveloped property south with future land use projections from COLS Planning and Development
- Approx 1,000 acres of undeveloped property north with future land use projections from COLS Planning and Development





# Assumptions

- Use Olathe, KS park impact fee schedule
  - **\$520 per SF or MF Dwelling Unit**
  - **\$130/1000 SF of office or retail space**
  - **\$70/1000 SF of industrial or showroom space**
- Use **\$34,000/acre** for AG zoned undeveloped land for future park development in projections based on current estimated market conditions
- Use current “Level of Service” for existing Lee’s Summit Parks of **12.5 acres/1000 residents**
- Use 2020 census data for persons per household (**2.62**) and population (**100,000**)
- A fee in lieu of land dedication is calculated based on \$34,000/ac land value and Level of Service resulting in a **\$1,113 fee per Dwelling Unit (DU)**
- FAR (Floor to Area Ratio) assumed at the following:
  - 0.3 for Office/Medical
  - 0.3 for Light Industrial/Showroom
  - 0.5 for Retail/Commercial



# Estimate of Probable Cost for Neighborhood Park Land Acquisition and Development (+/- 15 acres)

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



# Streets of West Pryor Analysis

Park Impact Fee Breakdown for Streets of West Pryor Mixed Use Development						
Lot	Type	bldg area	DU	bldg area/1000	Unit Fee*	Total
1	Commercial	5719		5.719	\$ 130.00	\$ 743.47
2	Commercial	3360		3.36	\$ 130.00	\$ 436.80
3	Commercial	6911		6.911	\$ 130.00	\$ 898.43
6	Commercial	63474		63.474	\$ 130.00	\$ 8,251.62
7a	Apartments		184	0	\$ 520.00	\$ 95,680.00
7b phase 1	Townhome		18		\$ 520.00	\$ 9,360.00
7b phase 2	Townhome		65		\$ 520.00	\$ 33,800.00
8	Apartments		237		\$ 520.00	\$ 123,240.00
8	Commercial	22500		22.5	\$ 130.00	\$ 2,925.00
9C	Commercial	3246		3.246	\$ 130.00	\$ 421.98
10	Commercial	12946		12.946	\$ 130.00	\$ 1,682.98
12	Commercial	7000		7	\$ 130.00	\$ 910.00
Total Park Impact Fee						\$ 278,350.28

Park land dedication ordinance/Fee in Lieu for Streets of West Pryor Mixed Use Development					
Lot	Type	DU	pp/DU**	Park Multiplier***	Total Acres
7a	Apartments	184	2.62	0.0125	6.026
7b phase 1	Townhome	18	2.62	0.0125	0.5895
7b phase 2	Townhome	65	2.62	0.0125	2.12875
8	Apartments	237	2.62	0.0125	7.76175
		504			
Total Land Dedication (ac)					16.506
Total Land Value based on \$34k/ac					\$ 561,204.00
Total Fee in Lieu of Land at LOS at \$1,113/DU					\$ 560,952.00

\* Unit fee derived from Olathe, KS impact fees  
 \*\* pp/DU derived from 2020 US Census data for persons per household  
 \*\*\* Park Multiplier derived from current LSPR Level of Service acres per 1000 residents





**Park Impact Fee Breakdown for Property Reserve North**

Type	total ac	bldg area (SF)	DU	bldg area/1000	Unit Fee*	Total
Estate Lot Single Family	0		0		\$ 520.00	\$ -
Conventional Lot Single Family	77		193		\$ 520.00	\$ 100,360.00
Medium Lot Single Family	28		84		\$ 520.00	\$ 43,680.00
Small Lot Single Family	91		364		\$ 520.00	\$ 189,280.00
Senior Villas	82		410		\$ 520.00	\$ 213,200.00
Twin Villas	26		169		\$ 520.00	\$ 87,880.00
Townhomes	27		216		\$ 520.00	\$ 112,320.00
Apartments	94		1598		\$ 520.00	\$ 830,960.00
Senior Care	102					
Mixed Office/Medical	206	2,692,008		2,692	\$ 130.00	\$ 349,961.04
Light Industrial/ Showroom Warehouse	131	1,711,908		1,712	\$ 70.00	\$ 119,833.56
Commercial/Retail	102	2,221,560		2,222	\$ 130.00	\$ 288,802.80
Misc/Rights-of-Way	96					
<b>Total</b>	<b>1062</b>		<b>3034</b>			<b>\$ 2,336,277.40</b>

**Park land dedication ordinance for Property Reserve North**

Type	total ac	bldg area (SF)	DU	pp/DU**	Park Multiplier***	Total Acres
Estate Lot Single Family	0		0	2.62	0.0125	0.00
Conventional Lot Single Family	77		193	2.62	0.0125	6.32
Medium Lot Single Family	28		84	2.62	0.0125	2.75
Small Lot Single Family	91		364	2.62	0.0125	11.92
Senior Villas	82		410	2.62	0.0125	13.43
Twin Villas	26		169	2.62	0.0125	5.53
Townhomes	27		216	2.62	0.0125	7.07
Apartments	94		1598	2.62	0.0125	52.33
			3034			99.36
					Total Land Value based on \$34k/ac	\$ 3,378,359.00
					Fee in lieu of land at \$34,000k/ac w/ LOS at \$1,113/DU	\$ 3,376,842.00

\* Unit fee derived from Olathe, KS impact fees

\*\* pp/DU derived from 2020 US Census data for persons per household LSMO

\*\*\* Park Multiplier derived from current LSPR Level of Service acres per 1000 residents

# PRI North Analysis



# PRI South Analysis

Park Impact Fee Breakdown for Property Reserve South						
Type	total ac	bldg area (SF)	DU	bldg area/1000	Unit Fee*	Total
Estate Lot Single Family	100		150		520	\$ 78,000.00
Conventional Lot Single Family	974		2,435		520	\$ 1,266,200.00
Medium Lot Single Family	472		1,416		520	\$ 736,320.00
Small Lot Single Family	334		1,336		520	\$ 694,720.00
Senior Villas	163		815		520	\$ 423,800.00
Twin Villas	180		1,170		520	\$ 608,400.00
Townhomes	57		456		520	\$ 237,120.00
Apartments	78		1,326		520	\$ 689,520.00
Senior Care	14					
Mixed Office/Medical	55	718,740		718.74	130	\$ 93,436.20
Light Industrial/ Showroom Warehouse	113	1,476,684		1,476.68	70	\$ 103,367.88
Commercial/Retail	260	5,662,800		5,662.80	130	\$ 736,164.00
East of 291	130					
Misc/Rights-of-Way	211					
<b>Total</b>	<b>3141</b>		<b>9104</b>			<b>\$ 5,667,048.08</b>

Park land dedication ordinance/Fee in Lieu for Property Reserve South						
Type	total ac	bldg area (SF)	DU	pp/DU**	Park Multiplier***	Total Acres
Estate Lot Single Family	100		150	2.62	0.0125	4.91
Conventional Lot Single Family	974		2,435	2.62	0.0125	79.75
Medium Lot Single Family	472		1,416	2.62	0.0125	46.37
Small Lot Single Family	334		1,336	2.62	0.0125	43.75
Senior Villas	163		815	2.62	0.0125	26.69
Twin Villas	180		1,170	2.62	0.0125	38.32
Townhomes	57		456	2.62	0.0125	14.93
Apartments	78		1,326	2.62	0.0125	43.43
<b>Total</b>	<b>2,358</b>		<b>9,104</b>			<b>298.16</b>
				Land Value based on \$34k/ac		\$ 10,137,304.00
				Fee in lieu of land at \$34,000k/ac w/ LOS at \$1,113/DU		\$ 10,132,752.00
* Unit fee derived from Olathe, KS impact fees						
** pp/DU derived from 2020 US Census data for persons per household LSMO						
*** Park Multiplier derived from current LSPR Level of Service acres per 1000 residents						





# Next steps

- Determine park board support for either option
- Internal task force with key city depts- Parks, P&D, legal
  - Based on direction of board develop appropriate legislation for impact fee or ordinance for land dedication/fee in lieu
- Additional input for park board input at future meeting
- Based on Park Board support bring forward legislation/ordinance to City Council

