

Analysis of Park Land Dedication Ordinances and Park Impact Fees

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LEE'S SUMMIT
PARKS
& RECREATION

Approaches

- Park Land Dedication Ordinance/Fee in lieu
- Park Impact Fees



Considerations

- Local and historical precedent give opportunity to impose these fees
- LSPR should take a proactive position for long term growth of PRI properties and secure adequate parkland and facilities to accommodate new residents
- Need to maintain a “Level of Service” with more quality land for parks, facilities, and trails
- Direction from community input in 2022 Park Master Plan Update
- Anticipated push back from development community in either option



Parkland Dedication Ordinance

- Defined: a mechanism for local governments requiring developers to donate land specifically for parks use
- Means of providing park facilities in newly developed areas without burdening existing residents- “Proportionate Share”
- Theory of Growth Management- concept that development must support public improvements
- Typically calculated by a multiplier and number of units and/or land acreage developed.
- Minimum Goal is to maintain a “Level of Service” for park land that already exists.



Parkland Dedication Ordinance cont.

- Under the governance of City Planning Department by development ordinance and under the operational framework of the Parks Department
- Applied typically to residential development
- Can be either dedication of land or fee in lieu of in case of smaller developed properties
- Credits may be applied for by developer if private park facilities are built- percentages to be determined
- In metro area, KCMO, Raymore, and Liberty have these ordinances



Parkland dedication ordinance

Pros

- Can set a fee in lieu of in cases of smaller development tracts
- Maintains existing level of service standards
- Secures park land at no cost

Cons

- Anticipate push back from development community
- Typically would not provide funding for actual park development
- Strong ordinance need effective in park land goals



Park Impact Fees

- Type of user fee assessed to landowners and developers who are responsible for creating demand for new park facilities
- Originally developed relating to infrastructure (sewer, water, streets) and local government “police power” to regulate land development to protect health, safety, and welfare of community
- Calculated by Dwelling Unit or per SF of either residential, commercial, or industrial development
- Missouri does not have enabling legislation for park impact fees. Would require voter approval



Park Impact Fees cont.

- Typically one time, up-front charges due when building permit is issued
- In metro area, cities of Lenexa, Olathe, and Gardner administer park impact fees
- Fees are limited to land purchase and capital improvements, not maintenance and to be used within predetermined service areas



Park impact fees

Pros

- In addition to residential, fee can be applied to commercial and industrial tracts
- The fees are predictable and simple to calculate,
- Fees can be used for land purchase and/or park development

Cons

- Requires state enabling legislation or a voter approved fee structure



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
- Bring back for park board input at future meeting
- Based on Park Board support bring forward legislation/ordinance to City Council

