

# Proposed Parkland Impact Fee Ordinance Amendments

PRESENTED BY:

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# Timing of Payment

## CURRENT

100% of the Total Parkland Impact Fee Obligation must be paid by\*:

- Final plat
- Issuance of the first building permit when a plat is not required
- In accordance with the Franklin Charter
- In accordance with a contract for Parkland Impact Fees approved by BOMA

## PROPOSED

25% of the Total Parkland Impact Fee Obligation must be paid by:

- Final plat
- Issuance of the first building permit when a plat is not required
- In accordance with the Franklin Charter
- In accordance with a contract for Parkland Impact Fees approved by BOMA

The remaining 75% of the Total Parkland Impact Fee Obligation must be paid with a proportion amount with each building permit (\$3,228/permit)

# Timing to Spend Parkland Impact Fees

## CURRENT

City of Franklin must spend the Parkland Impact Fees collected within their respective quadrants within 10 years

## PROPOSED

Remove 10 year time limit on the spending of fees

- Reasoning: The fees are being collected over a longer period of time

# Timing of Improvement Construction

## CURRENT

Improvements must be constructed within 2 years from the issuance of the first building permit

## PROPOSED

Improvements must be constructed with the adjacent portions of the development.

- Example:
  - Phase 1 – no parkland amenities adjacent to this phase
  - Phase 2 – parkland amenities within and or immediately adjacent to this phase; improvements must be constructed
  - Phase 3 – no parkland adjacent to area
  - Phase 4 – parkland amenities within and or immediately adjacent to this phase; improvements must be constructed

# Off-sets for Private Amenities

## CURRENT

Calculated at 25% of the actual cost to construct the private park and recreation amenities

- Can collect up to the Total Parkland Impact Fee Obligation
- Includes land value costs

## PROPOSED

Calculated at 50% of the Total Parkland Impact Fee Obligation

- Can only collect up to 50% of the Total Parkland Impact Fee Obligation
- Of the Remaining 50% - 25% will be used for community type parks and 25% for neighborhood type parks in the quadrant where the development occurred per the ordinance
- Land value costs NOT included

# Off-sets for Private Amenities Open to the Public

## CURRENT

Calculated at 100% of the actual cost to construct the amenities if the type of amenity is included in the Comprehensive Parks and Recreation Master Plan

OR

Calculated at 75% of the actual cost to construct the amenities if the type of amenity is not included in the Comprehensive Parks and Recreation Master Plan

- Both options include land value and construction costs

## PROPOSED

Calculated at 75% of the Total Parkland Impact Fee Obligation

- May collect up to 75% of the Total Parkland Impact Fee Obligation
- Remaining 25% will be used for community type parks per the ordinance
- Includes value of the land predetermined by the ordinance

# Off-sets for Public Amenities Owned by COF When Density Exceeds 350 Units

## CURRENT

Land and improvements  
dedicated to the City

Must be a minimum of 5-acres

Calculated at 100% of the total  
cost of construction and land

## PROPOSED

Land and improvements  
dedicated to the City

Minimum of 5-acres OR make a  
major greenway connection

Improvements must be  
consistent with a City of Franklin  
Master Plan (i.e. Parks, Streets,  
Transportation, etc.)

# Summary of Eligible Offsets

Total Parkland Impact Fee Obligation	Private Amenities	Public Amenities	5-Acre Neighborhood Park – Min. 350 Unit Development
100%	COF Neighborhood Parks	Offset Eligible Improvements and Land*	Offset Eligible Improvements and Land*
75%	Offset Eligible Improvements Only No Land	Offset Eligible Improvements and Land*	Offset Eligible Improvements and Land*
50%	Offset Eligible Improvements Only No Land	Offset Eligible Improvements and Land*	Offset Eligible Improvements and Land*
25%	COF Community Parks	COF Community Parks	Offset Eligible Improvements and Land*

\* Land Eligible for Offset is based on density (i.e. 69.41 units = 1 acre)