

CITY OF FRANKLIN

Proposed Changes to Parkland Impact Fee Off-Sets

December 10, 2019 - Revised

After careful consideration, internal discussion, and discussion with members of the Development community, the City of Franklin is proposing changes to the eligible off-sets for Parkland Impact Fees. In lieu of collecting 100% of the total Parkland Impact Fee Obligation prior to the time of the recording of the first plat and when no plat is required prior to the first plat issuance or, when a plat is not required, first residential building permit, staff proposes collecting 25% with the remainder of the fee paid on a per building permit basis. This portion of the parkland impact fee obligation is to be used for expanding community type parks within the quadrant where the development occurred.

Additionally, the staff is proposing to amend the current eligible off-sets as follows:

- Private Improvements (those only accessible by residents of the neighborhood) will be eligible to receive an off-set up to 50% of the total parkland obligation for construction costs only (including engineering and design costs). Land value will not be included. A restrictive easement will be placed on the property and improvement to ensure the area forever be used for recreational amenities and cannot be converted to any other use unless approved by the City of Franklin Board of Mayor and Aldermen. Again, this area is not expected to be available to the general public.
- Public Improvements - where the land and improvements will remain owned and maintained by the homeowner's association shall be placed in an all-access public easement and be made available for the enjoyment of the general public. The land* and cost improvements shall be eligible to receive an off-set up to 75% of the total parkland obligation as defined in the parkland ordinance. *The land area eligible for an off-set shall not exceed the park land area generated by the development as determined by the parkland impact fee formula (i.e. 69.41 dwelling units per 1 acre of parkland)
- When a Development has a minimum of 350 dwelling units and when the land and improvements are dedicated to the City of Franklin, the improvements and land are eligible to receive an off-set up to 100% of the total parkland impact fee obligation as defined in the parkland ordinance. The following criteria must also be satisfied:
 - Land and Improvements shall be dedicated to the City upon completion and acceptance by the City.
 - Improvements must be consistent with the Comprehensive Parks and Recreation Master Plan and approved by the Parks Director
 - Shall be a minimum of 5 acres OR make a major trail connection
 - Eligible acreage will be calculated using the current service level defined in the ordinance as 69.41 dwelling units per 1 acre of parkland. Therefore, projects must have enough dwelling units to create a 5-acre park.
 - Example 1: 300 dwelling units / 69.41 service level = 4.32 acres (NOT ELIGIBLE for 100%)
 - Example 2: 350 dwelling units / 69.41 service level = 5.04 acres (ELIGIBLE)

*Note: Developments that do not meet the minimum dwelling unit requirement listed above may still create larger park areas, but they will only be eligible for offsets on the amount of land determined by the current service level. Therefore, if Example 1 development constructs a 5-acre park, it will not be eligible for a 100% offset, but may be eligible for off-set on the 4.32 acres depending on the type of improvement.

A summary of eligible off-sets is displayed in the table below.

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*

All developments will be required to pay 25% of the total parkland impact fee obligation at the recording of the final plat or the issuance of the first building permit, when a plat is not required. The remaining 75% of the Total Parkland Impact Fee Obligation shall be collected concurrently with the issuance of each building permit and shall be prorated. (i.e. The current per dwelling unit fee is \$ 4,304 x .75% = \$ 3,228 per dwelling unit.)