

CHAPTER 157. UNIFIED DEVELOPMENT CODE.

SUBCHAPTER 14. PARKLAND AND OPEN SPACE STANDARDS.

A. PURPOSE.

- (1) Intended to ensure the City creates a comprehensive network of trails that provides links to parks, homes, schools and community facilities ensures multi-modal access throughout the City.
- (2) Provide for pedestrian corridors with the integration of hike and bike trails within floodplain areas.
- (3) Preserve environmentally sensitive and ecologically diverse areas.
- (4) Maintain and achieve a contiguous hierarchy of public parks and facilities, open space, and hike and bike trails that serve the recreational needs of all residents, employees, and visitors of Pflugerville.
- (5) Establish public parkland design and physical characteristic policies consistent with the Master Plan.
- (6) Establish policies for the conveyance of public parkland.
- (7) In order to serve a diverse demographic and an expanding population, the City would like to focus on the development of public community parks that ultimately serves the population equitably.
- (8) Expand the community and regional park system.
- (9) Maintain or exceed existing level of service in accordance with the City's Master Plan.

B. APPLICABILITY.

- (1) Except as provided in Subsection (2) below, this Subchapter shall apply to the following:
 - (a) Residential subdivisions within the City Limits;
 - (b) Residential subdivisions within the City's Extra-Territorial Jurisdiction (ETJ), whereby the most stringent standards apply between the jurisdictions' subdivision authority;
- (2) The following are exempt from the requirements of this Subchapter:
 - (a) A subdivision for which a preliminary plan was approved on or before the effective date of this Subchapter, as amended or recodified, and which the preliminary plan has not expired prior to approval of a final plat;
 - (b) If a replat is filed, the dedication requirements shall be controlled by the policy in effect at the time of the replat.
 - (c) A development governed by an agreement between the City and the subdivider, including specific provisions for the dedication of parkland or fee in-lieu payments. Where the agreement is silent, the provisions of this Subchapter shall apply.

- (d) A subdivision or site plan within a municipal utility district that has a consent agreement and land use plan approved by the City that provides for the dedication of parkland or recreational facilities or the payment of fees instead of dedication of the parkland or facilities.

C. PUBLIC PARKLAND DEDICATION REQUIREMENTS.

- (1) General. Public Parkland shall be dedicated and conveyed to the City for residential subdivisions in accordance with the Master Plan, and the provisions stated herein; as applicable.
- (2) Calculation.
 - (a) The amount of land required to be dedicated for parkland will be calculated at a rate of not less than six and six-tenths (6.6) acres of parkland per 1,000 ultimate residents or an equivalent ratio thereof. The required acreage shall be rounded to the nearest one tenth. The following formula shall be used to determine the amount of parkland to be dedicated:

$\frac{6.6 \times (\text{Number of Units}) \times (\text{Persons/Units})}{1000} = \text{Acres to be dedicated}$

- (b) The number of persons per unit shall be based on data compiled by the city and shall be reviewed and adjusted as necessary. The following figures represent the average number of persons per unit by current density categories, and shall be used to calculate parkland dedication:

Table # ____ Persons per Unit	
Gross Density per Residential Development (Dwelling Units per Acre)	Persons per Unit
From 0 to 6	3.0 (Census = 3.03)
Over 6 to 10	2.7 (Census = 2.73 renter occupied)
Over 10 to 25	2
More than 25	2*
* For high density residential development above 25 acres, the developer may provide a demographic study to provide proof of less than 2 persons per unit, on average, whereby the Administrator may reduce the gross density/persons per unit ratio.	

- (c) Where a subdivision plan is submitted for a multifamily residential development and information is not provided concerning the number of

units, the city shall assume the highest density allowed in the district applied to the property. If a property is not zoned, the city shall assume a density of 25 units per acre, which represents the highest density allowed in the CL5 district without a density bonus. This assumed density might be adjusted to a figure provided by the developer if recorded as a restrictive covenant enforceable by the city and approved by the city attorney.

- (d) When an area of less than five (5) acres is required to be dedicated as Public Parkland, the city may elect to accept the land offered for dedication or require a fee in-lieu of Public Parkland as alternative compliance in accordance with Section _____.

(3) (Placeholder) Timing of dedication per plat?

(4) Land treatment. Following the approval of the Preliminary Plan, the developer or subdivider shall not cause or allow any of the following to occur on land to be dedicated to the City as public parkland:

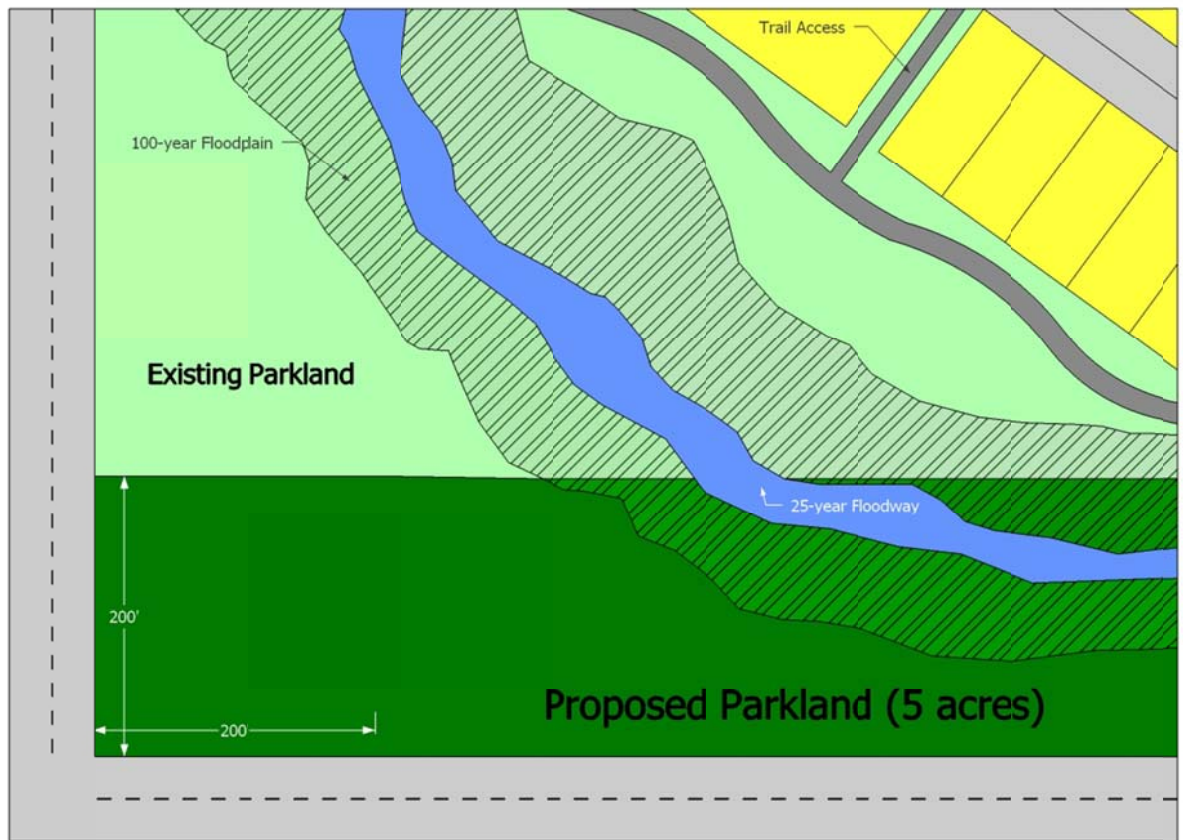
- i. Dump fill material on the land, unless such action would be beneficial to the parkland and approved in writing by the Director of Parks and Recreation and the City Engineer.
- ii. Dump of construction debris on the land
- iii. Excavate the soil, grade the site, remove or damage vegetation or otherwise physically disturb the site without written permission from the Director of the Parks and Recreation and the City Engineer.
- iv. Grant easements or other dedications, not approved by the City.

(5) Criteria for Public Parkland dedication. In order to ensure proper design and location of public parkland, the dedication of public parkland shall conform to the following criteria for size, dimension, location, access and character, unless otherwise approved by the Parks and Recreation Director.

(a) Size, Dimensions and Access.

- i. Shall be a minimum of five (5) contiguous acres, three (3) acres of which are not separated by public right-of-way, with no more than fifty (50% percent) located within the 100-year floodplain. However, the City may accept portions of the 100-year floodplain regardless of size.
- ii. Shall have minimum lot dimensions of 200 feet in length and 200 feet in depth fronting a public street right-of-way located outside of the 100-year floodplain, unless it is contiguous to existing public parkland that has at least 200 feet of right-of-way frontage. However, if the public parkland lot abuts public right-of-way on all property lines, the minimum lot dimensions shall be 250 feet in length by 250 feet in width.

- iii. Park entrances shall be generally located along collector or higher classification roadways.
- iv. Adequate vehicular access shall be provided for parkland operation and maintenance. For public parkland areas not fronting a public street right-of-way or backs up to single-family residential, an access lot encumbered by a public access easement, not less than thirty (30') feet in width, shall be provided to connect to the public parkland a minimum of every 1,000 linear feet along the public street. The access lot shall be owned and maintained by the home owner's association.
- v. Where there is an inconsistency between the graphic and the text of the ordinance, the text shall control.





(b) Location.

- i. Shall be located, whenever possible, adjacent to and contiguous with existing public parkland.
- ii. Shall be located, whenever possible, adjacent to and contiguous with school sites in order to maximize the use of common facilities and functions.
- iii. Shall be land that is identified as moderate to high priority for preservation based on the Travis County Greenprint included within Master Plan.
- iv. Shall be land that is identified as moderate to the most environmentally sensitive on the Land Sensitivity Map included within the Master Plan.
- v. If the entire 100-year floodplain within a site is dedicated to the City, parkland credit will be given for one-half the area within the

dedicated 100-year floodplain. No parkland credit may be given for the 25-year Storm Event. Notwithstanding the provisions stated above, creditable parkland within the 100-year floodplain may not exceed 50% of the total number acres required for public parkland dedication.

- vi. If the proposed public parkland is not within or contiguous to the proposed residential subdivision, the proposed Public Parkland shall be generally located within one-half (1/2) mile radius from the subdivision, whereby the Parks and Recreation Commission shall make a recommendation to City Council for approval.

(c) Character.

- i. Preserves critical environmental areas;
- ii. Provides land suitable for development of recreational facilities;
- iii. Creates a Pedestrian Corridor with the integration of hike and bike trails within the creeks per the Master Plan.
- iv. Maintains or exceeds existing level of service in accordance with the Master Plan.
- v. Sites with Protected Trees.
- vi. Land relatively undisturbed by grading or compaction.

(d) Unsuitable Land. The following physical land characteristics are considered unsuitable for public parkland dedication unless the Parks and Recreation Director and City Council find that the land has recreational value that warrants its acceptance as public parkland or open space and is consistent with the Master Plan.

- i. Drainage ditches;
- ii. Detention ponds unless it has been determined by the City to have recreational value;
- iii. Lakes or retention ponds;
- iv. Narrow strips of land, except within the Pedestrian Corridors identified in the Master Plan;
- v. Steep slopes equal to and greater than 15% grade, except within the regulatory floodplain;
- vi. Easements, including but not limited to, utility easements and drainage easements that may restrict the City's surface use and limit the ability to construct park improvements upon the land;
- vii. Land containing environmental hazards as indicated by a Phase One Environmental Assessment, which meets the current American Society of Testing and Materials Standards (ASTM);
- viii. Entry subdivision features, areas devoted to decorative landscaping, traffic islands, street medians, and areas following development perimeter walls;

- ix. Land with reservation of mineral rights owned by a private entity or land used for mining, oil or gas wells; or
 - x. Land containing debris and trash due to construction related activities.
- (e) Utilities. Through the subdivision or site development process, public utility and electric service infrastructure shall be extended to and through the parkland in accordance with the Engineering Design Guidelines and the Master Plan.
- (f) Survey corner markers. The developer shall be obligated to place survey corner markers at all corners of the parkland, which has been located by a licensed and professional surveyor. The markers will be four (4) inch diameter PVC pipe recessed twelve (12) inches in the ground. They will contain a 1/2-inch iron pipe or rebar and be filled with concrete flush with ground.
- (g) Sidewalks. Public sidewalks are required along the street frontage at a minimum of six (6') feet in width.
- (h) Trails. Trails are required in accordance with Subchapter 10. of the UDC and the Master Plan may not receive credit for the Park Development Fee.
- (6) Conveyance Requirements. Public Parkland shall be dedicated by plat and conveyed by general warranty deed as approved by the Administrator with acceptable evidence of clear title and full payment of taxes furnished to the City, prior to or at the same time of final plat recordation. The subdivider shall pay all costs of transferring title of the parkland to the City, including the costs of:
- (a) An environmental site assessment without any further recommendations for clean-up, certified to the City not earlier than the 120th day before the closing date;
 - (b) A Category 1(a) land title survey, certified to the City and the title company not earlier than the 120th day before closing date;
 - (c) A title commitment with copies of all Schedule B and C documents, and an owner's title policy;
 - (d) A fee simple warranty deed;
 - (e) A certified tax certificate showing full payment of taxes;
 - (f) Taxes prorated to the closing date;
 - (g) Recording fees;

- (h) Charges or fees collected by the title company; and
- (i) Curing all encumbrances or exceptions to the title that preclude its use as a city park, including any legal fees and other professional fees, as needed.

D. PARK DEVELOPMENT FEE

(1) General.

- (a) A Park Development Fee or the construction of Public Amenities in accordance with the alternative compliance provisions shall be required for residential subdivisions in accordance with the standards stated herein; as applicable.
- (b) All parks shall meet all federal, state, and local regulations and guidelines as required by the Americans with Disabilities Act (ADA), as well as guidelines established by the Commercial Park Advisory Council (CPAC) and the National Playground Safety Institute (NPSI).
- (c) In addition to the dedication of public parkland, the owner or subdivider shall be required to make a cash payment for park development improvements based on the anticipated impact the development will have on the public parkland system.
- (d) County applicability provision. Unless otherwise permitted by a park development agreement between the jurisdictions and/or the developer, developments within the ETJ are specifically excluded from the ability to utilize a Park Development Fee and shall follow alternative compliance for the construction of Public Amenities.

(2) Park Development Fee Calculation.

- (a) The Park Development Fee will be calculated at a rate of not less than \$250,000 per 1,000 ultimate residents or an equivalent ratio thereof. The following fee rates represent the Park Development Fee per residential unit based on the number of persons per unit consistent with Table# __ Persons per Unit.

Table # ____ Park Development Fee <u>$(250,000 / 1000) \times (\text{Persons/Units}) = \text{Park Development Fee Per Unit}$</u>	
Gross Density per Residential Development (Dwelling Units per Acre)	Park Development Fee per Unit
From 0 to 6	\$750

Over 6 to 10	\$700
Over 10 to 25	\$500
More than 25	\$500

- (b) Where a subdivision plan is submitted for a multifamily residential development and information is not provided concerning the number of units, the city shall assume the highest density allowed in the district applied to the property. If a property is not zoned, the city shall assume a density of 25 units per acre, which represents the highest density allowed in the CL5 district without a density bonus. This assumed density might be adjusted to a figure provided by the developer if recorded as a restrictive covenant enforceable by the city and approved by the city attorney.

E. ALTERNATIVE COMPLIANCE.

(1) General.

- (a) Alternative compliance is not intended to subvert the public parkland standards, but is intended to ensure the intent of the Master Plan is addressed through the development process by appropriate measures.
- (b) Unless stated otherwise below, alternative compliance shall be reviewed by the Parks and Recreation Commission, whereby make a recommendation to the City Council.
- (c) [Placeholder] Park Development Agreement (phasing) In order to ensure the fulfillment of alternative compliance provisions pertaining to the construction of public or private amenities throughout the development process, the City may require the owner or subdivider to enter upon an agreement with the City outlining the terms of park development.

(2) Parkland Fee In-Lieu – Criteria for Approval

- (a) Due to the proximity of existing public parkland or the size of the development that would be better served by a community or regional park, the Developer may be required or may request a reduction in the public parkland dedication requirement up to one hundred (100%) percent by means of a fee in-lieu in accordance with the parameters stated herein. The Parks and Recreation Director may require or accept cash payment in lieu of public parkland, or a portion thereof, within certain parameters provided below if the development requires less than five (5) acres of public parkland. The Parks and Recreation Commission shall review any fee in-lieu request of public parkland that does not meet the specific criteria for approval by the Parks and Recreation Director, or if the development requires five (5) acres or more of public parkland.

- (b) The fee in-lieu is established at \$43,560 per acre, or a portion thereof, for the value of parkland that would otherwise be dedicated and conveyed to the City. The fee in lieu of parkland dedication is based upon the fair market value of the land that would otherwise be required to be dedicated as Public Parkland for the proposed Development, situated outside of the 100-year floodplain. The fee may be evaluated on an annual basis by the Planning and Zoning Commission and Parks and Recreation Commission. Any recommendation for amending the fee amount shall be forwarded to the City Council for approval.
- (c) Under this section of alternative compliance, Private Park area in lieu of Public Parkland shall be entitled to credit for public parkland dedication. The Private Park area may be required to meet all the criterion for Public Parkland dedication per Section _____, including but not limited to, size, dimensions, access, location, character, and unsuitable land.”
- (d) Less than Five (5) Acres – Criteria for Approval by Director. If the proposed development is not adjacent to existing public parkland and does not contain 100-year floodplain, and is located within a half-mile radius of existing community level public parkland totaling five (5) contiguous acres or more, a full payment of fee in-lieu of public parkland may be required; or
- i. If the proposed development is not adjacent to existing public parkland and does not contain 100-year floodplain, and is located within a one (1) mile radius of existing community level public parkland totaling ten (10) contiguous acres or more, a partial payment of fee in-lieu of public parkland up to 50% may be accepted with the addition of private park area equal to the remainder of the public parkland that would have otherwise been dedicated to the City; or
 - ii. Notwithstanding the aforementioned provisions, if the proposed development has an estimated population 150 people or less based on _____, the Parks and Recreation Director may accept a fee in lieu of public parkland.
 - iii. If the development does not meet the aforementioned criteria for approval by the Parks and Recreation Director, the request for fee in-lieu shall be reviewed by the Parks and Recreation Commission.
 - iv. Private park area required under this section of alternative compliance shall be entitled to credit for public parkland dedication or public
- (d) More than Five (5) Acres – Criteria for Approval by Commission Reduction does not exceed 50%;
- i. Reduction does not exceed ten (10) acres;

- ii. Development is adequately served by the proposed or existing community level public parkland; and
- iii. Consistency with intent of the City's Master Plan.

(3) Construction of Public Amenities in Public Parks – Criteria for Approval

- (a) In lieu of the Park Development Fee or a portion thereof, the Developer may opt to construct Public Amenities on public parkland, in accordance with the Parks Development Manual, as amended, to be credited towards satisfying the Park Development Fee in accordance with Section _____ at the discretion of the Parks and Recreation Commission.
- (b) If the Developer opts to develop the public parkland, the following basic Public Amenities are required and may be credited towards satisfying the Park Development Fee and shall be constructed in accordance with the Parks Development Manual, as amended:
 - i. Utilitarian items including, trail access, water fountains, benches, trash receptacles, pet waste stations and adequate parking.
 - ii. Street Trees planted in accordance with the streetscape and irrigation standards set forth in Subchapter 11. Landscaping and Screening Standards of the UDC, Tree Technical Manual, and Chapter 113. Irrigators of the Code of Ordinances. Street trees with irrigation shall not be credited towards satisfying the Park Development Fee.
 - iii. Playground
 - iv. Quarter-mile fitness, jogging, or walking trails.
 - v. Shade structure, including but not limited to, a pavilion or gazebo.
 - vi. Other optional Public Amenities identified in the Parks Development Manual.
- (c) In order for the City to ensure the quality and variety of Public Amenities the City has within its Public Parkland system in accordance with the Master Plan, the Parks and Recreation Director shall have discretion regarding the acceptance and denial of requests for alternative compliance in accordance with the Parks Development Manual.
- (d) All parks shall meet all federal, state, and local regulations and guidelines as required by the Americans with Disabilities Act (ADA), as well as guidelines established by the Commercial Park Advisory Council (CPAC) and the National Playground Safety Institute (NPSI).
- (e) Non-creditable items: Shrubs, sod, re-vegetation, swimming pools, subdivision signage, administrative or engineering costs, and any public improvement required through the subdivision process.

(4) Construction of Private Amenities in Private Parks – Criteria for Approval

- (a) In accordance with the Parks Development Manual, as amended, privately owned and maintained parks with Private Amenities may receive up to twenty-five (25%) percent credit towards fulfilling the requirements of the Park Development Fee at the discretion of the Parks and Recreation Commission.
- (b) Private Amenities included within Private Parks approved to be credited towards meeting the requirements of this section in accordance with the Parks Development Manual may remain exclusive to the common interest owners of the development.
- (c) Restrictive Covenants, enforceable by the City of Pflugerville, for the Private Park and recreational facilities that receive credit for public parkland are open to the general public, shall be required. The use of the parkland shall be restricted for park and recreational purposes by recorded covenant which runs with the land in favor of future owners of the property and which cannot be defeated or eliminated without the written consent of the City or the City's successors.
- (d) The construction of the Private Amenities in Private Parks shall be in accordance with the Parks Development Manual and the construction of Public Amenities on Public Parkland provisions stated in Section _____, and may be required to meet all the criterion for Public Parkland dedication per Section _____, including but not limited to, size, dimensions, access, location, character, and unsuitable land.”
- (e) The Private Amenities, for which receive credit for the Park Development Fee, shall be located contiguous to existing or proposed public parkland, where practicable.

(5) Combination of Alternative Compliance.

- (a) Withstanding the provisions of Sections (1) through (4), a combination of Public Parkland and Public Amenities, may also be considered by the Parks and Recreation Commission through alternative compliance.
- (b) In accordance with the Parks Development Manual, the subdivider may request a reduction in the amount of required public parkland by providing additional Public Amenities equal to the cost value of the land that would have otherwise been dedicated to the City. However, the request is discretionary upon approval by the Parks and Recreation Commission.

F. MISCELLANEOUS PROVISIONS.

- (1) Easement Requirements. If the 100-year floodplain is not dedicated as public parkland, the 100-year floodplain shall be dedicated as a public drainage and public access easement.
- (2) License Agreements. Private improvements made by the Subdivider on public parkland, including but not limited to, excessive landscaping, as authorized by the City, shall be maintained by Subdivider or assignee pursuant to a license agreement for a minimum term of _____ years.

G. PAYMENTS.

- (1) General
 - (a) All cash payments will be deposited in an escrow account to be used by the City exclusively for the acquisition or improvement of public parkland.
 - (b) Such payments shall be expended by the City within five (5) years of payment date, unless the development is less than fifty (50%) percent complete with the number of residential lots, in which case such payments shall be expended by the City within ten (10) years of payment date. If the payments are not expended by the City within the allotted time frames, the developer may request a reimbursement of said payments until one year after the default date by the City.
- (2) Assessment and Payment Provided
 - (a) Any payment for fee in-lieu of Public Parkland or Park Development Fee shall be assessed at the time of Preliminary Plan while it remains valid.
 - (b) Payment of fee in-lieu of Public Parkland shall be provided prior to the approval of the Final Plat.
 - (c) Payment of the Park Development Fee shall be provided at the time of Final Plat, unless otherwise specified by agreement.

H. REVIEW PROCESS.

- (1) Authority. Public Parkland dedication shall be reviewed through the subdivision process at the Preliminary Plan stage. The Preliminary Plan and a conceptual site plan for the construction of Public Amenities, if applicable, shall be reviewed by the Parks and Recreation Commission or Parks and Recreation Director, where applicable, prior to making its recommendation to the Planning and Zoning Commission.

- (a) Preliminary Plan. The Parks and Recreation Commission and/or Parks and Recreation Director, where applicable, shall make a recommendation for approval to the Planning and Zoning Commission upon compliance with the parkland standards provided herein. The following items shall be provided within the Preliminary Plan application and reviewed in accordance with the procedures outlined in Subchapter 15. Subdivision of the UDC.
- i. Proposal report identifying how the parkland dedication and park development requirements have been satisfied. This may include cost estimates for proposed parkland improvements.
 - ii. Phase 1 Environmental Assessment
 - iii. A Category 1(a) land title survey, certified to the City, no more than 6 months old,
 - iv. A title commitment with copies of all Schedule B and C documents
 - v. A 24" x 36" aerial photograph of the proposed Parkland with at least 2-inch color resolution ortho imagery, must not be older than the current aerial photo on record at the City and must identify creeks, ponds, drainage features and property boundary lines.
- (b) Final Plat. Once the City Council consents to the conveyance of Public Parkland by deed, Public Parkland included within a proposed final plat shall be reviewed by the Planning and Zoning Commission for compliance with the approved Preliminary Plan and the conveyance procedures provided herein. The following items shall be provided within the Final Plat application and reviewed in accordance with the procedures outlined in Subchapter 15. Subdivision of the UDC.
- i. Public Parkland dedicated on a Final Plat must be labeled as "Public Park Land" and the label must include the recorded deed document number.
 - ii. General plat notes....(placeholder)
 - iii. If applicable, payment of Parkland Fee in-lieu, or a portion thereof approved by the City.
 - iv. If applicable, payment of the Park Development Fee.
 - v. If applicable, all items included within Section ___ Conveyance of Public Parkland by Deed, below.
- (c) Conveyance of Public Parkland by Deed. The conveyance of Public Parkland may occur prior to, at the same time, or immediately after the recordation of the Final Plat. The subdivider shall be responsible for all costs of transfer title to the City (or governing political subdivision), in accordance with Section ___ and shall provide a copy of the title policy within 90 days of closing. The following items shall be reviewed by the City prior to the closing of title conveyance of Public Parkland.

- i. An environmental site assessment without any further recommendations for clean-up, certified to the City not earlier than the 120th day before the closing date;
- ii. Draft of warranty deed approved by the City Attorney, and if applicable, a list of any proposed exceptions to title provided as an exhibit included within the deed. If the legal description is provided by metes and bounds, a survey sketch shall also be provided to accompany the metes and bounds description within the recorded deed;
- iii. A title commitment with copies of all Schedule B and C documents;
- iv. A certified tax certificate showing full payment of taxes; and
- v. HUD Settlement Statement.

(d) Alternative Compliance – Construction of Public Amenities

- i. If applicable, and in accordance with the alternative compliance provisions provided herein, a conceptual plan for the construction of Public Amenities drafted by a licensed engineer, licensed architect or architect shall be reviewed by the Parks and Recreation Commission.
- ii. A formal Site Plan shall be required for the construction of Public Amenities, to be reviewed by staff, in accordance with the standards and procedures outlined in Subchapter 3. Procedures of the UDC.
- iii. Prior to Site Plan approval by the City, fiscal security in an amount equal to 110 percent of the cost of the public improvements, including Public Amenities, in a form acceptable to the Administrator or designee, shall be provided to the City.
- iv. Prior to the final acceptance of the public improvements by the City of Pflugerville, all closeout items listed in the Engineering Design Guidelines, DG1.3 Final Acceptance shall be completed. Also, the subdivider shall provide proof of the hard construction costs of such amenities by a construction bid and invoices. In the event the subdivider does not expend the total amount required by the Park Development Fee formula, the Subdivider shall make a cash payment for the remainder.

- (2) Pre-Application Conference. A pre-application conference is required prior to submitting an application for a Preliminary Plan for residential development.

I. DECISION MAKING; APPEAL PROCESS.

- (1) Unless otherwise provided in this Subchapter, a decision shall initially be made by the Parks and Recreation Director in the exercise of his/her reasonable discretion or the Parks and Recreation Commission where applicable.

- (2) Decisions of the Parks and Recreation Director and/or Parks and Recreation Commission with regard to this Subchapter may be appealed to the Planning and Zoning Commission and ultimately to the City Council. A determination by City Council shall be considered final.

DEFINITIONS....

Public Parkland. Land dedicated to the public as parkland and is conveyed to the City for ownership, maintenance, and operation.

Public Parkland, Community. Public Parkland totaling a minimum of five (5) acres or more, which may include an assortment of Public Amenities, including but not limited to, a playground, trail, restrooms, and sports and recreational facilities.

Private Park. Land, located within a Subdivision, owned and maintained by a private entity such as a Home Owner's Association and to which use of the facility is restricted to the residents of that Subdivision. This definition may include an Amenity Center.

Public Amenities. Public recreational facilities located on Public Parkland or within a Private Park in which a public access easement is dedicated to the City and is open to the general public, including but not limited to, playground, tennis court, basketball court, multi-purpose regulation sports fields, and trails. The list of creditable Public Amenities and specifications are included within the Parks Development Manual.

Private Amenities. Private recreational facilities located in Private Parks, including but not limited to neighborhood swimming pools, clubhouses, tennis courts, basketball courts, practice fields with irrigation, and trails.

Gross Density. The calculation of residential units per acre within a Subdivision, including the calculation of the area of parks and roads within the Subdivision, or on an individual platted lot.

Pedestrian Corridors. Land adjacent to, or inclusive of, public trails identified within the Master Plan.

Master Plan. The City's comprehensive plan adopted by City Council by ordinance, amended from time to time, to represent the City's vision for development that identifies, policy, goal, and action items that ultimately guides the City's decision-making process for a multitude of programs, including but not limited to the 2030 Comprehensive Master Plan, Water Master Plan, the Wastewater Master Plan, the Parks, Recreation, and Open Space Master Plan, Transportation Plan, and Trails Master Plan.

Park Development Fee. A development fee associated with residential developments' responsibility to provide payments to the City, for the construction of Public Amenities within Public Parkland from time to time, that represent the development's impact on the public parkland system. The formula is included within Subchapter 14. Parkland Standards.