City of Pflugerville

Legislation Details (With Text)

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Type:	Agenda Item		**Status:**	Discuss and consider action
File created:	1/10/2018		**In control:**	Parks and Recreation Commission
On agenda:	1/18/2018		**Final action:**	
Title:	Discuss and consider action to provide a recommendation on the Stone Hill Apartments Preliminary Plan as it relates to Parkland Dedication.			
Sponsors:				
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Attachments:	1. 01-09-18 - Parkland Alternative Compliance Request Letter, 2. Parkland Dedication Exhibit, 3. GPH_180111_StoneHill_LandscapeBuffer_Exhibit			

Date	Ver.	Action By	Action	Result
1/18/2018	1	Parks and Recreation Commission		

Discuss and consider action to provide a recommendation on the Stone Hill Apartments Preliminary Plan as it relates to Parkland Dedication.

This item has been included on the agenda to allow for discussion and action on the item.

In accordance with the Parkland Dedication Chapter of the Unified Development Code, new residential projects are required to provide a pro-rata share of parkland or fee-in-lieu of land and park development of a fee in-lieu of development based upon the impact that new residents will have on the City's Parks System. One of the Parks & Recreation Commission's responsibilities is to make recommendations to the Planning & Zoning Commission and the City Council regarding acceptance of land or fee-in-lieu and park development items for these projects.

Stone Hill Apartments is a proposed multi-family residential development consisting of approximately 17.43 acres of land located in the central portion of the city limits and near the intersection of Pfluger Farm Ln and Pflugerville Parkway. It will consist of one lot with a planned total of 300 residential units.

Based on the current submittal and the requirements of the Unified Development Code, the development is required to dedicate at least 3.96 acres of land or pay a fee in-lieu in the amount of $172,497.60 and is responsible for park improvements or a Park Development Fee in the amount of $148,800.00. The Developer is proposing to satisfy these requirements with a combination of methods.

There will be 6.73 acres total of land dedicated and donated to the City. While this total number exceeds the required amount of 3.96 acres, 0.87 acres of land is outside of the floodplain and 5.86 acres are within the floodplain. This does not meet the Unified Development Code maximum allowable dedication of 50% within floodplain, so the Developer is requesting Alternative Compliance for the Parkland Dedication component.

The Park Development component will be satisfied through development of a series of park amenities on their site in a required compatibility buffer ($49,910.00), construction of a trail connection in donated parkland ($65,000.00) and paying fee in-lieu of development for the balance ($33,890.00).

Attached are the Letter of Intent for Parkland Dedication and Alternative Compliance that describes the requirements and how the project will meet those requirements, a Parkland Dedication Exhibit that shows the lands to be dedicated and an Exhibit showing proposed park amenities to be located in the compatibility buffer.

Staff is recommending acceptance of this proposal for the following reasons:

The proposal is consistent with the City's Comprehensive Plan and the Unified Development Code.
The Alternative Compliance request meets the criteria set forth in the Unified Development Code.
Park Amenities will be constructed on-site for the use of the new residents.
A trail connection will be constructed that will extend the City's trail system along Wilbarger Creek.
A fee in-lieu of development of $33,890.00 will be paid.
Wilbarger Creek Park is a little over 1/4 mile from the site.

Deadline for Action
There is no deadline for action.

Fiscal Impact
N/A

Staff Recommendation
Staff is recommending acceptance of the proposal and a recommendation to the Planning & Zoning Commission and City Council for the same.

Drafter
James Hemenes
Parks and Recreation Director