

## Park Land Dedication/Fee

### **New Development Dedication and/or Fee**

As a way of assuring adequate land is available for new parks and facilities and that all existing and new recreational amenities are properly maintained, the City of Lexington should implement a policy for the dedication of land for such parks and facilities and a park fee in-lieu of such dedication.

When there is a new subdivision platted within Lexington's jurisdiction, the City may require either a dedication of parkland (for parks, trails, open space, or other recreational facilities) and/or a park dedication fee. Such dedication policy should also be made part of the Lexington Subdivision Regulations. Logistics of the recreational facility type and its exact location should be determined through the pre-application meetings of the platting process. The parcel of ground to be dedicated or the amount of fee to be paid will be negotiated and written into the subdivision agreement. Master plans for such parks and facilities should be laid out at time of preliminary plat and approved at time of final platting and prior to execution/filing of final plat. Any required park development fees should be submitted to the City at the time of final platting and placed into the City's established park fund. Such funds should be used for the acquisition of land, development, and maintenance of Lexington's park system.

When deciding whether or not the developer should dedicate land, pay the fee, or both, the City and developer shall consult the Park Service Area Map and the Trails Concept Map within this Plan. If there is a future park, trail, open space, or other recreational facility located in whole or in part of the new subdivision, the City may require that the subdivider dedicate land for such improvements. Development and maintenance of each park, trail, etc. shall be determined in the individual subdivision agreements. Any land that is dedicated should be buildable land (non-floodplain or non-floodway designated ground or areas of less than 15% slope) and be of sufficient size for the type of park or recreational facility designated in this plan.

## New Development Dedication and/or Fee

Dedication of such parkland and fees described above may be determined by the size and type of subdivision development. Land dedication in subdivision developments should be as follows:

Residential developments shall dedicate 10% of buildable land.

Commercial developments shall dedicate 10% of buildable land.

Industrial developments shall dedicate 10% of buildable land.

As a minimum, developers should dedicate the maximum required parkland area for the type of park and/or recreational facility identified, unless negotiated to a smaller amount with the City Council through the platting process and subdivision agreement approval. The remaining acres of un-dedicated land falling within the required percentages listed above should be evaluated with a per acre park development fee set forth by the City of Lexington.

If the Parks and Trails Plan does not identify a proposed park or facility in the platted area and the subdivider is directed to provide the City with fee payment in lieu of parkland dedication, then such subdivider should pay a park development fee based upon a set multiplier determined by the City. Such fee should be based on gross total acres of development at time of platting and shall be paid prior to execution of the final plat.

Subdivisions of mixed use developments or planned unit developments should dedicate parkland or pay a park development fee based upon the amount individually zoned land. If land in the subdivision is utilized by multiple uses (residential, commercial, industrial) without different zoning, then the higher amount of parkland dedication or park development fee should be required for entire subdivision.

## Park Maintenance

The City should adopt a maintenance policy for each level of park and facility. A maintenance standards schedule could be developed that places each park and recreational facility into one of three levels for maintenance. Level 1 would be the most intense level of care, with Level 3 being the most natural and least maintenance intense areas. For example, mini-parks should be maintained higher than some greenways. The park department may not only create levels within the system but also may create levels of care with individual parks. For example, the park entry and sports fields may be Level 1, the majority of the park may be Level 2, and the creek or wooded area may be Level 3. A maintenance policy and detailed scheduling may include the following areas of service within each park or recreational facility:

- **Lawn care**
- **Sports turf care**
- **Litter control**
- **Lighting**
- **Hard/multi-purpose surfaces maintenance**
- **Graffiti control**
- **Repairs**
- **Inspections**
- **Tree and shrub care**
- **Native grass care and control**
- **Floral care (perennials and annuals)**
- **Restroom maintenance**
- **Ball field maintenance and preparation**
- **Fence and gate construction and repairs**
- **Playground maintenance**
- **Trails**
- **Waterway management**
- **Drainage structures**
- **Pedestrian bridges**
- **Retaining walls**
- **Site amenities (picnic tables, goals, etc.)**
- **Picnic shelters (including reservations)**
- **Signage**
- **Unique/Special Features (historical, natural, etc.)**
- **Concessions**

Policies should also be adopted to address signage and color schemes for parks and recreational facilities located within Lexington’s jurisdiction. Signs are recommended to be of the same style and color for all Lexington parks so that they represent one park system. Suggested colors for park shelter, playground structure, benches, etc. should include greens, tans, browns, and maroon colors. Such colors are less obtrusive to the park environment. All park plans with proposed subdivisions shall be submitted for approval, including all proposed structures, materials, and colors.