

## **Parkland Dedication Guide**

### Exemptions

Any subdivision that a final plat application has been filed prior to the passage of this section.

A division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated, pursuant to Texas Local Government Code, Section 212.004, Plat Required, Subchapter A, Regulation of Subdivisions.

Alterations or expansion of an existing residential unit or building of multiple units where no additional residential units are created and where the use is not changed.

The construction of accessory buildings or structures.

The installation of a replacement HUD-Code manufactured home.

The replacement of a destroyed or partially destroyed residential unit or building of multiple units with a new building of the same size and use.

### Required Acreage

Parkland dedication. Whenever a final plat is filed of record with the County Clerk of Fort Bend County for residential development in accordance with the platting regulations of the City, such plat shall contain a clear fee simple dedication of an area of land to the City for park purposes.

On-site conveyance of parkland. The amount of land required to be dedicated for parkland will be calculated at a rate of six and one-quarter acres of parkland per 1,000 residents, or an equivalent ratio thereof. The following formula shall be used to determine the amount of parkland to be dedicated:

$$(\text{No. Units}) / 53.33 = \text{Parkland acreage required}$$

The number of persons per unit is based on an average household size of 3.00 persons per household.\* This ratio shall be reviewed and adjusted from time to time, as necessary.

\* Source: U.S. Census Bureau.

### Fee in lieu

Cash in lieu of parkland. The city requires a dedication of land to satisfy at least a portion of the requirements of this section. The amount of parkland that must be dedicated shall equal at least 50 percent of the parkland dedication requirements, provided that the area of such amount equals at least 5,000 square feet. The city may, at its option, require a parkland fee to satisfy the remaining amount of parkland conveyance required, under the following circumstances:

- a. When less than five acres is required to be conveyed;
- b. Where the proposed parkland does not meet the standards set forth in (g) below;
- c. When a replat or amending plat within the city limits is submitted with increased density; or,

d. The city determines that sufficient park area is already in the public domain in the zone of the proposed development, or the potential for that area would be better served by expanding or improving an existing park or constructing a larger community or regional park suitable for several neighborhoods.

In-lieu fee amount. Where the payment of a fee-in-lieu of parkland dedication is required or acceptable to the city council as provided for in this section, such fee shall be in an amount of **\$950.00** per residential dwelling unit.

Development fee. In addition to the fee in-lieu of land dedication, there shall also be a fee in the amount of **\$750.00** per residential dwelling unit, which is equivalent to the amount of required improvements.

**\$1700.00** total per residential dwelling unit.

#### Partial fee

Partial fee required. Subdividers who propose to provide private "resident only" parkland shall pay to the city an amount equal to ten percent the amount of the mandatory dedication determined in accordance with (f)(2) above for deposit in the city's parkland dedication fund for purposes of defraying the financial burden private subdivisions impose on public parks elsewhere in Rosenberg. The value of the dedication provided under this section shall be calculated as specified in (f)(2) above.

#### Credit

Dual park and easement, stormwater drainage facility, or nature reserve. Land that is encumbered by easements, detention areas, lake and drainage channel borders, or other similar characteristics will qualify for private neighborhood parkland in accordance with the following calculation. Twenty-five percent of encumbered private parkland will qualify for private neighborhood parks (0.25:1 ratio), up to 50 percent credit.

- Ten percent of lakes and nature reserves or land, which is generally undeveloped and unsuitable for organized recreational activities without substantial development effort, but which provides desirable aesthetic qualities, such as wetlands and other wooded areas, will qualify for private neighborhood parkland (0.10:1 ratio) up to 50 percent credit. Dry bottom detention ponds do not meet the definition of a lake or nature reserve.