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### Parkland imposes impact fees on new development

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With Parkland poised for substantial growth in the next few years, city officials have passed a law that requires developers to pay their proportionate share of the capital costs associated with providing additional infrastructure facilities.

Leaders recently approved an ordinance that imposes a government buildings impact fee and a library facilities impact fee on developers looking to build in the city. This is in addition to the public safety impact fee and park impact fees that are already in place.

With the 1,900-acre "wedge" now part of Parkland, the city's population – currently just over 23,000 – is expected to grow by 47 percent by 2020. Many developers who own land in the wedge have already annexed into the city; others will follow suit in the next few months.

While the government buildings impact fee will apply to both residential and non-residential development, the library facilities impact fee will only apply to residential buildings; that's \$598 for single family homes and \$332 for multi-family units. The building impact fee will be \$401.92 for single-family homes and \$222.63 for multi-family units. The fees were calculated by the city's consultant, Tindale-Oliver and Associates Inc.

"Approval for impact fees is already in the city's comprehensive plan," City Manager Caryn Gardner Young said. "We needed to implement an implementing ordinance. We must wait 90 days before we can implement the fees. It will be charged at the building permit stage."

The city's Planning and Zoning Board unanimously approved the ordinance, Mayor Michael Udine said. "We always want new development to pay for itself," he added. "We have the wedge and new properties coming in. There are additional dollars that will now be coming in."

City Attorney Andy Maurodis said, "This is another way of making development pay for itself. A lot of cities don't go through the trouble of doing this. This will really help with the wedge. This makes the developers give their fair contribution, which otherwise they would not."

According to a schedule approved earlier by the commission, developers will pay a \$431 fire impact fee and a \$159 police impact fee – a total of \$590 – per single-family home; for multi-family homes, the fee will be \$255 for fire and \$94 for police. The impact fee for non-residential buildings will be based on the building's square footage. For hotels, the developer will pay \$431 per room.

The master plan for the wedge, which was prepared by Keith and Associates, calls for a school campus housing an elementary school and a middle school. Land has been set aside for a high school as well. There will about 77 acres of space for public parks, and Fire Station 109 will be moved. The master plan does not include a new library or police station.

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