

IV. RECREATION FEES (Section 1105.06 Codified Ordinances of Powell)

Account No. 241-000-4523-00

A. Planned Residence District Developments \$25,000.00

1. Public Land Dedication

Planned Residence District developments shall provide, as part of the minimum open space to twenty percent (20%) of the gross acreage proposed for development, land suitable for public parks and playground facilities as reviewed and recommended by the Park & Recreation Advisory Board and Planning and Zoning Commission, with final approval by Council. The minimum land dedication requirement shall be ~~two percent (2%) of the total gross site area, plus 0.03~~ .05 acres per dwelling unit proposed.

2. Private Recreation Facilities

If the proposed land dedication is not suitable for public parks due to insufficient size or inappropriate location, or if public ownership or operation of such recreational facilities is not feasible, the Municipality may request the applicant plan for the provision of privately financed and owned recreational facilities. Such private park areas shall not be less than sixty-five percent (65%) of the required public land dedication above, provided that such private park areas shall be privately developed for recreational uses. The applicant shall be required to indicate:

- a. The proposed size and location of the park area;
- b. The proposed recreational facilities and site improvements to be made,
- c. A schedule of how actual construction of the proposed park and improvements are to be phased in relationship to overall project phasing, and
- d. How both ownership and maintenance of such park areas is to be undertaken.

3. Park Fee in Lieu of Dedication

Should both previous options be deemed inappropriate or unfeasible, the Municipality shall require an applicant to pay a park fee in-lieu-of land dedication. The per unit fee will be collected at the time of Final Plat approval is requested and shall be based on the total number of units contained within the final plat as determined by using the following formula:

- a. ~~Total site gross acreage = (1)~~
- b. ~~Required land dedication = (1) x .02~~
- a. e. Total number of dwelling units = ~~(3)~~ (1)
- b. d. Required land dedication = ~~(3) x .03~~ (1) x .05
- e. ~~Total land dedication = (2) + (4)~~

IV. RECREATION FEES (Section 1105.06 Codified Ordinances of Powell) - Continued
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A. Planned Residence District Developments - Continued

3. Park Fee in Lieu of Dedication - Continued

~~f. \$25,000 = Estimated average value of land per acre. This shall be established every two (2) years by resolution of Council based upon the recommendations of a qualified land appraiser retained by the Municipality to research recent real estate transactions and provide Council a suggested price per acre for raw land within the Municipality~~

c. The estimated average value of land per acre shall be established every time the Delaware County Auditor performs the Triennial Revaluation and Sexennial Reappraisal of property values within Delaware County by utilizing a GIS analysis of said land valuation. The specific GIS analysis utilized is on file with the City Finance Director and is titled "City of Powell Recreation Fee Evaluation" which is adopted by Council as part of this Fee Schedule. This value is currently \$31,000 per acre based upon the 2002 Triennial Revaluation performed by the Delaware County Auditor.

~~d. g- Value of land donation dedication: (6) x (5) (a) x (b)~~

~~h. Per unit park fee: (7) / (3)~~

B. All Other Residential Developments	\$ 600.00	<u>\$ 1,550.00</u>	per unit*
C. Non-Residential Development	\$ 1,500.00	<u>\$ 1,550.00</u>	per gross acre*

Note: B & C above shall be collected when building permits or zoning certificates are requested.

* The figures shown for these fees are adjustable based upon the outcome of the GIS analysis report of land valuation as determined by the County Auditor on file with the Finance Director titled "City of Powell Recreation Fee Evaluation." These numbers are based upon a total of 5% of the per acre valuation outcome.

Note: The average value per acre established by the Delaware County Auditor is for unimproved parcels greater than 5 acres that falls with the Comprehensive Planning Area, which includes all parts of Liberty Township south of Home Road.

Note: It is intended that the Park Fee In-Lieu-of Dedication will automatically change depending upon the outcome of the Delaware County Auditor's Triennial Revaluation or Sexennial Reappraisal