ORDINANCE NO. 19324

AN ORDINANCE introduced by City Manager Norton N. Bonaparte, Jr. pertaining to an amendment to the text and map of the Topeka Comprehensive Metropolitan Plan. (CPA 09/02)

BE IT ORDAINED by the Governing Body of Topeka, Kansas, on this 20th day of October, 2009, as follows:

Section 1. The Comprehensive Metropolitan Plan for the City of Topeka may be adopted by Governing Body upon the recommendation of the Topeka Planning Commission.

Section 2. Section 110-72 of the Topeka City Code lists the elements that may be included in the Comprehensive Metropolitan Plan, and specifies that the Plan may include plans for parks and open spaces in all sub-areas of Topeka.

Section 3. The Governing Body approved Ordinance No. 18408 on March 23, 2005 making the City of Topeka Parks and Open Space Plan an element of the Topeka Comprehensive Metropolitan Plan.

Section 4. Exhibits A, B, and C amend the Topeka Parks and Open Space Plan by establishing parkland fee districts for the purpose of guiding where parkland improvement funds shall be collected and expended to accommodate the future population of the city.

Section 5. The City of Topeka Parks and Open Space Plan of the Comprehensive Metropolitan Plan is hereby amended by the addition of the attached exhibits.

Section 6. This Ordinance shall take effect and be in force from and after its passage, approval and publication in the official City newspaper.
PASSED and APPROVED by the Governing Body October 20, 2009.

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William W. Bunten, Mayor

ATTEST:

Brenda Younger, City Clerk

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WBF
10/23/2009
Amendment #1 (CPA09/1)

[Note: This is the proposed amendment to the “City of Topeka Parks and Open Space Plan – an element of the Topeka Comprehensive Plan, 2025.” It would be inserted as page 66 or the last page of the Plan. The Plan can be found at the Planning Department’s web page under Plans.]

Parkland Fee Districts
The City’s parkland development fee, established in 2003 (Ordinance #18065), helps to implement the City of Topeka Parks and Open Space Plan by charging a fee when new housing units are built within the city or at the time new subdivisions are approved outside the city limits within the 3-mile ETJ. The fee is used to help acquire and improve future parkland or improve existing parkland that will serve the added population as a result of new housing or subdivisions.

To create a geographic nexus between the fee and providing adequate parkland facilities, parkland fee districts are set forth in this plan so that the fees shall be invested in the same district as they are collected. The parkland fee districts were created by consolidating 17 residential “planning areas” already established in the City of Topeka Parks and Open Space Plan into 7 larger planning areas:

1. Half Day Creek (North US 75/Rochster Road)
2. North/Oakland (North Topeka/Oakland/Lower Silver Lake Road)
3. West (West Topeka/West I-70)
4. Central South (Central Topeka/South Topeka)
5. East (East Topeka/Highland Park/Downtown)
6. Southwest (Sherwood/Southwest Topeka)
7. Southeast (Southeast Topeka/Berryton)

A parks and open space health assessment was also applied to the 7 new consolidated planning areas in the same manner as it was applied to the 17 smaller planning areas found in the plan. The reason for creating larger “fee” districts was so that the actual acquisition or improvement of parkland could be realized in a more timely manner and thereby, strengthen the nexus between when the fees were collected and when they were used. Since the fee is required to be spent in the same district as it was collected, fewer districts equate to a larger pot of money for each district and therefore a shorter waiting period for putting an improvement project together.

In addition, the health ratings should be used to determine the level of fee charged within the district so that those “greener” areas pay less than those areas that are less “green” (i.e., fewer parkland facilities).

The corresponding table and map illustrate the health ratings of the consolidated parkland fee districts.
| Community Park Name | South End | Northeast | 14 West Topko | 14 West 270 | 15 Southeast | 15 South/Topko | 16 Southwest | 16 Southwest | 17 Benston | 17 Benston | 18 South | 18 South | 19 Central | 19 Central | 11 East Topko | 11 East Topko | 10 East Topko | 10 East Topko | 9 Southpark | 9 Southpark | 8 Lower Silver Lake | 8 Lower Silver Lake | 7 West | 7 West | 6 Hallday Creek | 6 Hallday Creek | 5 Town Center | 5 Town Center | 4 Southwest | 4 Southwest | 3 East | 3 East | 2 Central | 2 Central | 1 North/Oakland | 1 North/Oakland |
|---------------------|-----------|-----------|---------------|-------------|-------------|--------------|--------------|--------------|-------------|-------------|-----------|-----------|----------|----------|-------------|-------------|---------------|---------------|---------------|---------------|--------------|--------------|-------------|--------------|-------------|--------------|-------------|--------------|-------------|-------------|--------------|--------------|-------------|--------------|-------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|