

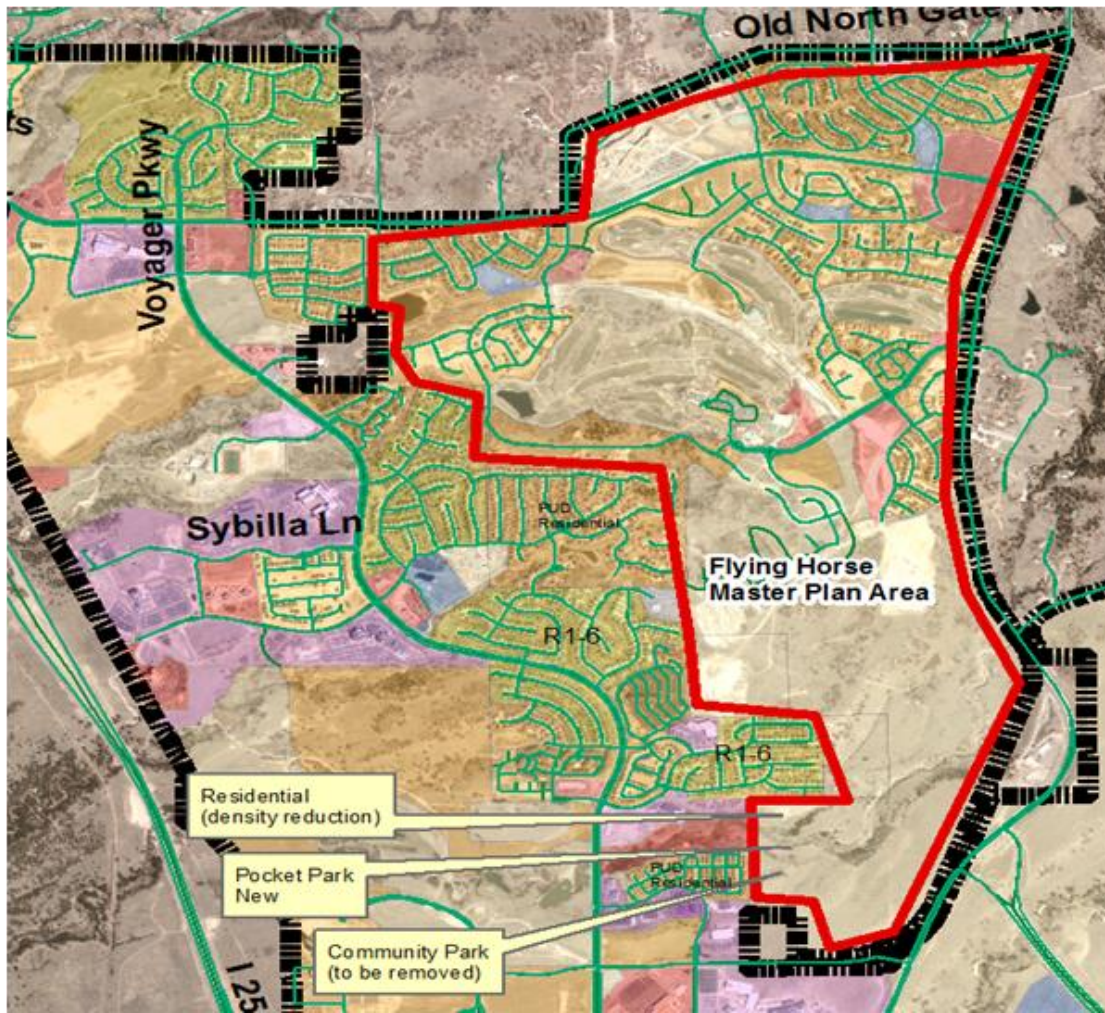
Flying Horse Master Plan Amendment

City File Number: CPC MP 06-00219-A5MJ15 - Legislative

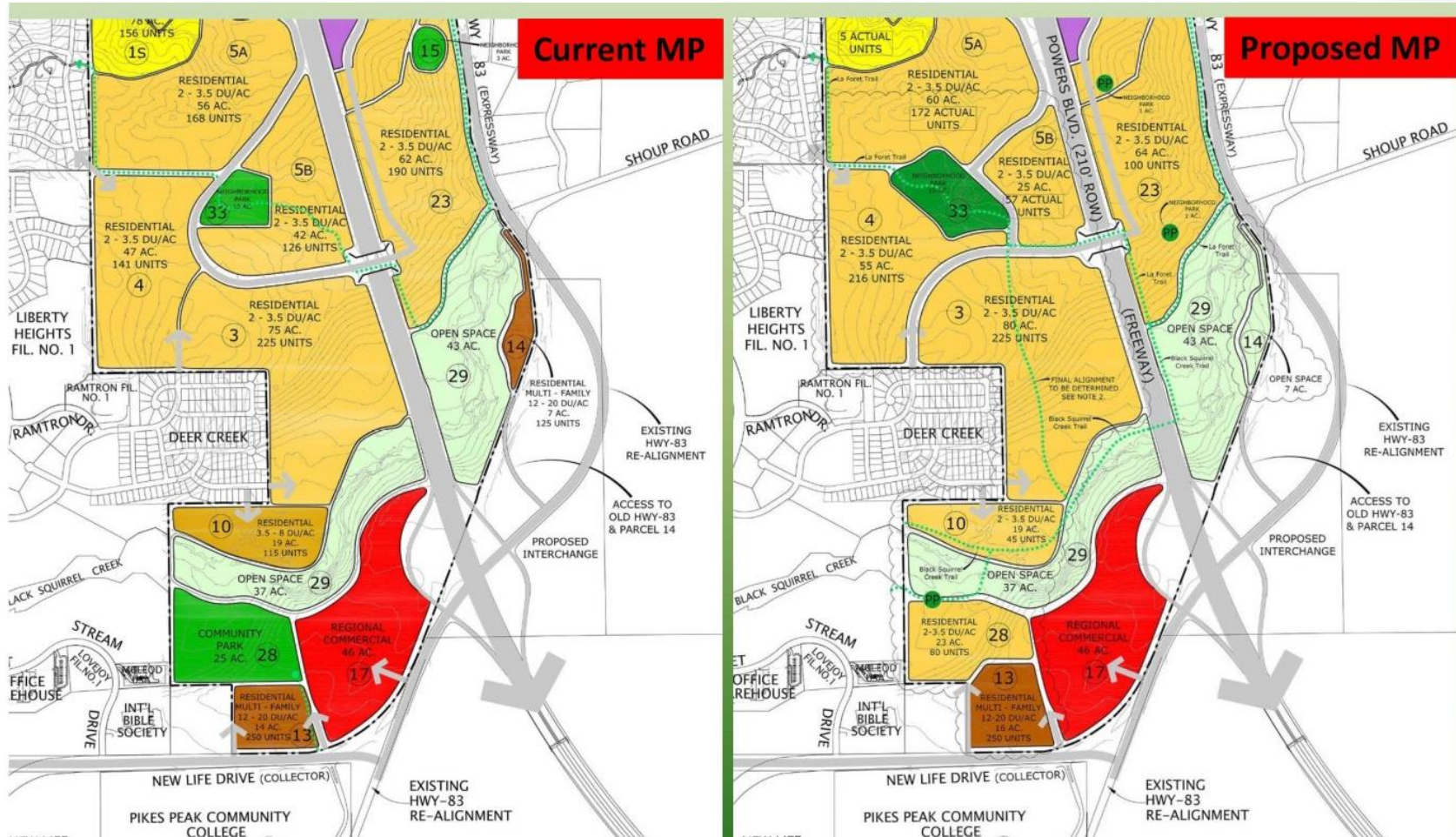
October 27, 2015
City Council

Meggan Herington, Principal Planner
Chris Lieber, Park Development Manager
Parks, Recreation and Cultural Services

Vicinity Map



Proposed Changes



Parks Board

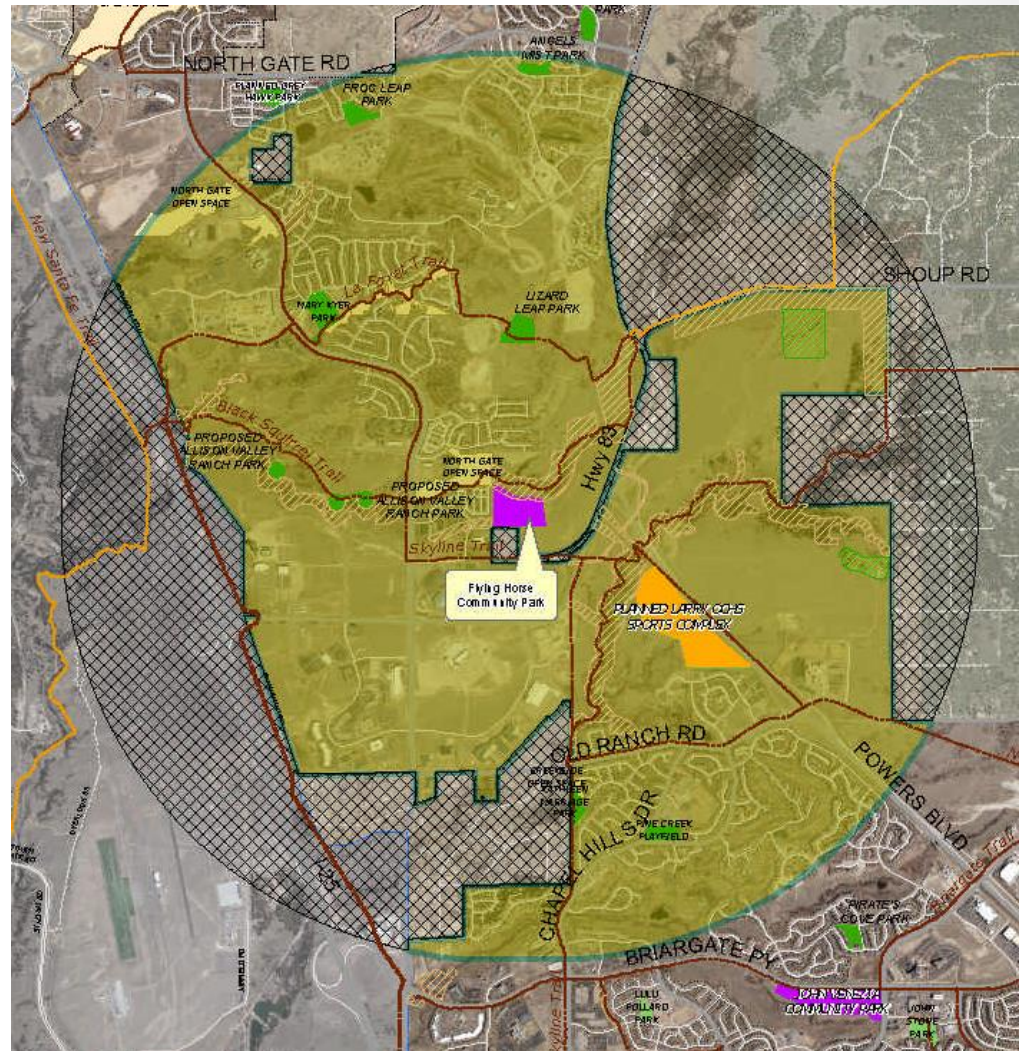
- Hearing held on August 13, 2015
- Hearing posted using LUR notice requirements
 - Board Discussed
 - Density requirements for dedication
 - Service areas
 - Site constraints/what makes a good community park
- Unanimous vote to **approve** the park elimination and accept the trail connections, pocket parks and additional fees in lieu of the park
 - Park site does not meet the need/physical constraints of site
 - Reduced density in area
 - Fees will off-set impact, provide needed trail connections

City Planning Commission

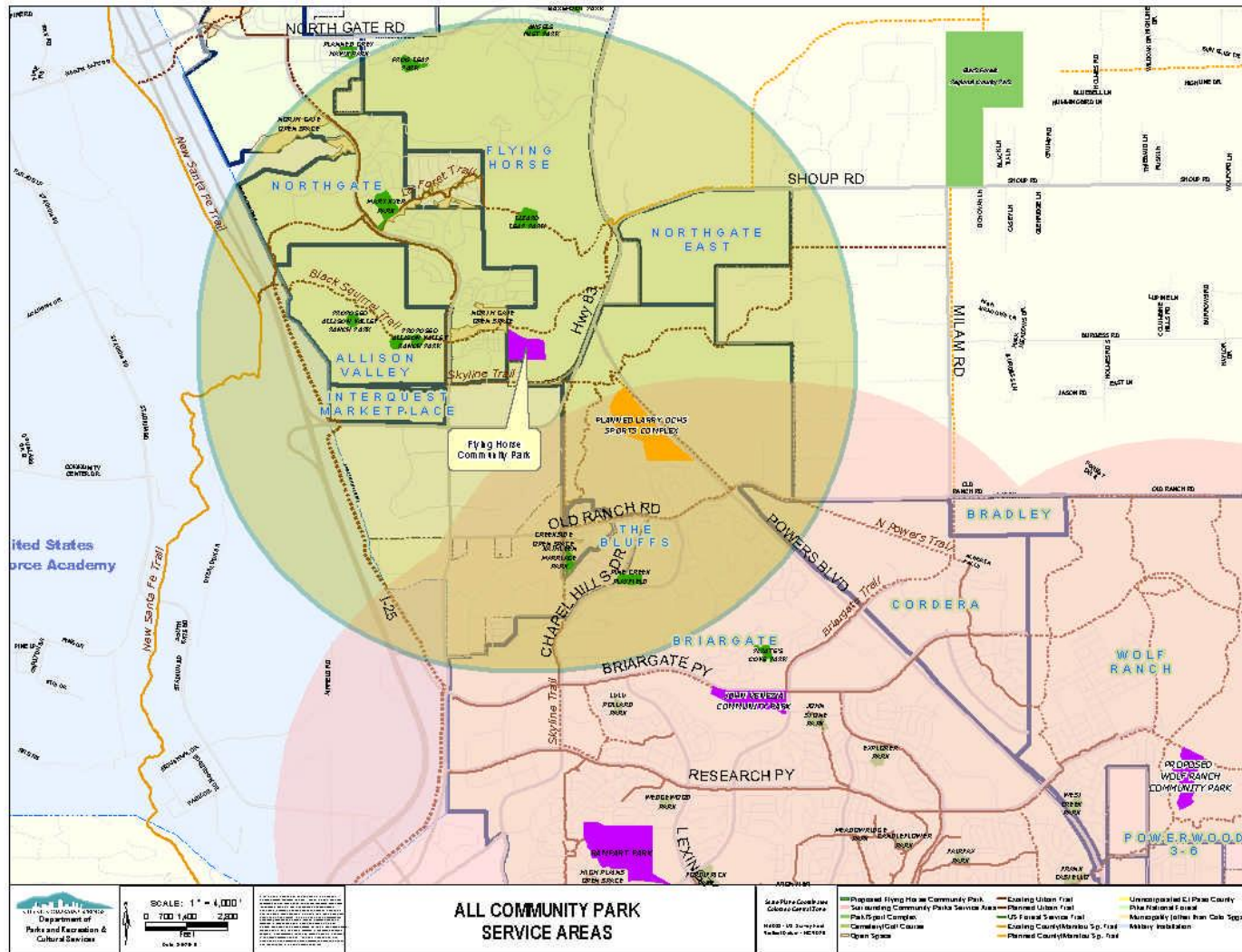
- Hearing held on September 17, 2015
- Board Discussed
 - Density requirements for dedication
 - Service areas
 - Site constraints/what makes a good community park
- Voted 7-1 to **approve** the proposed master plan amendment as presented
 - Similar findings as Parks Board
 - Park site does not meet the need/physical constraints of site
 - Reduced density in area
 - Fees will off-set impact, provide needed trail connections
- Recommended staff to start looking at service to the north

Service Analysis

- The current population (based on 2010 census data) for all of the Flying Horse Community Park Service Area (inside & outside the city) = 11,198
- The current population (based on 2010 census data) for the Flying Horse Community Park Service Area inside the city limits = 10,716



Service Analysis



Parkland Dedication Requirements

Original Master Plan: 3975 Proposed Residential Units

Current Master Plan: 1364 Proposed Residential Units

- 42% Reduction in number of units

Requirements:

Density/Unit: 8 Units per acres or less (1,013 square feet per unit)

Density/Unit: Greater than 8 units per acre (719 square feet per unit)

New Parkland Dedication Requirement: *50.02 acres*

Application of Park Credits

New Parkland Dedication Requirement: *50.02 acres*

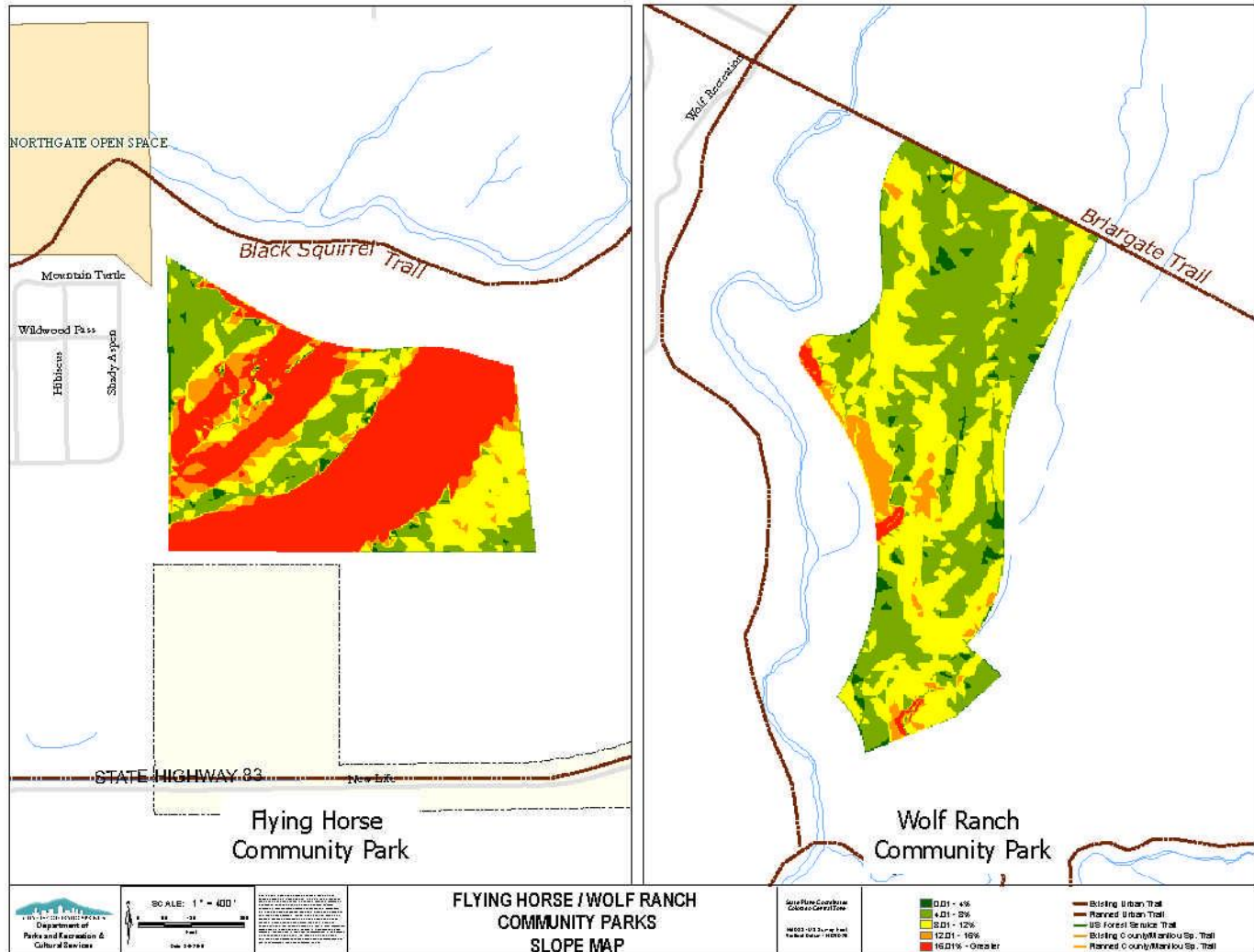
Proposed Parkland:

- 27 acres of developed parkland and trails
- 80 acres of open space (30% credit for open space)
- *Equivalent to 51 acres of developed parkland*

Additional Considerations: (beyond satisfying park dedication requirements)

- *Pocket Park*
- *\$200 residential fee per unit in Area 28 for pedestrian bridge*
- *Black Squirrel Creek Trail*
- *Additional Neighborhood Trail Connections*

Existing Community Park Site Analysis – Slope Comparison



Questions?

