

1 (Published in the Topeka Metro News October 26, 2009)

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3 **ORDINANCE NO. 19324**

4
5 AN ORDINANCE introduced by City Manager Norton N. Bonaparte, Jr. pertaining to
6 an amendment to the text and map of the Topeka Comprehensive
7 Metropolitan Plan. (CPA 09/02)

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

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

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

17 Section 3. The Governing Body approved Ordinance No. 18408 on March 23,
18 2005 making the City of Topeka Parks and Open Space Plan an element of the Topeka
19 Comprehensive Metropolitan Plan.

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

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

27 Section 6. This Ordinance shall take effect and be in force from and after its
28 passage, approval and publication in the official City newspaper.

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PASSED and APPROVED by the Governing Body October 20, 2009.

William W. Bunten, Mayor

ATTEST:

Brenda Younger, City Clerk

EXHIBIT "A"

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.

EXHIBIT "B"

Consolidated Parks District Health Ratings

Planning Area	Combined Park Region	Existing Population	Community Parks		% of NRP Standards		Neighborhood Parks		% of NRP Standards		Total Parks	% of Total Area		Planning Area	Acres Within 1/4 Mile	Percent w/in 1/4 mile	Rating
			Total Acres	Per 1000	Total Acres	Per 1000	Total Acres	Per 1000	Total Acres	Per 1000							
North/Oakland																	
7 North Topeka	1	6,237	23,70	3.80	76.00%	8.20	1.13	37.57	6.02	11.4%	1	3309.75	1445.37	43.67%	3		
8 Oakland	1	6,243	51.30	8.22	164.34%	23.70	3.65	172.3	27.60	11.80%	4	1460.00	713.94	48.90%	3		
6 Lower Silver Lake R	1	216	0.00	0.00	0.00%	0.00	0.00	0	0	0.00%	1	1424.37	0.00	0.00%	1		
		12,696	75.00	5.91	118.15%	31.90	2.51	209.9	16.53	3.39%	1	6194.12	2159.31	34.86%	2		
Central/South																	
13 Central Topeka	2	26,926	16.30	0.61	12.11%	72.60	2.59	111.1	4.12	2.57%	1	4322.49	3591.99	83.10%	4		
15 South Topeka	2	15,468	0.00	0.00	0.00%	131.80	7.75	361.2	23.35	11.34%	4	3185.24	2410.59	75.68%	4		
		42,394	16.30	0.38	7.69%	204.40	4.82	472.3	11.14	6.29%	2	7507.73	6002.58	79.95%	4		
East																	
10 East Topeka	3	7,252	16.53	2.28	45.60%	73.43	9.18	86.76	11.96	3.82%	1	2268.62	1273.38	56.13%	3		
11 Highland Park	3	14,990	137.90	9.20	183.99%	29.05	1.82	169.2	11.29	4.23%	2	3997.14	2801.20	70.08%	4		
12 Downtown	3	2,988	0.00	0.00	0.00%	4.80	0.80	25.05	8.38	1.81%	1	1382.36	747.72	54.09%	3		
		25,230	154	6.12	122.42%	107.28	4.25	281	11.14	3.67%	2	7648.12	4822.29	63.05%	4		
Southwest																	
19 Sherwood	4	5,595	0.00	0.00	0.00%	0.00	0.00	0	0	0.00%	1	4167.69	164.21	3.94%	1		
20 Southwest Topeka	4	5,563	0.00	0.00	0.00%	8.70	0.97	199.3	35.83	5.30%	2	3760.75	1524.61	40.54%	4		
		11,158	-	0.00	0.00%	8.70	0.78	199.3	17.86	2.51%	1	7928.44	1688.82	21.30%	2		
Southeast																	
16 Southeast Topeka	5	5,563	0.00	0.00	0.00%	28.90	1.93	28.9	5.20	1.05%	1	2760.83	1255.90	45.49%	3		
17 Berryton	5	6,073	0.00	0.00	0.00%	0.00	0.00	1011	166.50	13.91%	4	7266.79	2264.33	31.16%	2		
		11,636	-	0.00	0.00%	28.90	2.48	1040	89.38	10.37%	3	10027.62	3520.23	35.11%	2		
Half Day Creek																	
1 North US 75	6	2,240	0.00	0.00	0.00%	0.00	0.00	0	0	0.00%	1	2299.21	130.37	5.67%	1		
2 Rochester Road	6	4,082	115.00	28.17	563.45%	5.00	0.21	115	28.17	1.88%	1	6102.88	1061.29	17.39%	2		
		6,322	115.00	18.19	363.81%	5.00	0.79	115	18.19	1.37%	1	8402.09	1191.66	14.18%	1		
West																	
14 West Topeka	7	16,838	65.00	3.86	77.21%	14.20	0.71	511.8	30.39	9.70%	3	5275.51	3687.58	69.90%	4		
18 West I-70	7	10,599	0.00	0.00	0.00%	9.15	0.46	169.6	16.00	3.44%	1	4929.43	427.38	8.67%	1		
		27,437	65.00	2.37	47.38%	23.35	0.85	681.3	24.83	6.68%	2	10204.94	4114.96	40.32%	3		

Scales:
 1 - 1.74 Intensive Care
 1.75 - 2.49 At Risk
 2.5 - 3.24 Out Patient
 3.25 - 4 Healthy

Community Park Rating
 4
 1
 4
 1
 1
 2
 1
 2

N'hood Park Rating
 3
 4
 4
 1
 1
 1
 1

Total Park Rating
 1
 2
 2
 3
 1
 1
 2

1/4 mile Distance Rating
 2
 4
 4
 2
 2
 1
 3

Average Rating
 2.50
 2.75
 3.50
 1.25
 2.00
 1.75
 2.00

Out Patient
 Out Patient
 Healthy
 Intensive Care
 At Risk
 At Risk
 At Risk

"Exhibit C"

Composite Parks & Open Spaces Health Assessment (Parkland Fee Districts)

