

McCordsville

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Plan Commission Staff Report
Meeting Date: May 16, 2023

PETITIONER: Town of McCordsville

PETITION: PC-23-010, Park Impact Fee (PIF) Study/Ordinances Update

REQUEST: Town is seeking a favorable recommendation on the update to the Town's Park Impact Fee (PIF) Study and accompanying ordinance.

STAFF REVIEW: The Town adopted its first PIF in 2018. Since then, the Town has collected approximately \$1,000,000 in PIFs. This money is collected from new residential construction in the Town, with the intent to assist the Town in mitigating the impact of growth. The Town can utilize the funds to keep park and recreation infrastructure up to a specific level of service, as identified in the study, so that park and recreation infrastructure can be increased as the Town's population increases.

The Town is required to conduct an update every 5 years. The current PIF is \$832 for each new residential dwelling unit. The proposed fee is \$1,525. This increase is primarily due to two aspects of the update. First, the Parks Board and PIF Advisory Committee have recommended additional "priority components" be included and secondly, we have increased the level of service of both land and trails.

Chuck Lehman, from Lehman & Lehman, the consultant who has drafted the update and guided the Town through the process will make a comprehensive presentation at the meeting. His presentation will detail all aspects of the study update, and specifically the proposed additional park components and increased level of services. His presentation and the full study (excluding the appendices) have been uploaded to the agenda.

STAFF RECOMMENDATION:

The Plan Commission's role in any impact fee proposal is to conduct the public hearing and provide a recommendation to the Town Council.

The Plan Commission can provide a favorable recommendation, unfavorable recommendation, no recommendation, or continue this petition.

Staff is in support of the proposed PIF Study Update and recommends sending a favorable recommendation to the Town Council.