

Park Dedication Ordinances

Becker, Bloomington, Greenfield, Prior Lake, Shakopee, MN. Bismarck, ND.

Preparation of park dedication policies and ordinances in response to Supreme Court cases and park land and financing needs. Ordinances are based on comprehensive park plans, land and development costs, and capital improvement estimates.

The ordinance preparation included extensive community input and analysis of park system needs. Ordinance provisions typically include land dedication and cash dedication options for residential and commercial-industrial subdivisions. Dedication fees are established to meet city needs and to meet the rationale nexus test.



1004.1000 **PARKLAND DEDICATION REQUIREMENTS:** The owners of any land being subdivided for residential, commercial, industrial or other uses or as a Planned Unit Development shall dedicate a reasonable portion of the subdivided land to the public for public use as parks, playgrounds, trails or public open space. The City has determined the land dedication requirement to be equivalent to ten percent (10%) of the net developable area of a residential subdivision and five percent (5%) for non-residential subdivisions. The amount of credit given for land to be dedicated shall be based upon the land characteristics and in accordance with the following schedule:

DEDICATION SCHEDULE	
Land Characteristic	Dedication Credit
Wooded areas or dry upland with undisturbed topsoil and slopes not exceeding 10%	100%
Land which the Developer has provided a minimum of 4" of topsoil, graded to meet public use needs and does not exceed 10% slopes	100%
Wetlands, N.U.R.P. ponds, water retention areas, easement areas, steep slopes, unsuitable soils and other lands, which are not usable for public recreation purposes.	0%



City of Shakopee Park Dedication Fees – “Fair Share” Allocation

Using the 15% commercial-industrial and the 85% residential proportional park use ratio the following system costs are attributable to the two land use categories.

Residential Share (85% of park + 75% of trail) = \$19.4 million
 Comm./Industrial Share (15% of park + 25% of trail) = \$ 3.9 million

Per Household Cost Estimate:

\$19.4 million/ 8,800 new households = \$2,200/household

Per Acre Commercial-Industrial Estimate:

\$3.9 million/1,005 acres new comm./ind plats = \$3,880/acre