



GUIDELINES FOR ACCEPTING PARK LAND

Adopted June 3, 2019

Unified Development Code requires residential developments to dedicate land for public parks or make an equivalent monetary contribution in lieu of land. Chapter 166.04.B(3)(l)(ii)(a) states:

“When a proposed residential development does not provide an area or areas for a public park based on the Fayetteville Parks and Recreation Plan, the developer shall be required to make a reasonable dedication of land for public park facilities, or to make a reasonable equivalent contribution in lieu of dedication of land...”

Land donated must be suitable for park purposes. By definition, “suitable” means right or appropriate for a particular person, purpose, or situation. The following guidelines for accepting suitable land for a park or trail have been written to assist both the developers and the City in fulfillment of the park land dedication requirements.

Each potential property to be considered for Park Land Dedication is unique and will be reviewed on a case by case basis. These guidelines are a tool and may not cover all issues that are to be considered in selecting Park Land Dedication property. It should be noted that some guidelines may be extremely important for some property and not for others. Issues that affect a potential park site are related to each unique site, the context of the area, and the goals of the park system as best described in the Parks and Recreation System Master Plan.

Common guidelines used throughout the country for park planning purposes include park types, service area, equitable park distribution, suitability of the land for its intended purpose, park size, accessibility to citizens, and others. Additional information on these guidelines are listed below:

- The proposed park land is consistent with the Parks and Recreation System Master Plan’s current service area which provides a one-mile service radius for neighborhood parks. Other available recreational facilities, such as schools, homeowner’s associations and other institutional or private facilities which are available free to the public much of the time within the one-mile service radius of the proposed park are taken into consideration.
- Storm water facilities and land designated as FEMA floodway and land significantly encumbered with drainage systems will often be unfavorable for Park Land Dedication.
- Proposed park land within a floodplain or wetland must be reviewed and approved on a case by case basis.
- Some types of parks need to have good street frontage and visibility. Some parks that are in interiors of subdivisions or have narrow entry areas may be discouraged.
- Connectivity is often beneficial. Park land located in an area that allows for future expansion would be more favorable than a landlocked parcel.
- Park land dedication cannot be credited as Tree Preservation Land.
- The site should be free of debris, largely free of invasive species, erosion problems, safety hazards or areas that will require an inordinate amount of maintenance.
- Park land shall not be less than 2 acres unless there are exceptional reasons for developing a small park or it is currently located in an area that could be expanded in the future immediately adjacent to existing park land.
- Proposed park land to be deeded in phases may be prioritized according to the needs of the park system.
- Parks that could serve many households with limited recreational opportunity are favored.
- Park land that is easily accessible from well-traveled transportation corridors, including potential linkages to other parks, trails, natural areas, greenways, waterways, wildlife corridors, or cultural features is favored.
- Park land that is strategically positioned to offer a unique recreational opportunity or significant resource is favored.
- Site characteristics should be consistent with the type of park envisioned and needed for current and future development within the one-mile radius.
- Utility easements and corridors are usually not suitable park land, but will be reviewed on a case by case basis. Park land dedications that contain stream corridors must have sufficient areas for the stream to meander without causing damage to nearby property.