

APPLICATION FOR RECREATION LAND DEDICATION OR PAYMENT-IN-LIEU

THE PROCESS:

1. Application for Recreation Land Dedication or Payment-In-Lieu Payment is completed and submitted with the Application for Major Subdivision Preliminary as supplementary material. Incomplete applications will delay processing and review.
2. Staff conducts review of the Application for Recreation Land Dedication or Payment-In-Lieu for completeness.
3. Complete applications are sent forward for review.

SUBMITTAL CHECKLIST:

- Submit one (1) completed Application for Recreation Land Dedication or Payment-In-Lieu with original signatures completed in ink (no copies or faxes).
- If choosing Option A on Page 3 (Dedication of Land), provide materials describing the land proposed to be dedicated in accordance with this application.
- If choosing Option B on page 3 (Payment-In-Lieu), fee / payment is collected at the submittal of the subdivision final plat for recordation, in accordance with Application for Major Subdivision Final Plat. The total amount of payment-in-lieu provided shall be as specified on this application and approved by the Town.

APPLICATION FOR RECREATION LAND DEDICATION OR PAYMENT-IN-LIEU PAYMENT

SUBDIVISION NAME: _____
SUBDIVISION ADDRESS: _____
WAKE COUNTY PIN: _____
PROPOSED NUMBER OF DWELLING UNITS: _____

PRIMARY CONTACT: _____
EMAIL ADDRESS: _____ PHONE: _____

PROPERTY OWNER/DEVELOPER: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____
EMAIL ADDRESS: _____ PHONE: _____

SITE DESIGNER: _____
DESIGN FIRM: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____
EMAIL ADDRESS: _____ PHONE: _____

DECLARATION & SIGNATURE:

I (we), the undersigned, state that all facts furnished in this request are true to the best of my (our) knowledge.

PROPERTY OWNER(S) NAME: _____
SIGNATURE: _____ DATE: _____

PETITIONER(S) NAME: _____
SIGNATURE: _____ DATE: _____

DECLARATION OF INTENT:

The applicant of a subdivision must declare whether dedication of recreation land or request for a payment in lieu of land dedication is proposed at the time of submittal of a preliminary subdivision

- Dedication of Recreation Land (See A below)
- Payment-In-Lieu of Land Dedication (See B below)

A. Dedication of Land for Recreation Areas or Facilities:

- (1) Dedication of 1/35th of an acre for each residential dwelling unit proposed on a subdivision plan.
- (2) Dedication of 1/20th of an acre for each residential dwelling unit proposed on a subdivision plan where any land to be dedicated contains the following characteristics:
 - i. Land lying in "Flood Hazard Areas" (defined as flood plains, FEMA and flood hazard soils).
 - ii. Slopes greater than 15%.
 - iii. "Overhead" utility easements.
- (3) Dedicated land shall form a single parcel except where the Town determines an alternative need is appropriate for its citizens.
- (4) The dedicated land shall be sufficiently square or round, and serve the residents of the subdivision and immediate area, and shall be provided in conformance with the Fuquay-Varina Parks, Recreational, & Cultural Resources Master Plan. "Immediate area" is defined a three-mile radius of any point of the subdivision plan.
- (5) Total acreage of required land to be dedicated: _____ acres

B. Payment-In-Lieu of Land Dedication:

- (1) The developer may request payment-in-lieu of land dedication if the Town Board determines the dedication of land does not conform to the Fuquay-Varina Parks, Recreational, & Cultural Resources Master Plan, or if the amount of land to be dedicated is less than one (1) acre.
- (2) The developer shall submit a letter requesting a payment-in-lieu of land dedication, to be reviewed by Town Staff and submitted to the Town Board for approval.
- (3) The payment-in-lieu of land dedication shall be based on the "fair market value" of the land to be developed. Fair market value is defined, for the purposes of a payment-in-lieu of land dedication, the value of the land after the proposed final subdivision plat is recorded, without consideration of any infrastructure improvements (including but not limited to, streets, utilities, recreation facilities, storm drainage, etc.).
- (4) The value of the amount of land required to be dedicated shall be determined by the per acre value of the entire plan area, multiplied by the acreage amount of the required dedicated land. The fee / payment shall be equal to the fair market value of the land that would have otherwise been dedicated.
- (5) The fair market value of land, applicable to a payment-in-lieu of land dedication, shall not be less than \$750 per dwelling unit or more than \$1000 per dwelling unit. From year to year, the Town Board, after a properly advertised public hearing, may lower or raise the minimum and/or maximum amount of the fair market value per acre for such purposes.
- (6) If a developer proposes a payment-in-lieu of land dedication less than the maximum per dwelling unit for the fiscal year in which the development is proposed, an appraisal shall be executed, performed by a licensed appraiser in the State of North Carolina, in accordance with the Town Code of Ordinances. Attach a copy of the appraisal with this form and submit to the Town within 30 days of the date of the appraisal.
- (7) The payment-in-lieu of land dedication shall be submitted to the Town at the submittal of a major subdivision final plat and prior to recordation of such.
- (8) Fees / payment received, in lieu of land dedication, shall be used within the immediate area of the proposed subdivision. Immediate area is defined as within a three-mile radius of any point within the subdivision.
- (9) Proposed fee / payment, in lieu of land dedication: \$ _____ (\$ _____ /unit)

TOWN USE ONLY:
Tracking # _____
Date Rec'd _____