



**BOARD OF ALDERMEN**  
Work Session Agenda  
CITY OF PARKVILLE, MISSOURI  
Tuesday, September 15, 2026 5:00 PM  
City Hall Board Room

**1. GENERAL AGENDA**

A. Receive information on the city's park land dedication requirements.

**2. ADJOURN**

**CITY OF PARKVILLE**

**Policy Report**

Date: September 3, 2026

Prepared By:

Stephen Lachky, Community Development Director

Reviewed By:

Brittanie Propes, Parks & Recreation  
Director

Alexa Barton, City Administrator

ISSUE:

Receive information on the city's park land dedication requirements.

BACKGROUND:

On March 15, 1988, the Board of Aldermen adopted Ordinance No. 1027, incorporating park land dedication requirements into its subdivision standards. For over 38 years, the city has used this formula and fee structure for calculating park land dedication as part of new residential subdivision developments, which are contained within Parkville Municipal Code, Section 404.020, Subsection H.:

**Park Land Dedication.**

1. *Dedication.* Subdivision plats shall show dedication of land for park uses at locations designated in the comprehensive plan, or the official parks plan adopted by the Board of Aldermen, or as otherwise determined through the plat review process and applying the Open and Civic Space standards in this Section. When the required dedication is less than four acres, the Board may require the open space to be located at a suitable place at the periphery of the subdivision, so a more usable tract will result when additional open space is obtained when adjacent land is subdivided. In all cases, the developer will dedicate such approved park land to the City of Parkville as a condition of final subdivision approval, and shown on an approved final plat as "dedicated to Parkville, Missouri for park and recreation purposes.
2. *Required Area.* The required area of the dedication shall be based on the number of dwelling units and the acres per person formula as follows:
  1. Detached Houses: Number of units x 3.7 persons per unit x 0.006 acres.
  2. Duplexes: Number of units x 3 persons per unit x 0.006 acres.
  3. Multi-unit Buildings: Number of units x 2 persons per unit x 0.006 acres.
3. *Cash in Lieu of Land Dedication.*
  - a. If the applicant and the Board are unable to agree upon the location of the land to be dedicated, then as a condition of final subdivision approval, the Board may choose to accept payment of cash in lieu of park land.
  - b. If the required dedication is less than two acres, then the City at its option elected at any time prior to the approval of the preliminary plat as a condition, or the applicant prior to approval of final plat, may choose to accept payment of cash in lieu of park land.

c. When the payment of cash in lieu of dedicating open space is approved, the applicant shall deposit with the City Treasurer a cash payment without recourse or the right of recovery prior to recording the subdivision plat. The amount shall be the required dedication multiplied by seven thousand dollars (\$7,000.00) per acre, less a credit that any land actually dedicated for park purposes. The funds shall be used for the acquisition, development or improvement of a public park as determined solely by the Board.

4. *Private Development and Operation of Park-Recreational Open Space.* The applicant may comply with the requirements of this Subsection by providing an area equal or greater than the required area as private open space meeting the standards and criteria of this Section 404.020, including legal review of the Ownership and Management arrangements of 404.020.G.

5. *Additional Recreational Reservations.* The provisions of this Section are minimum standards. None of the Subsections above shall be construed as prohibiting a developer from dedicating or reserving other land for recreation purposes in addition to the requirements of this Section.

In 2016, the Community Development Department conducted its *Development Code Update* project. At the time, our project consultant (Chris Brewster, Multistudio), who's both a certified planner and attorney, recommended the city to have a consultant research park land dedication fees and use it as a basis for updating our requirements via a text amendment to our Development Code.

On April 28-29, 2026, the Board of Aldermen held its annual Strategic Retreat. During review of the city's strategic priority of "Quality Development", the group discussed an objective of reviewing our current park land dedication fees to ensure they [fees] are competitive and align with regional standards. Thereafter, staff reached out to Renaissance Infrastructure Consulting (RIC) — one of the city's on-call planning consultants — to provide research on park land dedication fees and present the findings to our Board of Aldermen for discussion via a work authorization per our Professional Services Agreement with them (dated October 3, 2023). RIC has finished their research and has prepared a report for the city (see Attachment 1).

#### STRATEGIC GOAL(S):

- Parks & Recreation
- Quality Development

#### BUDGET IMPACT:

There is no budget impact at this time, as information is being presented. Should a formal text amendment to this Development Code requirement be proposed in the future, the city would expect to receive additional revenues over time.

#### ALTERNATIVES:

#### ALTERNATIVES:

1. Receive information from staff and provide comments/feedback.
2. Provide staff guidance/direction for amending regulations via a text amendment.

3. Table the discussion.

POLICY:

No action is requested currently. Staff are seeking feedback from the Board of Aldermen regarding RIC's research, and whether to pursue a formal text amendment to the Parkville Municipal Code.

STAFF RECOMMENDATION:

Staff recommend that the Board of Aldermen provide comments/feedback to staff.

ATTACHMENTS:

1. 1. RIC Parkland Dedication Report 2026-07-06
2. Parkland Dedication Calculator

July 06, 2026

Brittanie Propes  
Parks & Recreation Director  
City of Parkville  
8880 Clark Ave.  
Parkville, MO 64152

Re: **Parkland Dedication – Fee in Lieu of Dedication**

Ms. Propes:

RIC has been contracted by the City of Parkville to research the topic of parkland dedication fee in-lieu practices and provide guidance for potential updates to the City's Development Code. Research was conducted on Kansas City metropolitan municipalities, regional municipalities, and national parks and recreation guidance to evaluate common methodologies used for calculating parkland dedication in-lieu payments.

The review found that most communities determine fee amounts based on the parkland demand generated by residential development through one or more of the following:

- Application of a standardized per-dwelling fee
- Calculation of fees based on current parkland acquisition values
- Use of park impact fee methodologies tied to projected population generation and park service demand

The findings summarized in this report provide context for evaluating Parkville's current parkland dedication requirement and establishing a framework for potential updates to the Development Code. The report outlines the purpose of the study, summarizes peer community practices, and identifies key considerations and recommendations for the future implementation.

**Existing Process**

The City of Parkville currently requires residential developments to dedicate parkland or provide a fee in-lieu payment to help offset the increased demand for parks and recreation facilities generated by new development. Under the current policy, developments are required to dedicate a minimum amount of parkland based on the projected population generated by the proposed residential units. When land dedication is not provided, a fee-in-lieu payment at a flat rate of \$7,000 per acre of required parkland is paid to the city by the developer.

The required parkland dedication area is currently calculated using the following methodology:

- Detached Houses: Number of units x 3.7 persons per unit x 0.006 acres.
- Duplexes: Number of units x 3 persons per unit x 0.006 acres.
- Multi-unit Buildings: Number of units x 2 persons per unit x 0.006 acres.

This methodology was adopted by the City of Parkville through Ordinance No. 1027 on March 15, 1988. While the framework has provided a consistent approach for several decades, the fee structure and calculation methodology have remained largely unchanged despite significant changes in land values, development patterns, construction costs, and park system needs over time.

As a result, the City contracted RIC to evaluate current parkland dedication and fee-in-lieu practices utilized by peer

communities and national organizations to determine whether updates to the Development Code may be appropriate.

### Existing Practices by Other Communities

To better understand current practices related to parkland dedication and fee-in-lieu requirements, RIC conducted a comparative review of municipalities throughout the Kansas City metropolitan area, some surrounding regional municipalities, and other comparable jurisdictions. The review focused on identifying how communities establish parkland dedication requirements, calculate fee-in-lieu payments, administer collected funds, and update fee structures over time. Particular attention was given to methodologies tied to residential density, projected population generation, land acquisition value, and standardized fee schedules. Table 1 below summarizes the primary parkland dedication and fee-in-lieu approaches identified during the research process and provides comparison of the varying methods between municipalities.

**Table 1 – Parkland Dedication and Fee-In-Lieu Comparison**

| Jurisdiction      | Parkland Requirement                                                                                                                                                                                                                                                     | Fee In-Lieu Allowed | Fee Basis/Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Kansas City, MO   | <b>Population Growth Calculation:</b><br><u>Detached Houses</u><br>3.7 People x Units x 0.006 acres<br><u>Semi-Attached Houses</u><br>3 People x Units x 0.006 acres<br><u>Multi-Unit Buildings</u><br>2 People x Units x 0.006 acres                                    | Yes                 | The fee is calculated using the average price per acre the City paid for parkland acquisitions of 49 acres or less during the previous five calendar years, excluding any land acquired through gifts. Funds collected must be spent within 15 years of payment on improvements generally within 3 miles of the subdivision. Developers receive credit for prior dedications or payments, and the required dedication or fee must be satisfied before final plat is recorded.<br>(Amended 2022)<br>(2025 Rate: \$20,065.67 per acre) |
| Overland Park, KS | <b>Required Common Open Space Area:</b><br><u>Net Site Less Than 3 acres</u><br>No Min<br><u>Net Site Greater Than 3 Acres</u><br>10-15% Minimum<br>*Depending on zone district                                                                                          | No                  | Whenever a proposed subdivision contains land which is included as a part of the City's Greenway Linkages Plan the dedication of such land or an appropriate easement across such land may be required as a condition of plat approval. Such dedication or easement shall be consistent with the Greenway Linkages Plan, granted by the subdivider without charge to the City.<br>(Amended 2002)                                                                                                                                     |
| Olathe, KS        | <b>Standardized per Dwelling Fee &amp; SF Fee Park Excise Tax:</b><br><u>Residential Development</u><br>\$520 per dwelling unit<br><u>Commercial Development</u><br>\$0.13 per SF of Gross Floor Area<br><u>Industrial Development</u><br>\$0.07 per SF Gross Floor Area | Yes                 | Revenue from single-family and duplex units goes into the Neighborhood Park Fund and multi-family/commercial funds go into the General Park Fund. Funds are used for neighborhood parks, parkland acquisition, open space, trail development, park improvements, and recreation facilities.<br>(Amended 2006)                                                                                                                                                                                                                        |

|                  |                                                                                                                                                                                                                                |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lenexa, KS       | <b><u>Standardized per Dwelling Fee &amp; SF Fee:</u></b><br><u>Residential Development</u><br>\$633 per dwelling unit<br><u>Non-Residential Development</u><br>\$0.1666 per SF                                                | Yes | Residential properties with more than one unit are charged 1 EDU (Equivalent Dwelling Unit) per unit. For non-residential properties, the fee is calculated by multiplying the EDU rate by the building's square footage and dividing by 3,800 sq ft (one EDU). These impact fees fund parks, trails, recreation facilities, and future park improvements. (Amended 2005)                                                                                                        |
| Riverside, MO    | <b><u>Required Common Open Space Area:</u></b><br>10% of the total site area must be open                                                                                                                                      | No  | At least 10% of the site must be set aside as common open space for active or passive recreation. The space should be usable and preferably centrally located within the neighborhood. It can include amenities like pools, tennis courts, and playgrounds. It cannot be placed within required setbacks or counted toward them. (Amended 2006)                                                                                                                                  |
| Smithville, MO   | <b><u>Population Growth Calculation:</u></b><br>The population growth is project specific and is decided by Smithville's Board of Aldermen for each project.<br><u>Residential Example</u><br>Units x 3.10 people x 0.02 acres | Yes | The developers can earn credit for creating suitable parkland into their property and also pay the fee for the remaining amount. Dwelling unit shall be counted as one for a single-family residence, two for a duplex structure, etc. Each dwelling unit shall be assessed a fee of \$625 (Amended 2014)                                                                                                                                                                        |
| Lee's Summit, MO | <b><u>Standardized per Dwelling Fee &amp; SF Fee:</u></b><br><u>Residential</u><br>\$250 per bedroom up to 4 per unit<br><u>Non-Residential</u><br>\$0.20 per gross SF                                                         | Yes | Park impact fees include Fee per bedroom, per dwelling unit, to maximum of four (4) bedrooms per dwelling unit, for structures or portions of structures that contain residential uses; Apartments: the fee applies to each apartment, i.e. dwelling unit, within an apartment complex or each dwelling unit of a duplex, four flex, etc.; and Fee per square-foot of gross floor area for structures or portions of structures that contain non-residential uses (Amended 2025) |

|                  |                                                                                                                                                                                                                          |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| Liberty, MO      | <b>Population Growth Calculation:</b><br><u>Residential</u><br>2.6 people x units x 0.01 acres                                                                                                                           | Yes | Fees in lieu of required parkland dedication shall be paid at a rate of \$12,000 per acre of required parkland. If the applicant disputes the fee, the land value shall be determined by a mutually agreed-upon appraiser or, if no agreement can be reached, by a three-member appraisal commission appointed by the applicant and the City. The majority decision of the commission shall be binding, and the applicant shall be responsible for all reasonable appraisal costs.<br>(Amended 2005)                                                                                                                                          |
| Raymore, MO      | <b>Population Growth Calculation:</b><br><u>Residential</u><br>Units x 2.85 people x 0.02 acres                                                                                                                          | Yes | The fee in lieu of parkland dedication shall be the greater of ten thousand dollars (\$10,000) per acre or the actual purchase price paid per acre for the land that would otherwise be dedicated. For example, if the land was purchased for \$20,000 per acre, the fee in lieu of dedication would be \$20,000 per acre. The actual purchase price of the property shall be reported to the City at the time the application is submitted. Additionally, provisions should be included to allow developers to receive credit for partial parkland dedications, thereby reducing the corresponding fee-in-lieu obligation.<br>(Amended 2017) |
| Independence, MO | NA                                                                                                                                                                                                                       | No  | According to the building Standards, the minimum % of open space for the entire site is 30%.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Platte City, MO  | <b>Population Growth Calculation:</b><br><u>Single Family Homes</u><br>Lots x 2.85 people x 1.25/1000<br><u>Two-Family Homes</u><br>Lots x 2 Units x 2.30 people<br><u>Multifamily Homes</u><br>Total units x 2.0 people | Yes | Based upon the amount of park land required to be dedicated as determined by these regulations, the developer shall pay \$75,000 per acre of required parkland. Park fee contribution in lieu of land dedication is due and payable at the time of final plat approval by the Board of Aldermen.<br>(Amended 2000)                                                                                                                                                                                                                                                                                                                            |
| Blue Springs, MO | NA                                                                                                                                                                                                                       | No  | 0-15% required green space depending on what zone the development is located within. All projects greater than 5 acres must provide an open space system.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

|                |                                                                                                                                                                         |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| Grandview, MO  | <b>Standardized per Dwelling Fee:</b><br><u>Single Family</u><br>5% of total land<br><u>Two-Family</u><br>7.5% of total land<br><u>Multifamily</u><br>10% of total land | Yes | When land dedication is impractical due to size, location or other factors, the subdivider may pay a fee in lieu of land dedication. The fee is \$200 per bedroom and goes up to a max of \$800 per unit.<br>(Amended 2025)                                                                                                                                                                                                                                                      |
| Ankeny, IA     | <b>Total Area Percentage:</b><br>5-10% of total land area based on the developments zoning                                                                              | Yes | Fee-in-lieu payments are calculated based on the fair market value of the parkland that would otherwise be dedicated. The City determines this value using the average per-acre value of the development and the amount of land required for dedication. City staff annually review undeveloped land sales and market data within and around the City to establish an average per-acre land value, which is then recommended to the City Council for approval.<br>(Amended 2024) |
| Papillion, NE  | <b>Population Growth Calculation:</b><br>0.02 acres per single-family dwelling<br>0.01 acres per other residential dwelling<br>0.005 acres per nonresidential lot       | Yes | If the City determines that an off-site park location is preferable, the developer may instead pay a fee-in-lieu based on the acquisition cost of the required parkland acreage, calculated using either the property's purchase price or an appraised land value. The fee must be paid before building permits are issued.<br>(Amended 2025)                                                                                                                                    |
| Naperville, IL | <b>Population Growth Calculation:</b><br>8.6 acres per 1,000 residents                                                                                                  | Yes | The City sets standard per-acre value of \$323,600 per acre for park sites which are used unless the developer formally objects and provides justification through the established review process.<br>(Amended 2022)                                                                                                                                                                                                                                                             |

|                  |                                                                                                                                                                |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Franklin, TN     | <p><b><u>Standardized per Dwelling Fee:</u></b><br/>\$5,268 per Dwelling Unit<br/>Increases by up to 5% annually in March</p>                                  | Yes | <p>(Amount of Parkland Dedicated or set-aside x Cost of 1 Acre of Land)</p> <p>Requires approval by the BOMA of a Contract for Parkland Impact Fees, Parkland Dedication and/or Construction of Park Improvements. The value of the Parkland Dedication in lieu of Parkland Impact Fee Offset that may be granted shall be based on the amount of land being dedicated (public) or set-aside (private) multiplied by the following 2017 city-wide average price of land per acre:</p> <p>Cost of 1 acre of land located outside floodplain: \$62,121.00<br/>Cost of 1 acre of land located inside floodplain: \$45,757.00</p> <p>Offsets for Parkland Dedications of less than 5 acres shall be calculated at 75% of the value of the parkland and improvements with 25% of the total Parkland Impact Fee obligation being designated for Community-type parks in the quadrant in which the fee was collected.<br/>(Amended 2025)</p> |
| Fayetteville, AR | <p><b><u>Standardized per Dwelling Fee:</u></b><br/>0.023 acres of land for each single-family<br/>0.020 acres of land for each multi-family dwelling unit</p> | Yes | <p>Single family \$1,089/unit<br/>Multifamily \$952/unit<br/>*Based on \$47,130.00 per acre.<br/>(Amended 2026)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Sand Springs, OK | <p><b><u>Standardized per Dwelling Fee:</u></b><br/>1 acre per 100 dwelling units or 5% of the total subdivision area (whichever is larger)</p>                | Yes | <p>The Park and Recreation Fee in Sand Springs is assessed based on housing type, with single-family homes paying \$300 per unit if amenities are provided or \$500 if not, duplex units paying \$500 per dwelling unit, and multi-family units and mobile homes assessed at \$250 per unit or lot. For mobile home developments, the fee must be paid at the plating stage before the final plat is signed and recorded. The total fee is calculated by the City's Building Inspector based on submitted building permit plans, and if the developer disagrees with the determination, they may appeal the decision to the Board of Adjustment.<br/>(Amended 2022)</p>                                                                                                                                                                                                                                                               |

|                                                  |    |    |                                                                                                                                                                                                                                                       |
|--------------------------------------------------|----|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| National Recreation and Parks Association (NRPA) | NA | No | The typical park and recreation agency offers one park for every 2,437 residents served, with 10 acres of parkland per 1,000 residents. NRPA does not have any mandatory dedication or fees, NRPA works more as an advocate for parks and recreation. |
| Missouri Parks and Recreation Association (MPRA) | NA | No | MPRA's legislative priorities support improving open space, expanding recreation opportunities, stewardship of natural resources, and preservation of public recreation lands.                                                                        |
| Kansas Recreation and Park Association (KRPA)    | NA | No | Kansas parks-related agencies and associations may provide planning assistance, grant funding guidance, recreation system planning support, and general best practices for park development.                                                          |

The comparative review helped determine that the most utilized methodologies for calculating parkland dedication fee-in-lieu payments are either population growth-based calculations or standardized fee structures tied directly to the scale of development. Communities utilizing population growth methodologies typically estimate the number of future residents generated by a development and calculate the required parkland acreage and fee contribution based on the projected recreational demand. Others simplify the process using the standardized fees based on dwelling units, bedrooms, lot counts, or building square footage. Appendix A includes a comparison table illustrating the parkland dedication requirements for a sample development consisting of 50 single-family residential lots in municipalities that utilize a population growth-based calculation methodology.

The University of Missouri Extension also publishes the Missouri Farmland Values Opinion Survey, which provides estimated per-acre land values for different regions of Missouri. The survey's Urban Area region includes Platte, Clay, and Jackson Counties. The most recent survey containing data for this region, published in 2024, reported an estimated value of \$11,750 per acre for average cropland. Although these estimates reflect agricultural land values rather than the market value of developable land, they offer a publicly available regional benchmark that may provide insight into the potential cost of acquiring future parkland. This value can also be directly tied to much of the development that occurs because oftentimes, developments are purchasing agricultural lands for the development.

### Recommendations

Following completion of the comparative review, RIC believes the most appropriate methodology for the City of Parkville is to continue utilizing a parkland dedication fee-in-lieu program based on the projected population growth generated by new residential development. This approach establishes a direct relationship between development intensity and the anticipated demand placed on the City's parks and recreational facilities.

RIC recommends increasing the current parkland dedication requirement from 0.006 acres to 0.01 acres per estimated resident generated by a development. Based on the comparative review conducted as part of this study, the existing requirement is lower than the standards utilized by many of the peer communities evaluated.

In addition, RIC recommends revising the current fee structure from the existing flat rate of \$7,000 per acre to a

methodology more closely aligned with that of Raymore, Missouri. Under this approach, fee-in-lieu payments would be based on the actual purchase price of the land required for dedication or a minimum fee of \$12,000 per acre, whichever amount is greater. The recommended minimum fee of \$12,000 per acre is based on the 2024 University of Missouri Extension Missouri Farmland Values Opinion Survey (Appendix B), which identified an average farmland value of \$11,750 per acre within the Urban Region, including Platte, Clay, and Jackson Counties. For ease of administration and implementation, this value has been rounded to \$12,000 per acre. To ensure the fee remains reflective of prevailing land values and continues to provide adequate support for future park acquisition needs, RIC further recommends that the minimum fee be reviewed and updated at regular intervals not to exceed five years.

While Parkville's existing framework remains generally consistent with industry practices, revisions to the fee structure and calculation methodology may help ensure that future fee contributions more accurately reflect current land values, park development costs, and the long-term recreational needs of the community. Table 2 below summarizes the recommended updates and proposed restructuring of Parkville's parkland dedication fee-in-lieu payment program.

**Table 2 – RIC's Recommendation**

|                          | Old                                                                                                                                                                                                                                           | New                                                                                                                                                                                                                                      |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minimum Area Calculation | <u>Detached Homes</u><br># of units x 3.7 people per unit x 0.006 acres/person<br><u>Duplexes</u><br># of units x 3 people per unit x 0.006 acres/person<br><u>Multi-Unit Building</u><br># of units x 2 people per unit x 0.006 acres/person | <u>Detached Homes</u><br># of units x 3.7 people per unit 0.01 acres/person<br><u>Duplexes</u><br># of units x 3 people per unit x 0.01 acres/person<br><u>Multi-Unit Building</u><br># of units x 2 people per unit x 0.01 acres/person |
| Fee-in-lieu Payment      | \$7,000 per acre of parkland dedication                                                                                                                                                                                                       | The actual purchase price per acre of land being developed or a minimum fee of \$12,000 per acre, whichever is greater.                                                                                                                  |

RIC appreciates the opportunity to assist the City of Parkville with this evaluation and remains available to provide any additional information, clarification, or discussion regarding the findings and recommendations contained within this report.

## RENAISSANCE INFRASTRUCTURE CONSULTING



Vince Zink, P.E.  
Vice President / Project Manager  
vzink@ric-consult.com | 816.564.1722 (c)

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## APPENDIX A: Population Growth-Based Parkland Dedication Comparison Table

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The table below compares surrounding communities that use the Population Growth Calculation method to determine parkland dedication requirements. To provide a consistent basis for comparison, each community's requirements are evaluated using a hypothetical 50-lot single-family residential development.

| City                | Acreage of Parkland Required | Parkland Fee |
|---------------------|------------------------------|--------------|
| Parkville, MO (Old) | 1.11                         | \$7,770.00   |
| Parkville, MO (New) | 1.85                         | \$22,200.00  |
| Kansas City, MO     | 1.11                         | \$22,272.89  |
| Liberty, MO         | 1.3                          | \$15,600.00  |
| Raymore, MO         | 2.85                         | \$28,500.00  |
| Platte City, MO     | 0.18                         | \$13,359.38  |

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## APPENDIX B: Missouri Farmland Values Opinion Survey

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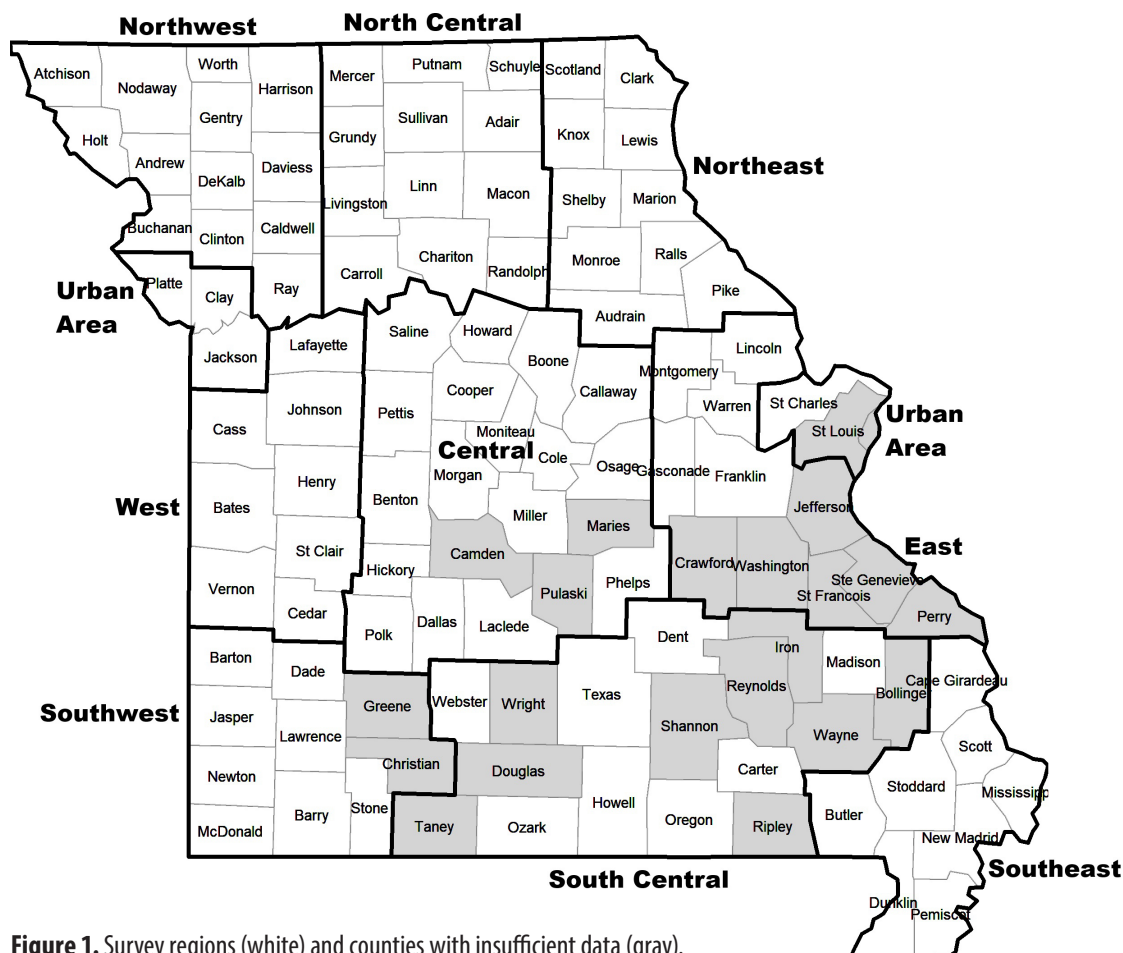
# Missouri Farmland Values Opinion Survey

**I**n Missouri, land sale prices are not required to be reported to any government or public agency. In turn, it is challenging to understand current prices and forward-looking projections for the state's farmland values. This report summarizes results from a web-based survey conducted by the University of Missouri Extension Agricultural Business and Policy program, which aims to provide insight into perceived changes in land values across Missouri's farmland market. This information supplements state-level estimates published by the U.S. Department of Agriculture (USDA) National Agricultural Statistics Service (NASS).

The most recent survey was conducted in July 2024 and collected 263 responses. Of the 263 respondents,

29% were farmers or landowners, 18% were lenders, 8% were farm managers, 4% were government employees, 4% were appraisers and 41% were from other occupations. Each respondent was invited to report land values for cropland, pastureland, timberland and hunting/recreation land for up to three counties, based on their knowledge of a sales transaction that occurred in the previous 12 months. The survey captured 1,035 land value observations.

USDA Agricultural Statistics District (ASD) boundaries were used to aggregate the data, capturing variation in geography, climate and cropping practices. This categorization divides Missouri into nine regions: Northwest, North Central, Northeast, West, Central,



**Figure 1.** Survey regions (white) and counties with insufficient data (gray).

East, Southwest, South Central and Southeast. A tenth region was created for the state’s urban areas, comprising Clay, Jackson, Platte, St. Charles and St. Louis counties. Figure 1 denotes the regions with dark borders. Counties in gray indicate areas where no survey responses were collected, preventing the survey authors from reporting on farmland value opinions.

### Average value of land

Respondents were asked to provide estimates of land values for three classes of cropland and pastureland (good, average, poor), irrigated cropland, timberland (with valuable trees), and hunting/recreation land (with little productive agricultural value but desirable aesthetic qualities). “Good” land is defined as land with yields more than 10% above the county average; “poor” land is defined as land with yields more than 10% below the county average.

Table 1 reports farmland values (in dollars per acre) at the state and regional levels, based on the 2024 Missouri farmland values opinion survey data. The table also

displays percentage changes in reported statewide values from 2023 to 2024. In Missouri, the average value of “good” nonirrigated cropland was \$8,524 per acre, a \$107 decrease (–1.2%) from 2023. The average statewide value of “average” nonirrigated cropland was \$6,996 per acre, a 0.7% increase. Irrigated cropland was reported at a statewide average of \$10,124 per acre, up \$445 per acre (4.6%) from 2023. “Good” pastureland was estimated at \$5,687 per acre statewide, up \$547 (11%) from 2023 estimates. The statewide average for timberland was up \$526 to \$4,520 per acre and for hunting/recreation land was up \$327 to \$4,710 per acre.

The results suggest land values tend to be highest in urban areas and lowest in the Southwest and South Central regions. Timberland and “poor” pastureland had the largest statewide increase (13%), followed by “good” and “average” pastureland, both with 11% increases. Based on observations collected in 2024, cropland values were flat compared to the 2022–2023 survey. It should be noted that the averages may be impacted by year-to-year changes in geographic response rates.

**Table 1. Farmland values (dollars per acre) based on 2024 Missouri Farmland Opinion Survey.**

|                                 | Cropland  |        |         |       | Pastureland |         |       | Timberland | Hunting or recreation land |
|---------------------------------|-----------|--------|---------|-------|-------------|---------|-------|------------|----------------------------|
|                                 | Irrigated | Good   | Average | Poor  | Good        | Average | Poor  | Average    | Average                    |
| <b>State</b>                    |           |        |         |       |             |         |       |            |                            |
| State average                   | 10,124    | 8,524  | 6,996   | 5,556 | 5,687       | 5,043   | 4,344 | 4,520      | 4,710                      |
| Percent increase from last year | 4.6%      | –1.2%  | 0.7%    | 0.5%  | 11%         | 11%     | 13%   | 13%        | 7.5%                       |
| <b>Region</b>                   |           |        |         |       |             |         |       |            |                            |
| Northwest                       | 11,037    | 8,915  | 6,874   | 5,244 | 5,409       | 4,735   | 3,995 | 4,401      | 4,602                      |
| North Central                   | 10,333    | 8,167  | 6,135   | 5,013 | 4,663       | 4,400   | 3,689 | 3,839      | 4,046                      |
| Northeast                       | 12,833    | 9,912  | 7,906   | 6,396 | 6,415       | 5,756   | 5,017 | 4,780      | 5,218                      |
| West                            | 8,933     | 8,202  | 7,140   | 6,048 | 6,215       | 5,444   | 4,817 | 4,344      | 4,514                      |
| Central                         | 9,636     | 7,863  | 6,830   | 5,422 | 5,848       | 5,254   | 4,432 | 4,680      | 4,415                      |
| East                            | 11,689    | 10,988 | 9,249   | 7,253 | 7,056       | 5,999   | 5,533 | 6,157      | 6,981                      |
| Southwest                       | 5,531     | 5,650  | 4,563   | 3,906 | 4,320       | 3,883   | 3,688 | 3,300      | 3,530                      |
| South Central                   | 6,688     | 6,194  | 5,203   | 4,219 | 4,547       | 3,776   | 3,181 | 3,741      | 3,525                      |
| Southeast                       | 10,658    | 9,694  | 8,094   | 5,583 | 5,625       | 4,950   | 3,860 | 4,010      | 3,870                      |
| Urban Area                      | 22,833    | 13,833 | 11,750  | 9,625 | 9,389       | 8,556   | 7,278 | 8,417      | 10,517                     |

# Who bought and sold farmland in the past 12 months?

Survey respondents were asked for their opinion on who bought and sold farmland in Missouri, based on their experience and observations. Respondents could choose from six listed choices of buyers.

Responses suggested a split in buyers of Missouri farmland (Table 2). Local farmers were believed to account for 21% to 45% of buyers across the state of Missouri, whereas investors accounted for 23% to 38%,

followed by recreational land and lifestyle buyers at 10% to 31%. New farmers and institutions were believed to account for less than 17% of buyers.

In a follow-up question, survey respondents were provided a list of four options and asked their opinion about the buyer's plan for the land (Table 3). Respondents felt that at least 30% of the buyers who purchased land in Missouri planned to farm the land themselves, 30% to 46% planned to use it for nonfarming purposes (includes hunting, recreation, development

Table 2. Types of Missouri farmland buyers in the past 12 months.

| Region        | Local farmers | Relocating farmers | New farmers | Investors | Institutions | Recreational land and lifestyle buyers |
|---------------|---------------|--------------------|-------------|-----------|--------------|----------------------------------------|
| Northwest     | 35%           | 1%                 | 10%         | 23%       | 4%           | 28%                                    |
| North Central | 35%           | 2%                 | 5%          | 31%       | 0%           | 27%                                    |
| Northeast     | 36%           | 5%                 | 2%          | 25%       | 0%           | 31%                                    |
| West          | 38%           | 0%                 | 0%          | 31%       | 2%           | 29%                                    |
| Central       | 36%           | 1%                 | 8%          | 26%       | 2%           | 27%                                    |
| East          | 28%           | 3%                 | 5%          | 28%       | 10%          | 25%                                    |
| Southwest     | 21%           | 14%                | 7%          | 29%       | 0%           | 29%                                    |
| South Central | 30%           | 12%                | 12%         | 21%       | 0%           | 26%                                    |
| Southeast     | 45%           | 3%                 | 3%          | 21%       | 17%          | 10%                                    |
| Urban Area    | 25%           | 0%                 | 0%          | 38%       | 13%          | 25%                                    |

Table 3. Buyers' plans for purchased Missouri farmland.

| Region        | Operate the farm themselves | Rent out the land | Develop renewable energy (solar and wind) | Use for hunting and recreational purpose |
|---------------|-----------------------------|-------------------|-------------------------------------------|------------------------------------------|
| Northwest     | 39%                         | 25%               | 5%                                        | 31%                                      |
| North Central | 39%                         | 32%               | 1%                                        | 27%                                      |
| Northeast     | 44%                         | 27%               | 0%                                        | 29%                                      |
| West          | 42%                         | 21%               | 5%                                        | 32%                                      |
| Central       | 45%                         | 20%               | 1%                                        | 34%                                      |
| East          | 32%                         | 28%               | 10%                                       | 30%                                      |
| Southwest     | 26%                         | 30%               | 9%                                        | 35%                                      |
| South Central | 46%                         | 4%                | 4%                                        | 46%                                      |
| Southeast     | 55%                         | 32%               | 0%                                        | 14%                                      |
| Urban Area    | 36%                         | 36%               | 7%                                        | 21%                                      |

and other uses), and about 20% to 30% planned to rent out the land. In the East and Southwest regions, 10% of buyers planned to develop renewable energy such as solar and wind.

Surveyed participants were also asked their opinion on who sold farmland in the previous 12 months and were allowed to select from five types of sellers. On average, 30% to 52% of sellers were retired farmers across the state of Missouri except for urban areas. Of observed farmland sales, 30% to 60% were thought to have originated from estate sales, 10% to 20% from

investors, and less than 25% from active local farmers and institutions (Table 4).

A follow-up question asked respondents to indicate the primary reason land was being sold. On average, respondents believed 30% to 50% of people who sold Missouri farmland did so because of advantageous market prices. Family succession planning was also a factor in selling farmland, especially in the Southeast region. About 10% to 20% of sellers were motivated by the need for cash and less than 15% were adjusting their investment portfolio (Table 5).

**Table 4. Types of Missouri farmland sellers in the past 12 months.**

| Region        | Active local farmers | Retired farmers | Estate sales | Institutions | Investors |
|---------------|----------------------|-----------------|--------------|--------------|-----------|
| Northwest     | 5%                   | 35%             | 42%          | 4%           | 15%       |
| North Central | 11%                  | 35%             | 38%          | 2%           | 15%       |
| Northeast     | 6%                   | 34%             | 45%          | 0%           | 15%       |
| West          | 0%                   | 52%             | 42%          | 0%           | 6%        |
| Central       | 17%                  | 37%             | 34%          | 0%           | 12%       |
| East          | 2%                   | 40%             | 47%          | 2%           | 9%        |
| Southwest     | 19%                  | 31%             | 35%          | 0%           | 15%       |
| South Central | 24%                  | 29%             | 29%          | 0%           | 18%       |
| Southeast     | 0%                   | 41%             | 59%          | 0%           | 0%        |
| Urban Area    | 8%                   | 15%             | 54%          | 8%           | 15%       |

**Table 5. Sellers’s reason for selling Missouri farmland.**

| Region        | Good market prices | Need cash | Part of family succession plan | Adjust investment portfolio |
|---------------|--------------------|-----------|--------------------------------|-----------------------------|
| Northwest     | 32%                | 16%       | 42%                            | 10%                         |
| North Central | 44%                | 12%       | 38%                            | 6%                          |
| Northeast     | 44%                | 5%        | 38%                            | 13%                         |
| West          | 52%                | 0%        | 41%                            | 7%                          |
| Central       | 45%                | 17%       | 31%                            | 6%                          |
| East          | 51%                | 12%       | 34%                            | 2%                          |
| Southwest     | 47%                | 16%       | 32%                            | 5%                          |
| South Central | 50%                | 9%        | 38%                            | 3%                          |
| Southeast     | 35%                | 9%        | 57%                            | 0%                          |
| Urban Area    | 27%                | 20%       | 40%                            | 13%                         |

## Factors affecting land values

The survey also asked respondents what factors they thought were influencing farmland values. Many responded that interest rates, weather, and crop and cattle prices were significant factors in farmland values. Higher interest rates may impact farmers' willingness to pay for land; however, not every farmer needs to finance land purchases. Based on the 2024 survey, some respondents felt farmers that purchased land held strong cash positions.

Limited land available for sale and strong demand from investors were viewed as factors that pushed up the price of land. Many respondents also noted that urban sprawl and land development might play roles in the Missouri farmland market.

## Outlook

Survey respondents also shared expectations regarding farmland values in 2025 (Table 6). Overall, respondents forecasted land prices would increase 2.7%

for cropland, 2.9% for pastureland and 2.3% for noncrop and nonpastureland. The forecasted changes in cropland and pastureland values in the Northwest region of Missouri were highest. Average land values in the North Central region were expected to decline. Noncrop and nonpastureland values in the West and South Central regions were forecast to increase about 6% to 7% in 2025.

## USDA land value data

Table 7 reports the August 2024 USDA estimates of average land values for Missouri and surrounding states. The USDA's \$4,910 estimate for Missouri cropland is \$2,086 lower than the value reported by survey respondents for "average" cropland. For pastureland, USDA estimates the value at \$2,650 per acre, or \$2,393 less than the survey estimate. The point of comparison also varies between these data sets — the MU Extension survey asks only for land values, whereas USDA data includes the value of all land and buildings on farms.

**Table 6. Respondents' expectations about farmland values in 2025.**

| Region        | Average cropland value | Average pastureland value | Average other land value |
|---------------|------------------------|---------------------------|--------------------------|
| Northwest     | 6.6%                   | 5.7%                      | 1.2%                     |
| North Central | −1.4%                  | −0.2%                     | −1.6%                    |
| Northeast     | 0.1%                   | 0.2%                      | 0.1%                     |
| West          | 5.5%                   | 5.4%                      | 7.4%                     |
| Central       | 1.8%                   | 2.9%                      | 2.0%                     |
| East          | 2.8%                   | 3.7%                      | 1.0%                     |
| Southwest     | 1.9%                   | 3.9%                      | 3.5%                     |
| South Central | 5.8%                   | 4.6%                      | 6.7%                     |
| Southeast     | 0.3%                   | 1.7%                      | 0.9%                     |
| Urban Area    | 3.1%                   | 1.6%                      | 1.4%                     |

**Table 7. USDA agricultural land values in dollars per acre, August 2024.**

| State(s)                   | Cropland | Pasture | Farm real estate <sup>3</sup> |
|----------------------------|----------|---------|-------------------------------|
| Missouri                   | 4,910    | 2,650   | 4,800                         |
| Arkansas                   | 3,600    | 3,270   | 4,110                         |
| Illinois                   | 9,550    | 3,970   | 8,700                         |
| Iowa                       | 9,800    | 3,500   | 9,420                         |
| Kansas                     | 3,300    | 2,100   | 2,970                         |
| Corn belt <sup>1</sup>     | 8,560    | 3,000   | 7,930                         |
| United States <sup>2</sup> | 5,570    | 1,830   | 4,170                         |

- 1. Includes Indiana, Illinois, Iowa, Missouri and Ohio.
- 2. Average of the 48 continental states.
- 3. Farm real estate is an estimate of the land and all buildings on a per acre basis.

## Subdivision Parkland dedication calculations

Parkland dedications are calculated per the adopted Subdivision Regulations in Municipal Code Chapter 505, Sections 505.010, *Definitions*, and 505.220, *Park Land Dedication*.

| Current Formula - Required Parkland                              |                                    |                  |                           |                           |  |
|------------------------------------------------------------------|------------------------------------|------------------|---------------------------|---------------------------|--|
| <b>Single-Family</b>                                             |                                    |                  |                           |                           |  |
| Units in Subdivision                                             | People per unit                    | Acres per person | Park Land to be dedicated |                           |  |
| 0                                                                | 3.7                                | 0.006            | <u>0</u>                  |                           |  |
| <b>Duplex</b>                                                    |                                    |                  |                           |                           |  |
| Units in Subdivision                                             | People per unit                    | Acres per person | Park Land to be dedicated |                           |  |
| 0                                                                | 3                                  | 0.006            | <u>0</u>                  |                           |  |
| <b>Multi-family</b>                                              |                                    |                  |                           |                           |  |
| Units in Subdivision                                             | People per unit                    | Acres per person | Park Land to be dedicated |                           |  |
| 0                                                                | 2                                  | 0.006            | <u>0</u>                  |                           |  |
|                                                                  |                                    |                  | Park Land in Acres        | Park Land in Square Feet  |  |
| <b>Total Dedication Required</b>                                 |                                    |                  | <u>0</u>                  | <u>0.00</u>               |  |
| <b>Cash to be dedicated in lieu of park land (if applicable)</b> |                                    |                  |                           |                           |  |
| Park Land acres from above                                       | Minus any acres actually dedicated | Sum              | Cost per acre             | Cash due before recording |  |
| 0                                                                | 0                                  | 0                | \$7,000.00                | <b>\$0.00</b>             |  |

| Proposed (New) Formula - Required Parkland                |                                    |                  |                           |                           |
|-----------------------------------------------------------|------------------------------------|------------------|---------------------------|---------------------------|
| Single-Family                                             |                                    |                  |                           |                           |
| Units in Subdivision                                      | People per unit                    | Acres per person | Park Land to be dedicated |                           |
| 0                                                         | 3.7                                | 0.01             | <u>0</u>                  |                           |
| Duplex                                                    |                                    |                  |                           |                           |
| Units in Subdivision                                      | People per unit                    | Acres per person | Park Land to be dedicated |                           |
| 0                                                         | 3                                  | 0.01             | <u>0</u>                  |                           |
| Multi-family                                              |                                    |                  |                           |                           |
| Units in Subdivision                                      | People per unit                    | Acres per person | Park Land to be dedicated |                           |
| 0                                                         | 2                                  | 0.01             | <u>0</u>                  |                           |
| Total Dedication Required                                 |                                    |                  | Park Land in Acres        | Park Land in Square Feet  |
|                                                           |                                    |                  | <u>0</u>                  | <u>0.00</u>               |
| Cash to be dedicated in lieu of park land (if applicable) |                                    |                  |                           |                           |
| Park Land acres from above                                | Minus any acres actually dedicated | Sum              | Cost per acre             | Cash due before recording |
| 0                                                         | 0                                  | 0                | \$12,000.00               | \$0.00                    |