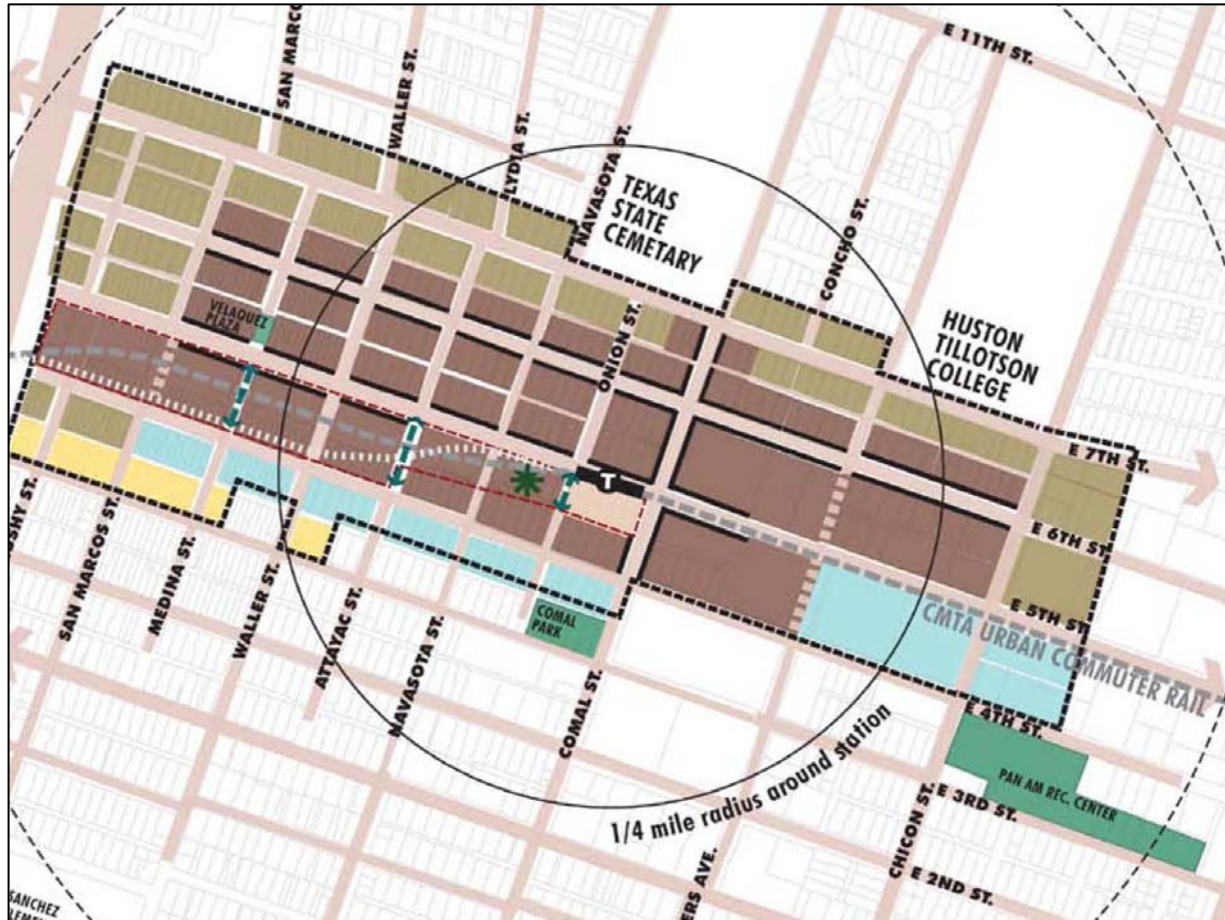


# **REGULATING PLAN for the Plaza Saltillo TOD Station Area Plan (SAP)**



**Adopted: December 11, 2008  
Effective: March 1, 2009**

**REVISED May 25, 2013 via Ordinance NO 20130425-106**

## 4.11. PUBLIC PARKS AND TRAILS

### 4.11.1. Applicability

Article 4 Site Development Standards	Applies to:
Section 4.11 Public Parks and Trails	Development subject to the Parkland Dedication Ordinance (LDC Article 14 Section 25-2-601)

### 4.11.2. Purpose

Because of the higher density development envisioned for the Plaza Saltillo TOD Station Area, it is important to provide public open space and parks facilities for local residents. Some development sites will be better suited than others to provide on-site parkland for reasons including, but not limited to, the location of the site within the TOD and to core activity areas, site constraints, and size of site. This section broadly identifies some of the areas that would be ideal for a public park according to the Plaza Saltillo Open Space Concept Plan.

### 4.11.3. Recommended Location of Parks and Trails

The Plaza Saltillo Open Space Concept Plan (Figure 4-20) shows areas indicated as “Potential Open Space” and “Potential Paseos”. Development within these parts of the TOD is encouraged to meet private common open space and/or parkland dedication requirements in these approximate areas. The locations shown were chosen for the ability of these general locations to properly serve Plaza Saltillo TOD residents. Optimal locations for future parks and trails include:

- A. Paseo parks between E. 4<sup>th</sup> and E. 5<sup>th</sup> Streets along the Medina, Attayac and Onion Streets rights-of-way (and possibly between E. 4<sup>th</sup> and E. 7<sup>th</sup> Streets from Comal to Chicon Streets) to break-up the larger block structure in the TOD District with pedestrian access and open space.
- B. A park space west of the Plaza Saltillo transit station that ideally connects to the plaza visually and/or physically.

### 4.11.4. On-site Parkland Dedication Requirement

For a property/site where public parkland is recommended as established in Subsection 4.11.3, a minimum of 50% of a parkland dedication requirement shall be met with an on-

site dedication of land. The land to be dedicated must be approved by the director of the Parks and Recreation Department. The dedicated land is eligible for the allowance described in Subsection 4.11.5.

#### **4.11.5. On-site Parkland Dedication Allowance**

If, as part of a development project, the parkland dedication requirement is met in part or in full with a dedication of public parkland on site, FAR and density calculations for the non-dedicated portion of the site shall be made based on the total site area prior to the dedication.

#### **4.11.6. Fee In Lieu**

- A.** Instead of, or in combination with, meeting parkland dedication requirements on site, a property owner may request approval to deposit with the City a nonrefundable cash payment, based on a formula established by the City Council. The Director of the PARD shall review the request and accept or deny the request.
- B.** Any parkland dedication fees collected in the TOD must be spent within the Station Area unless a waiver is granted to City Staff by the City Council.

**Figure 4-20:** Plaza Saltillo Station Area Plan Open Space and Trails Concept Plan

