

RESOLUTION NO. 23-21

A RESOLUTION ESTABLISHING A FEE SCHEDULE FOR FEES IN LIEU OF PARKLAND DEDICATION AS PROVIDED FOR IN THE PARK LAND DEDICATION REQUIREMENTS OF THE CITY CODE

WHEREAS, City Code requires dedication of parkland in connection with new residential developments; and

WHEREAS, in certain cases, City Code permits the payment of fees in lieu of dedication of parkland; and

WHEREAS, Council has determined that fees in lieu should be set at an amount roughly proportional to the value of an acre of land that is reasonably usable as parkland plus the costs to plat the land in advance of development as a park; and

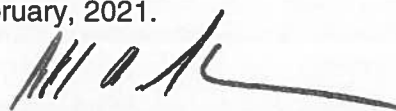
WHEREAS, Council has reviewed the City's fees related to platting and a real property appraisal report by East West Econometrics dated May 1, 2020 in order to determine the appropriate amount for fees in lieu of parkland dedication.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. Fees in lieu of parkland dedication are hereby established as the amounts as set forth in Exhibit A, attached hereto and made a part hereof, together with an amount equal to all review fees, drainage fees based on the location of the subdivision, and any other generally applicable fees that would be due upon platting or prior to issuance of a building permit for land in the location of the subdivision.


Section 2. These fees shall be effective July 1, 2021, and shall then remain effective until amended by subsequent Resolution of the City Council.

Dated at Colorado Springs, Colorado this 9th day of February, 2021.



Council President

ATTEST:



Sarah B. Johnson, City Clerk



EXHIBIT A

Fee 5.5 acres per 1,000 population

Neighborhood Park Land Dedication Requirement

Based Upon Standard of 2.5 acres / 1,000 population

# OF UNITS PER STRUCTURE	ACRES OF DEDICATION PER UNIT*	FEES IN LIEU PER UNIT*
1	0.0066	\$915
2-4	0.0053	\$735
5-19	0.0048	\$662
20-49	0.0044	\$602
50+	0.0041	\$563

A. LAND DEDICATION FORMULA FOR NEIGHBORHOOD PARKS		
NUMBER OF UNITS	X	ACRES OF DEDICATION PER UNIT
		=
		LAND DEDICATION REQUIREMENT ACRES
		0.0000

B. FEE IN LIEU FORMULA FOR NEIGHBORHOOD PARKS		
NUMBER OF UNITS	X	FEES IN LIEU PER UNIT
		=
		FEE IN LIEU REQUIREMENT
		\$0.00

Community Park Land Dedication Requirement

Based Upon Standard of 3 acres / 1,000 population

# OF UNITS PER STRUCTURE	ACRES OF DEDICATION PER UNIT*	FEES IN LIEU PER UNIT*
1	0.0080	\$781
2-4	0.0064	\$628
5-19	0.0058	\$566
20-49	0.0053	\$515
50+	0.0049	\$481

A. LAND DEDICATION FORMULA FOR COMMUNITY PARKS		
NUMBER OF UNITS	X	ACRES OF DEDICATION PER UNIT
		=
		LAND DEDICATION REQUIREMENT ACRES
		0.0000

B. FEE IN LIEU FORMULA FOR COMMUNITY PARKS		
NUMBER OF UNITS	X	FEES IN LIEU PER UNIT
		=
		FEE IN LIEU REQUIREMENT
		\$0.00

Total Park Land Dedication Requirement (Combined Neighborhood & Community)

Based Upon Standard of 5.5 acres / 1,000 population

# OF UNITS PER STRUCTURE	ACRES OF DEDICATION PER UNIT*	FEES IN LIEU PER UNIT*
1	0.0146	\$1,696
2-4	0.0117	\$1,362
5-19	0.0106	\$1,228
20-49	0.0096	\$1,117
50+	0.0090	\$1,044

A. LAND DEDICATION FORMULA FOR COMMUNITY PARKS		
NUMBER OF UNITS	X	ACRES OF DEDICATION PER UNIT
		=
		LAND DEDICATION REQUIREMENT ACRES
		0.00

B. FEE IN LIEU FORMULA FOR COMMUNITY PARKS		
NUMBER OF UNITS	X	FEES IN LIEU PER UNIT
		=
		FEE IN LIEU REQUIREMENT
		\$0.00

Neighborhood Park Value**	5.5 acre \$757,075	1 acre \$137,650
Community Park Value**	20 acre \$1,960,200	1 acre \$98,010
Current C & N Park Value		1 acre \$76,602

*Acres and fees based on 2019 American Community Survey 5-year estimates 2015-2019

**Land Value based on A Real Property Appraisal Report prepared by East-West Econometrics, May 2020

***Additional direct platting fees not included in this calculation