

RESOLUTION NO. 12-17

A RESOLUTION RESCINDING RESOLUTION NO. 19-13 AND ESTABLISHING DEVELOPMENT APPLICATION FEES AND CHARGES FOR THE LAND USE REVIEW DIVISION OF THE PLANNING AND DEVELOPMENT DEPARTMENT

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


Section 1. Resolution No. 19-13 pertaining to fees and charges for the review of development applications by the Land Use Review Division of the Planning and Development Department is hereby rescinded as of the close of business on January 31, 2017.

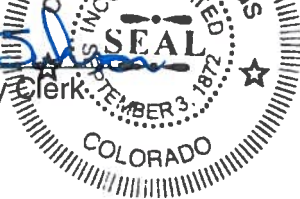
Section 2. The fees and charges set forth in Exhibit A, attached and made a part of this Resolution, are hereby established for the processing and review of development applications by the Land Use Review Division of the Planning and Development Department.

Section 3. These fees shall be effective February 1, 2017 and shall remain effective until amended by subsequent Resolution of the City Council.

Dated at Colorado Springs, Colorado this 24th day of January, 2017.

ATTEST:


Sarah B. Johnson, City Clerk




Council President

Exhibit A
2017 Development Application Fees

	Application Type	Proposed 2017 Application Fee
1	Annexation	\$2,150 plus \$30 per acre for the first 100 acres; \$10 per acre thereafter plus actual newspaper publication cost ¹
2	2020 Land Use Map	\$1,330
3	Master Plans (New or Major Amendment)	\$1,050 plus \$30 per acre
4	Master Plan (Minor Amendment)	\$1,260
5	Master Plan (Minor Adjustment)	\$300
6	Development Agreement	\$1,330
7	Zone Change with Concept Plan	\$2,140 plus \$30 per acre
8	Zone Change without Concept Plan	\$1,215 plus \$30 per acre
9	FBZ Development Plan	\$1,525
10	FBZ Interim Use / Development Plan	\$1,350
11	Development Plan (New or Major Amendment)	\$1,520 plus \$30 per acre
12	Concept Plan (Major Amendment)	\$1,520 plus \$30 per acre
13	Conditional Use	\$1,445
14	Use Variance	\$1,445
15	FBZ Conditional Use	\$1,020
16	FBZ Minor Improvement Plan	\$350
17	Subdivision Plat	\$1,100 plus \$30 per acre
18	Amendment to Plat Restriction	\$700
19	Subdivision Waiver	\$635
20	Street or Plat Vacations	\$1,330

Exhibit A
2017 Development Application Fees

	Application Type	Proposed 2017 Application Fee
21	Street Name Change	\$1,330
22	Final Landscape Plan - Single-Family or Two Family Residential Project	\$220
23	Final Landscape Plan – Commercial, Multi-Family and Townhome Project	\$105 plus \$75 per acre, not to exceed \$1,500
24	Irrigation Plan	\$480
25	Minor Amendment to an approved Final Landscape or Irrigation Plan	\$480
26	CMRS Conditional Use	\$1,445
27	CMRS Development Plan	\$980
28	CMRS Minor Amendment	\$480
29	Non-Use Variance-or Administrative FBZ Warrant	\$575 for each of the first two variances; \$290 for each variance thereafter
30	Variance Time Extension	\$290
31	Minor Amendment to an approved Concept or Development Plan, Conditional Use or Use Variance	\$480
32	FBZ Warrant	\$900
33	Administrative Relief	\$290 for each of the first two requests; \$145 for each request thereafter
34	Minor Modification	\$175
35	Issuance of Building Permit to Unplatted Land	\$440
36	Preservation Easement Adjustment	\$510
37	Property Boundary Adjustment	\$440
38	Waiver of Replat	\$440
39	Review of Geologic Hazard Report	\$300 plus any Colorado Geological Survey review cost over \$300
40	Appeal of an Administrative Action	\$176
41	Appeal to City Council	\$176
42	Home Day Care Permit	\$120
43	Home Occupation Permit	\$120

Exhibit A
2017 Development Application Fees

	Application Type	Proposed 2017 Application Fee
44	Human Service Establishment Administrative Permit (if no Development Plan or Conditional Use has been submitted)	\$175
45	Sexually Oriented Business Permit	\$467
46	Temporary Use Permit	\$100
47	Zoning Verification or Certification Letter	\$50
48	Zoning Verification or Certification Letter with Inspection	\$225

¹ Cost of publication will be determined by the total cost of advertising the annexation as required per Colorado Statute.

PLANNING & DEVELOPMENT FEE MODIFICATIONS / EXCEPTIONS:

1. Development application review fees will be waived for all public school projects.
2. Development application review fees will be proportionately reduced for developments containing a mix of both affordable and market rate units and for affordable housing projects certified as affordable housing by the Housing Development Manager.
3. Development application review fees will be waived for development applications submitted by City agencies, other than enterprise operations (i.e., Colorado Springs Utilities, Airport, etc.)
4. The Manager may modify development application fees for Planning & Development based upon unique circumstances which reduce the typical staff work involved in the application review by more than 50%. The request and justification for the modification of fees must be made in writing to the Manager.
5. All fees shall be paid in full at the time of application submittal, except fees for Annexation review conducted concurrent with development review; in which case 50% of the annexation review fee may be paid at the time of application submittal and the remaining 50% of the fee paid prior to City approval and recordation of the Annexation plat.