

RESOLUTION NO. 136-19

A RESOLUTION RESCINDING RESOLUTION NO. 68-12,
AND ESTABLISHING FEES AND CHARGES FOR THE
DEVELOPMENT REVIEW ENTERPRISE ZONING
DIVISION

WHEREAS, the City created the Development Review Enterprise as a self-sustaining Division within the Planning and Community Development Division; and

WHEREAS, the work of the Development Review Enterprise staff is directly related to the review of building permit applications to insure compliance with the standards of the City Zoning and Fire Codes; and

WHEREAS, the Development Review Enterprise has proposed and City Council has endorsed a methodology for establishing fees, and

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

Section 1: That Resolution 68-12 pertaining to previous zoning fees and charges for the review of development applications by the Development Review Enterprise is hereby rescinded as the close of business on the 31st day of December 2019.

Section 2: The Development Review Enterprise Zoning Fee Schedule shall be set forth in the attached Exhibit A.

Section 3: That the Development Review Enterprise Zoning fee shall become effective January 1, 2020, and shall remain effective until changed by subsequent Resolution or Ordinance of the City Council.

Section 4: That future amendments to the fee schedule are subject to subsequent review and adoption by the City Council.

Dated at Colorado Springs, Colorado this 5th day of December, 2019.

ATTEST:


Sarah B. Johnson, City Clerk




Council President

Exhibit 1 – DRE Zoning Fees Collected

BUILDING PERMIT APPLICATION REVIEW FEES

Building Permit Review Fees To Be Reduced:

1. New Single Family Homes (Includes Single Family Detached Homes, Duplexes and Townhomes. The townhome fee is charged per dwelling unit): An amount equal to 28% of the RBD Building Permit Fee.
2. New Single Family Homes in the Hillside Zone: An amount equal to 155% of the RBD building Permit Fee.
3. Decks, Additions, Remodels and Accessory Buildings for Residential Properties: An amount equal to 77% of the RBD Building Permit Fee.
4. New Commercial Buildings (Retail, Wholesale, Office, Industrial and Multi-family Apartments and Condominiums): An amount equal to 42% of the RBD Building Permit Fee for plans reviewed by Zoning/Planning, plus an additional \$400 for plans reviewed by Fire Prevention.
5. Additions and Remodels to Commercial Buildings (Retail, Wholesale, Office, Industrial and Multi-family Apartments and Condominiums): An amount equal to 56% of the RBD Building Permit Fee for plans reviewed by Zoning/Planning, plus an additional \$400 for plans reviewed by Fire Prevention.

Planning and Zoning Fees To Remain Unchanged:

1. Limited Reviews: For plans requiring limited review where it is determined that no inspection is required, at the discretion of the reviewer, the fee for reviews shall be \$45. The fee for inspections shall be \$80.
2. Sliding Fee Scale: Any building permit application review fee over \$10,000 shall be adjusted to be \$10,000 plus 10% of the difference between \$10,000 and the regulated calculated fee.
3. Refunds: Building permit application review fees may be refunded or reduced per the discretion of the Planning Director upon written request by the payer. Denial of said refund or reduction may be appealed to the Development Review Enterprise Customer Advisory Committee.
4. Information Technology Fee: \$25 for each building permit fee collected at RBD where the Development Review Enterprise fee is \$100 or greater.
5. Temporary Use Permit
6. Modular Building, Sales Office, Model Home \$ 80 per site plan
7. Mobile Home Site Plan \$ 10 per site plan

Sign Permit Application Review Fees (all sign area fractions to be rounded up):

- Freestanding Signs \$ 95 per sign plus \$1 per square foot
- Wall Signs and Minor Sign Types \$ 50 per sign plus \$1 per square foot
- Billboards \$200
- Banners and Temporary Signs \$ 30 per sign
- Electronic Message Centers \$ 200 plus \$1 per square foot
- Reinspection fees may be applied if site visits may not be completed due to incomplete application or illegal signs on-site \$ 100 per site visit
- Signs installed without permit(s) Two (2) times the permit fee
- Compliance failure fee per Section 7.5.1008 of the City Code \$ 100 per reinspection
- Repeat offender fees escalate as per the City Code

2017 and 2018 Combined

Prepared by: KAI

Fee Type	2017 Orig	2017 Proposed	2017 Diff	2018 Orig	2018 Proposed	2018 Diff	Avg Diff
Commercial (Multi-Family & Condos)	\$ 159,899	\$ 124,997	\$ (34,901)	\$ 260,396	\$ 188,572	\$ (71,823)	-25.39%
Commercial (Office, Industrial, retail, etc)	\$ 285,010	\$ 207,667	\$ (77,343)	\$ 322,460	\$ 252,072	\$ (70,388)	-24.32%
Mobile Home Site Plan	\$ 378	\$ 378	\$ -	\$ 164,326	\$ 90,938	\$ (73,388)	-44.56%
Over the Counter Residential (Remodels, decks, additions, etc..)	\$ 163,882	\$ 103,125	\$ (60,757)	\$ 540	\$ 540	\$ -	-36.95%
Single Family - Hillside	\$ 60,898	\$ 21,600	\$ (39,298)	\$ 190,517	\$ 112,500	\$ (78,017)	-46.66%
Single Family - Non-Hillside	\$ 436,033	\$ 364,640	\$ (71,393)	\$ 83,264	\$ 28,800	\$ (54,464)	-24.24%
Commercial Remodels and Additions	\$ 200,491	\$ 123,455	\$ (77,036)	\$ 395,123	\$ 329,120	\$ (66,003)	-24.02%
	\$ 1,306,591	\$ 945,862	\$ (360,729)	\$ 1,416,626	\$ 1,002,542	\$ (414,084)	-28.45%
Additional RBD Revenue - not in list above	\$ 58,870	\$ 42,617	\$ (16,253)	\$ 149,722	\$ 105,958	\$ (43,764)	-28.77%
Other Revenue (Interest, LUR, and Other)	\$ 106,572	\$ 106,572	\$ -	\$ 190,853	\$ 190,853	\$ -	
Total	\$ 1,472,032	\$ 1,095,051	\$ (376,982)	\$ 1,757,201	\$ 1,299,353	\$ (457,848)	-25.85%
				Actual	Budget	Difference	
				\$ 1,757,201	\$ 1,325,500	\$ 431,701	
					\$	\$ (26,147)	

***Thru August 2019

Row Labels	Sum of DRE Fee	Sum of New DRE Fee	Sum of Difference	% Reduction
Commercial (Multi-Family & Condos)	\$ 125,317.89	\$ 99,639.48	\$ (25,678.41)	-20%
Commercial (Office, Industrial, retail, etc)	\$ 246,161.01	\$ 236,392.86	\$ (9,768.15)	-4%
Commercial Remodels and Additions	\$ 135,364.62	\$ 95,632.34	\$ (39,732.28)	-29%
Mobile Home Site Plan	\$ 150.00	\$ 150.00	\$ -	0%
Over the Counter Residential (Remodels, decks, additions, etc..)	\$ 145,091.75	\$ 77,250.00	\$ (67,841.75)	-47%
Single Family - Hillside	\$ 84,899.70	\$ 30,600.00	\$ (54,299.70)	-64%
Single Family - Non-Hillside	\$ 266,491.90	\$ 226,560.00	\$ (39,931.90)	-15%
Grand Total	\$ 1,003,476.87	\$ 766,224.68	\$ (237,252.19)	-23.64%

Additional RBD Revenue - not included in list above \$ 83,017.00 \$ 63,389.28 \$ (19,627.72) Estimated additional reduction assuming 23.64% reduction in fees

2019 YTD Total \$ 1,086,493.87 \$ 829,613.96 \$ (256,879.91)

2019 EDY Administrative Service Fees Projected Total \$ 1,629,740.81 \$ 1,244,420.94 \$ (385,319.86)

*based on flat monthly percentage

	2020 Budget	2020 Based on Current Year Actuals
Administrative Service Fees	\$ 1,200,000	\$ 1,244,421
Zoning System Fees	\$ 500	\$ 500
Reimb from other funds	\$ 35,000	\$ 35,000
Interest	\$ 66,275	\$ 66,275
Total	\$ 1,301,775	\$ 1,346,196



City of Colorado Springs
Monthly Managerial Report
September 2019
Development Review Enterprise

4810 - Zoning

	As of September 30, 2019			2018		
	Budget	Actual	Variance	Budget	Actual	Variance
Revenues:						
Reimbursement from Other Funds (LUR)	\$35,000	\$27,344	\$7,656	\$ 10,000	\$ 25,752	\$15,752
Interest	\$53,200	\$55,600	(\$2,400)	\$ 15,000	\$ 78,932	\$63,932
Other Revenue	\$1,300,500	\$1,048,360	\$252,140	\$ 1,300,500	\$ 1,652,517	\$352,017
Subtotal Revenues	\$1,388,700	\$1,131,304	\$257,396	\$1,325,500	\$1,757,201	\$431,701
Expenditures:						
Salary and Benefits	\$446,430	\$313,827	\$132,603	\$381,331	\$422,230	\$40,899
Admin Prorated Charges (Overhead)	\$47,694	\$35,775	\$11,919	\$39,490	\$39,490	\$0
Salary Reimbursements (LUR)	\$100,000	\$64,133	\$35,867	\$100,000	\$73,419	(\$26,581)
Total Personnel	\$594,124	\$413,735	\$180,389	\$520,821	\$535,139	\$14,318
Rent	\$96,000	\$82,950	\$13,050	\$96,000	\$91,451	(\$4,549)
Other Expenses	\$155,646	\$86,862	\$68,784	\$140,348	\$99,694	(\$40,654)
Total Operating and Capital	\$251,646	\$169,812	\$81,834	\$236,348	\$191,145	(\$45,203)
Subtotal Expenditures	\$845,770	\$583,547	\$262,223	\$757,169	\$726,284	(\$30,885)

4811 - Fire Construction Services

	As of September 30, 2019			2018		
	Budget	Actual	Variance	Budget	Actual	Variance
Revenues:						
Interest	\$44,800	0	\$44,800	\$ -	\$ -	\$0
Other Revenue	\$1,103,550	\$897,224	\$206,326	\$ 1,103,550	\$ 1,232,990	\$129,440
Subtotal Revenues	\$1,148,350	\$897,224	\$251,126	\$ 1,103,550	\$1,232,990	\$129,440
Expenditures:						
Salary and Benefits	\$797,482	\$588,017	\$209,465	\$740,426	\$743,534	\$3,108
Transfer to GF (Fire Construction Staff)	\$147,421	\$110,566	\$36,855	\$172,769	\$172,769	\$0
Admin Prorated Charges	\$44,325	\$33,245	\$11,080	\$32,121	\$32,121	\$0
Total Personnel	\$989,228	\$731,828	\$257,400	\$945,316	\$948,424	\$3,108
Rent	\$96,000	\$79,729	\$16,271	\$96,000	\$88,240	(\$7,760)
Other Expenses	\$159,071	\$41,798	\$117,273	\$155,930	\$93,201	(\$62,729)
Total Operating and Capital	\$255,071	\$121,527	\$133,544	\$251,930	\$181,441	(\$70,489)
Subtotal Expenditures	\$1,244,299	\$853,355	\$390,944	\$1,197,246	\$1,129,865	(\$67,381)

Total DRE:

	As of August 31, 2019			2018		
	Budget	Actual	Variance	Budget	Actual	Variance
Total Revenue	\$2,537,050	\$2,028,528	\$508,522	2,429,050	2,990,191	561,141
Total Expenditures	\$2,090,069	\$1,436,902	\$653,167	1,954,415	1,856,149	(98,266)