

City of Colorado Springs Impact Analysis: Park Land Dedication Ordinance Fees, School Fees, Citywide Development Impact (Police & Fire) Fees

File: DEPN-24-0123, CUDDP-24-0014, SUBD-24-0104

Project Scope: Tiny Home Development

Total Acreage of Entitlement: 0.782

Project Name: Prospect Village
3103 N PROSPECT ST
Address: COLORADO SPRINGS, CO 80907

Current Land Use: Single Family Home Lot

Building Permit Required: Yes
At time of Building
Fees Due: Permit

Parcel/TSN: 6332216038

New/Redevelopment SF or # of Units: 17 New Units, Existing SFH to remain

Park Land Dedication Ordinance
Subdivision Name: Prospect Village
Neighborhood Geographic Service Area: Bluffs
Notes:

Address/Project Name	Residential Units	Number of Structures	Number of Units per Structure	Park Land Obligation				Fee Rate		Park Plat Fee					
				Neighborhood Park Land Dedication (per unit)	Total Neighborhood Park Land Dedication	Community Park Land Dedication (per unit)	Total Community Park Land Dedication	Neighborhood Park Fee (per unit)	Community Park Fee (per unit)	Total Fee per unit	Sum Neigh. & Com. Park Fee	Drainage Basin	Total Land Dedication Acres	Sum Platting Drainage Fees	Add. Plat Recording Fees
Prospect Village	17	17	1	0.0066	0.1122	0.008	0.1360	\$ 915.00	\$ 781.00	\$ 1,696.00	\$ 28,832.00	Miscellaneous	0.248	\$ 3,998.75	\$ 546.04

This Park Land dedication equation is in reference to the Park Land Dedication Ordinance, City Code 7.4.307, which accounts for the increased impacts on park usage as existing land use is amended to increase residential density.

These fees are earmarked per the Ordinance for specific Park uses within the community.

The estimate above reflects a total Park Land acreage obligation of:

0.2482 acres.

In cases of limited dedication acreage, fees in lieu of land can be an acceptable alternative. The amount of fees in lieu is: **\$1,963.34** per unit or **\$33,376.78** total.

This amount is an estimate that is subject to change, as fees are due at Building Permit. This estimate is not an agreement for if fees are acceptable in lieu of land, which will be determined during the Land Use Review process.

School Site Dedication Ordinance
School District: 11
Density: Greater than 8 dwelling units/acre
Notes:

Subdivision/Project Name	Residential Units	Number of Structures	Number of Units per Structure	School Fee per unit	Total
Prospect Village	17	17	1	\$ 368.00	\$ 6,256.00

Schools reviews are completed by the governing district, and these fees are provided as an informational courtesy of **\$368.00** per unit or **\$6,256.00** total. If the presiding school district prefers land or an alternate agreement, this estimate defers to their comment.

Citywide Development Impact: Police & Fire Fees
Annexation Name: Colorado Springs Addition #2
Annexation Acreage: 839
Annexation Fees paid: No previous fees paid
Notes:

Type of Permit (Residential)	Total Existing Use - # of Units	Total New Use - # of Units	NET # of Units	Police Fee Calculation	Fire Fee Calculation	Total Police & Fire Fees
Single Family detached residential Structure(s)	0	17	17	\$6,613.00	\$6,103.00	\$12,716.00

CDI fees were established to create new Impact Fees for the City per City Code 7.5.532. The estimated amount of fees is: **\$748.00** per unit or **\$12,716.00** total. Police and Fire Impact fees apply to all residential and non-residential new development and redevelopment city-wide. No Credit or Refund shall be given for redeveloping a parcel to a less intensive use.

Park + School + CDI Fees Total Sum Owed: \$3,079.34 per unit or **\$52,348.78** total.

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Note: All fee rates and overall estimates are based upon the site plan application and applicable fee schedules and are subject to change with limited notice. Estimate expires 12/31/2024.