



PLDO 2025 ACREAGE & FEE UPDATE

City Council Work Session November 25, 2024

Staff Report by: Caroline Miller, Park Land Dedication Ordinance Program Administrator

Unified Development Code (UDC) Subsection 7.4.307 “Park Land Dedications”

H. Review of Requirements

- 1. The Parks Board and the Planning Commission shall review the park land dedication requirements and household dwelling data and this part and pertinent dwelling density data once every four (4) years and make a recommendation regarding any needed amendments to City Council.**
- 2. City Council shall establish Park Fees, by resolution, once every four (4) years. In addition to applicable Platting Fees, Park Fees shall include a benchmark average value for one acre of unplatted, undeveloped land Citywide. Beginning in the year 2021 and every subsequent four (4) years, the Parks Department shall request that the City’s Real Estate Services Manager contract with a certified land appraiser doing business in the City, to conduct a study of the land value for one acre of unplatted, undeveloped land Citywide and in each of the Geographic Service Areas. The Parks Manager shall present the study to the Parks Board and to the Planning Commission. The Parks Board and Planning Commission shall each then make a recommendation for Park Fees to City Council. Park Fees shall be administratively updated to include any Platting Fees that are amended from time to time.**

Project Summary

City Code details a Review of Requirements within Park Land Dedications once every four years, 7.4.307.H. As the Park Land Dedication Ordinance was adopted in February 2021 with the current fee schedule effective July 1st of 2021, a detailed review of recent census information and an updated land appraisal was evaluated to determine if there was a need for an acreage or fees update. In that both census data and hypothetical land value suitable for neighborhood and community parks have changed, and a 2025 Acreage and Fee Update is proposed to Parks Advisory Board, City Planning Commission, and City Council, to take effect July 1, 2025.

File Number	Application Type	Decision Type
CODE-24-0003	Ordinance Amendment	Legislative
CODE-24-0004	Resolution – Fee Schedule	Legislative
CODE-24-0005	Resolution – Criteria Manual	Legislative

Background

File Number	Application Type	Date Passed
CPC CA 19-00135	Ordinance 21-24: 2021 Park Land Dedications Update	February 23, 2021
21-017	Ordinance 21-25: Separating School Site Dedications (UDC 7.4.308)	February 23, 2021
CPC CA 21-00004	Ordinance 21-26: School Site Section Change	February 23, 2021
21-015	Resolution 21-21: Adopting Park Land Dedication Criteria Manual	February 9, 2021
20-679	Resolution 22-21: Establish Geographic Service Area Map	February 9, 2021
20-680	Resolution 23-21: Establish Park Fee Schedule	February 9, 2021
13-07	Resolution 13-07: 2007 School and Park Fee Increase	January 23, 2007

Census & Land Dedication 7.4.307.H.1

Park Land Dedication requirements utilize the American Community Survey 5-year estimates for El Paso County, Colorado to total the number of units by the units per structure and the total household occupancies by units per structure. From this data, an average size of a household can be calculated for the 5 different unit per structure types.

For the current 2018-2022 data set, the average household size separated by number of units in a structure resulted in small changes across unit types, with the most significant being a slight decrease in the average number of people per unit in 50+ unit housing and a slight increase in the average number of people per 5-19 unit type.

The American Community Survey average household size data multiplied by the Neighborhood Park standard of 2.5 acres per 1,000 people (0.0025 acres per person) and Community Park standard of 3.0 acres per 1,000 people (0.003 acres per person) creates the land dedication acreage required by unit type that is used within Park Land Dedications. No Park Standard changes are proposed with this update.

As average household size has changed by unit type, impacting land dedication calculations, an ordinance amending the land dedication acreage obligation by unit type is proposed, to be reflected in Unified Development Code (UDC) Subsection 7.4.307.D Tables 7.4.3-B and 7.4.3-C. Five decimal places are proposed for the 2025 Acreage and Fee update, to provide consistency between the acreage required and calculation of fees in lieu.

Background Appraisal 7.4.307.H.2

A 2024 Real Property Appraisal was requested to conduct a study of the land value suitable for neighborhood and community parks which resulted in increased land values.

Neighborhood Park Value

The 6/15/24 PLDO Real Property Appraisal Report is shown below for an unplatted 5.5-acre Neighborhood Park parcel and includes the change in value from the 2020 Real Property Appraisal Report. This value is a weighted calculation as a reflection of the price per square foot in the eight Neighborhood Park Geographic Service Areas (GSAs). No changes are proposed in regard to the eight Geographic Service Areas.

Value of Hypothetical Site for Neighborhood Park City Wide Average, Unplatted					
	2020 Neigh. Park	2024 Neigh. Park	Difference	% Annual Change	% Change
Value Per Sq. Foot	\$3.16	\$4.15	\$0.99	7.75%	31%
1-acre valuation	\$137,650	\$180,774	\$43,124		
5.5-acre valuation	\$757,075	\$994,257	\$237,182		

Data Source: Summary of Real Property Appraisal Reports by East-West Econometrics (May 2020 pg. 135 & June 2024 pg. 145)

Community Park Value

The 6/15/24 PLDO Real Property Appraisal Report is shown below for an unplatted 35-acre Community Park parcel and includes the value change from the 2020 Real Property Appraisal Report for an unplatted 20-acre Community Park parcel.

Value of Hypothetical Site for Community Park City Wide Average, Unplatted					
	2020 Comm. Park	2024 Comm. Park	Difference	% Annual Change	% Change
Value Per Sq. Foot	\$2.25	\$2.75	\$0.50	5.5%	22%
1 acre valuation	\$98,010.00	\$119,790.00	\$21,780.00		
20-acre valuation	\$1,960,200.00	\$ -	\$ -		
35-acre valuation	\$ -	\$4,192,650.00	\$ -		

Data Source: Summary of Real Property Appraisal Reports by East-West Econometrics (May 2020 pg. 148 & June 2024 pg. 154)

Resulting Fees in Lieu

The Park Fees in Lieu of Land Dedication are determined based upon the obligated dedication acreage per unit and the value of land per acre. The proposed 2025 fee rates are primarily a result of increased land valuation, though the slight spread of changes in land dedication required, affected by the change of the Census's average household size, are also reflected in the units per structure type. Additional fees related to platting are still to be due in addition to the base park fee rates, as currently applied with the 2021 Fee Schedule.

The proposed acreage and fees can be found with Proposed Resolution – Fee Schedule, Exhibit A. In addition, the proposed acreage and fees are reflected with Proposed Resolution – Criteria Manual, Exhibit A. Both resolutions reference the land dedication acreage required through the proposed ordinance.

Financial Implications

If approved by City Council, the updated Acreage and Fee Schedule would be effective July 1, 2025. Any residential units determined to meet Park Land Dedication by Fees in Lieu of Land Dedication would pay the updated fee rate per unit before the applicable unit's building permit would be released by the Development Review Enterprise. Additional fees related to platting, updated with proposed acreage amounts, are still to be due in addition to the base park fee rates, as currently applied with the 2021 Fee Schedule.

Upon receipt, the received Neighborhood Park, Community Park, and Additional Platting fees would then be deposited into the appropriate accounts for use by Parks, Recreation, and Cultural Services as detailed by City Code.

Review Process

Housing & Building Association – Land Use Committee	September 26 th , 2024
Parks Advisory Board – Presentation	October 10 th , 2024
City Planning Commission	November 13 th , 2024
CODE-24-0003 Ordinance Amendment	Recommendation of Approval 9-0
CODE-24-0004 Resolution – Fee Schedule	Recommendation of Approval 9-0
CODE-24-0005 Resolution – Criteria Manual	Recommendation of Approval 9-0
Parks Advisory Board – Action	November 14 th , 2024
CODE-24-0003 Ordinance Amendment	Recommendation of Approval 8-0
CODE-24-0004 Resolution – Fee Schedule	Recommendation of Approval 8-0
CODE-24-0005 Resolution – Criteria Manual	Recommendation of Approval 8-0