



## Legislation Text

---

**File #:** 20-679, **Version:** 1

---

### A Resolution Adopting the Neighborhood Park Geographic Service Areas Map

**Presenter:**

Peter Wysocki, Director of Planning and Community Development  
Britt Haley, Parks Development Manager/TOPS Program Manager  
Chris Lieber, N.E.S. Inc.

**Summary:**

This item provides for approval of the neighborhood park geographic service areas map, which is a component of the updated parkland dedication ordinance.

**Background:**

The Planning and Community Development Department, and the Parks, Recreation and Cultural Services Department mutually request the proposed code amendment. The new ordinance was initiated by the Administration in an effort to update the park land dedication/payment of fees in-lieu of dedication requirements that have been in effect and fundamentally unchanged since the original adoption in 1974.

Please see the attached presentation for detailed background and information. Amendments to the Chapter 7 - the zoning and subdivision code - are authorized by Section 7.5.602 and may be initiated by staff, Planning Commission, City Council or the Mayor. There are four parts and four separate motions recommended. This resolution would adopt the Neighborhood Park Service Areas map which is a component of the updated ordinance.

First and Second - action on the Park Land Dedication Ordinance (PLDO) itself. The park land dedication criteria manual is identified in the ordinance and is recommended for separate approval by resolution.

Third - action on the Neighborhood Park Geographic Service Areas map. Under the current PLDO, there are no service areas - in other words, fees in lieu of land dedication collected in the Southeast part of the City could be spent on acquiring land in the North part of the City. Establishing Neighborhood Park Geographic Service Areas is a concept identified during the process designed to assure that when fees in-lieu of land are paid for neighborhood parks, the fees are spent in relative proximity to the development generating the additional park needs. For the neighborhood park component of the fees, these geographic service areas assure the fees will "stay home" and be spent to acquire parkland in those geographic service areas.

Fourth - action on the in-lieu of park land dedication fee schedule. The current and proposed PLDO provide an option for payment of fees in-lieu of parkland dedication in the event a park site is not desired by the City or there is simply not a sufficient amount of land to be dedicated in the

development project. The in-lieu fee is calculated based on the per-acre value of land. When the in-lieu fees are collected, they are placed in restricted accounts and used for park land acquisition or limited park capital improvements authorized under PLDO. The proposed fee is based on an appraisal prepared specifically for the PLDO update.

**Previous Council Action:**

N/A

**Financial Implications:**

N/A

**City Council Appointed Board/Commission/Committee Recommendation:**

The City of Colorado Springs Planning Commission and the Parks, Recreation and Cultural Services Advisory Board (Parks Board) both recommended adoption of the neighborhood park geographic service areas map.

**Stakeholder Process:**

Planning Commission and Parks Board meetings provide opportunity for public comment. Regular updates in the form of work sessions for the Planning Commission and the Parks Board also provided information to the public. Individual stakeholder briefings were conducted over the course of the revision of the ordinance. The approval timeline and process for consideration and adoption of the PLDO fee schedule is:

Parks Board consideration	December 10, 2020
Planning Commission consideration	December 17, 2020
City Council Regular Work Session presentation	January 25, 2021
City Council Regular Session consideration	February 9, 2021

**Alternatives:**

Do not approve the neighborhood park geographic service areas map or identify modifications.

**Proposed Motion:**

A motion to approve a resolution adopting the neighborhood park geographic services areas map.

N/A