

RESOLUTION NO. _____ - 24

A RESOLUTION AMENDING THE CITY OF COLORADO SPRINGS PARK LAND DEDICATION ORDINANCE CRITERIA MANUAL

WHEREAS, on February 9, 2021, City Council approved both Ordinance No. 21-24 and Resolution No. 21-21, thus adopting a City of Colorado Springs Park Land Dedication Criteria Manual; and

WHEREAS, under Section 7.4.307 of Unified Development Code, City Council shall review and adopt by resolution the Park Land Dedication Ordinance Criteria Manual, providing for the policies and standard procedures for administering the Park Land Dedication Ordinance, as may be amended from time to time; and

WHEREAS, the policies and standards of the Park Land Dedication Ordinance Criteria Manual will be implemented in all new residential development.

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

Section 1. The above and foregoing recitals are incorporated herein by reference and are adopted as findings and determinations of the City Council.

Section 2. Section 4-3, "Park Land Dedication Calculation Methodology," of the Park Land Dedication Criteria Manual is hereby deleted in its entirety and replaced with the Section 4-3, "Park Land Dedication Calculation Methodology," attached hereto as Exhibit A and incorporated herein.

Section 3. The Park Land Dedication Criteria Manual shall only be amended as set forth herein and all other terms, conditions, and provisions contained in the Park Land Dedication Criteria Manual are hereby ratified and remain in full force and effect.

Section 4. The section of the Park Land Dedication Criteria Manual amended by this resolution shall become effective on July 1, 2025.

Section 5. This Resolution shall be in full force and effect immediately upon its adoption.

Dated at Colorado Springs, Colorado this _____ day of _____, 2024.

Randy Helms, Council President

ATTEST:

Sarah B. Johnson, City Clerk

EXHIBIT A

SECTION 4-3. PARK LAND DEDICATION CALCULATION METHODOLOGY.

When an application for a new residential land use is submitted or an existing residential land use is amended to increase density, the increase in residential density that is proposed will generate a park land dedication requirement. The final park land dedication requirement is administratively calculated based upon the proposed residential unit type, the average number of people per structure, and the land dedication rate. One calculation is used to determine the requirement for Neighborhood Parks and another is used to determine the requirement for Community Parks. Please see examples in SECTION 4-4. flow chart on page 12 and tables below.

NEIGHBORHOOD PARK LAND DEDICATION REQUIREMENT

Based Upon Standard of 2.5 acres/1,000 population

| NUMBER OF UNITS PER STRUCTURE | ACRES OF DEDICATION PER UNIT* | FEES IN LIEU PER UNIT* |
|-------------------------------|-------------------------------|------------------------|
| 1 | 0.00664 | \$1200 |
| 2-4 | 0.00539 | \$974 |
| 5-19 | 0.00491 | \$888 |
| 20-49 | 0.00444 | \$803 |
| 50+ | 0.00395 | \$714 |

A. LAND DEDICATION FORMULA FOR NEIGHBORHOOD PARKS

$$\frac{\text{Number of Units}}{\text{Number of Units}} \times \frac{\text{Acres of Dedication per Unit}}{\text{Acres of Dedication per Unit}} = \frac{0.0000}{\text{Land Dedication Requirement Acres}}$$

B. FEE IN LIEU FORMULA FOR NEIGHBORHOOD PARKS

$$\frac{\text{Number of Units}}{\text{Number of Units}} \times \frac{\text{Fees In Lieu per Unit}}{\text{Fees In Lieu per Unit}} = \frac{\$0.00}{\text{Fees In Lieu Requirement}}$$

*Note: Fees and dedication requirements are adjusted periodically. Please request updated fees.

COMMUNITY PARK LAND DEDICATION REQUIREMENT

Based Upon Standard of 3 acres/1,000 population

| NUMBER OF UNITS PER STRUCTURE | ACRES OF DEDICATION PER UNIT* | FEES IN LIEU PER UNIT* |
|-------------------------------|-------------------------------|------------------------|
| 1 | 0.00797 | \$955 |
| 2-4 | 0.00646 | \$774 |
| 5-19 | 0.00589 | \$706 |
| 20-49 | 0.00533 | \$638 |
| 50+ | 0.00474 | \$568 |

A. LAND DEDICATION FORMULA FOR COMMUNITY PARKS

$$\frac{\text{Number of Units}}{\text{Number of Units}} \times \frac{\text{Acres of Dedication per Unit}}{\text{Acres of Dedication per Unit}} = \frac{0.0000}{\text{Land Dedication Requirement Acres}}$$

B. FEES IN LIEU FORMULA FOR COMMUNITY PARKS

$$\frac{\text{Number of Units}}{\text{Number of Units}} \times \frac{\text{Fees In Lieu per Unit}}{\text{Fees In Lieu per Unit}} = \frac{\$0.00}{\text{Fees In Lieu Requirement}}$$

*Note: Fees and dedication requirements are adjusted periodically. Please request updated fees.

Data Sources: Acres and fees based on 2022 American Community Survey 5-year estimates 2018-2022; Land Value based on A Real Property Appraisal Report prepared by East-West Econometrics, June 2024; Additional direct platting fees not included in this calculation.