

RESOLUTION NO. 184 - 24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS, COLORADO RESCINDING RESOLUTION NO. 77-23 AND ESTABLISHING FEES AND CHARGES ASSOCIATED WITH LAND DEVELOPMENT APPLICATIONS FOR THE PLANNING DEPARTMENT

WHEREAS, the work of the Planning Department staff is directly related to the review of land development applications to insure compliance with the standards of the City's Unified Development Code; and

WHEREAS, the Planning Department has proposed and City Council has endorsed a methodology for establishing fees.

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

Section 1. Resolution No. 77-23 pertaining to the previous fees and charges for the review of land development applications by the Planning Department is hereby rescinded as of the close of business on the 31st day of December 2024.

Section 2. The Land Development Fee Schedule is hereby established as set forth in Exhibit A, attached hereto and incorporated herein.

Section 3. The Land Development Fee Schedule shall become effective on the 1st day of January 2025 and shall remain effective until changed by subsequent Resolution or Ordinance of the City Council.

Section 4. Future amendments of the Land Development Fee Schedule are subject to review and adoption by the City Council.

Dated at Colorado Springs, Colorado this 26th day of November 2024.


Randy Helms, Council President

ATTEST:


Sarah B. Johnson, City Clerk





Land Development Fee Schedule for Planning

<u>Fee Types</u>	<u>Fees</u>
<u>Land Use and Development Applications</u>	
Land Use Plans (New or Major Modification)	\$1,102.50 plus \$31.50 per acre
Land Use Plan (Minor Modification)	\$1,323.00
Development Plan (New or Major Amendment)	\$1,596 plus \$31.50 per acre
<u>Modifications</u>	
Major	\$1,596 plus \$31.50 per acre
Minor	\$1,323.00
Conditional Use	\$1,517.25
<u>Subdivision-Related Applications/Procedures</u>	
Final Plat (Final Plat, Modification Prior to Recordation, and/or Replat)	\$1,155 plus \$31.50 per acre
Property Boundary Adjustment/Lot Line Adjustment	\$462.00
Preservation Area Boundary Adjustment	\$535.50
Vacation Plat (No public ROW)	\$1,396.50
Vacation of Public ROW or Street	\$1,396.50
Waiver of Replat	\$462.00
Site Plan to Unplatted Land	\$462.00
Amendment to Plat Restriction	\$735.00
Subdivision Waiver	\$666.75
<u>Landscape/Irrigation Plans</u>	
Final Landscape Plan (Single-Family or Two-Family Residential)	\$231.00
Final Landscape Plan (Commercial, Multi-Family Residential, etc.)	\$110.25, plus \$75.75 per area, not to exceed \$1,500
Preliminary Landscape Plan (NEW)	\$504.00

Irrigation Plan	\$504.00
Minor Modification of Final Landscape or Irrigation Plan	\$504.00
<u>Adjustments and Variances</u>	
Administrative Adjustment	\$304.50 for each of the first two requests; \$152.25 for each request thereafter
Non-use Variance	\$1,517.25
Development Standards Adjustment	\$1,517.25
Use Variance	\$1,517.25
<u>Form-Based Zone Applications</u>	
FBZ Development Plan	\$1,601.25
FBZ Interim Use / Development Plan	\$1,417.50
FBZ Conditional Use	\$1,071.00
FBZ Minor Improvement Plan	\$367.50
FBZ Administrative Warrant	\$603.75 for each of the first two requests; \$304.5 for each request thereafter
FBZ Warrant	\$945.00
<u>Historic Preservation Applications</u>	
HP Minor Work (Alteration w/ no increase to GFA) (NEW)	See DRE Fee Schedule
HP Major Work (NEW)	\$885.00
<u>Policy Decision Applications/Procedures</u>	
Annexation	\$2,257.5 plus \$31.50 per acre for the first 100 acres; \$10.50 per acre thereafter plus actual newspaper publication cost 1
Zone Map Amendment (Establishment and Rezone)	\$2,247 or \$1,275.75 plus \$31.50 per acre, whichever is more
Amendment to the UDC (Text)	-

Appeals

Appeal of Administrative Action	176.00
Appeal of City Council (CPC, DRB, HPB)	176.00

Permits

Front Yard Carport Permit	119.00
WCF	
WCF (CM1)	\$1,517.25
WCF (CM2)	\$1,029.00
WCF (CM3)	\$504.00
WCF (CM4 - Eligible Facility Request) (NEW)	\$340.00
Sexually oriented Business Permit	\$490.35
Short Term Rental Unit permit	\$124.95

Permits

Re-review Charge (NEW)	\$180.00
Refunds	-
IT Fee	\$25
Development Agreement	\$1,330
Geologic Hazard Reviews	
Report	\$300 plus Colorado Geological Survey review costs over \$300
Extension of Approval	\$304.50
Written Interpretations of UDC (NEW)	\$340.00
Recording Fee (NEW) ⁶	-
Fee Adjustment for Unique Situations	Unlimited

PLANNING & DEVELOPMENT FEE MODIFICATIONS / EXCEPTIONS:

1. Development application review fees will be waived for all public-school projects.
2. Development application review fees will be proportionately reduced for developments containing a mix of both affordable and market rate units and for affordable housing projects certified as affordable housing by the Housing Development Manager.

3. Development application review fees will be waived for development applications submitted by City agencies, other than enterprise operations (i.e., Colorado Springs Utilities, Airport, etc.)
4. The Manager may modify development application fees for Planning & Development based upon unique circumstances which reduce the typical staff work involved in the application review by more than 50%. The request and justification for the modification of fees must be made in writing to the Manager.
5. All fees shall be paid in full at the time of application submittal, except fees for Annexation review conducted concurrent with development review; in which case 50% of the annexation review fee may be paid at the time of application submittal and the remaining 50% of the fee paid prior to City approval and recordation of the Annexation plat.
6. Recording fees are set by the El Paso County Clerk and Recorder's Office.