

RESOLUTION NO. 09 - 25

A RESOLUTION AMENDING THE FEE SCHEDULE FOR FEES IN LIEU OF PARKLAND DEDICATION AS PROVIDED FOR IN THE PARK LAND DEDICATION ORDINANCE

WHEREAS, on February 9, 2021, City Council passed Resolution No. 23-21, establishing a fee schedule for fees in lieu of parkland dedication as provided for in park land dedication requirements of the City Code; and

WHEREAS, under Section 7.4.307 of the Unified Development Code, City Council shall establish Parks Fees by resolution once every four (4) years; and

WHEREAS, Council has reviewed the City's fees related to platting and a real property appraisal report by East West Econometrics dated June 15, 2024 in order to determine the appropriate amount for fees in lieu of park land dedication.

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. Based on the appraisal report by East West Econometrics dated June 15, 2024, the average value of a square foot of land that is reasonably susceptible to use as a neighborhood park is four dollars and fifteen cents (\$4.15) per square foot, and the average value of a square foot of land that is susceptible to use as community park is two dollars and seventy-five cents (\$2.75) per square foot.

Section 2. The fees in lieu of parkland dedication set forth in Exhibit A of Resolution No. 23-21 are hereby amended in their entirety to the amounts set forth in Exhibit A to this Resolution, attached hereto and made a part hereof, together with an amount equal to all review fees, drainage fees based on the location of the subdivision, and any other generally applicable fees that would be due upon platting or prior to issuance of a building permit for land in the location of the subdivision.

Section 3. Resolution No. 23-21 and the fees in lieu of parkland dedication are only amended as set forth herein and all other findings and determinations of the City Council contained in Resolution No. 23-21 are hereby ratified and remain in full force and effect.

Section 4. The fees 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 28th day of January 2025.


Randy Helms, Council President

ATTEST:


Sarah B. Johnson, City Clerk



EXHIBIT A

Park Standard of 5.5 acres per 1,000 people

Neighborhood Park Land Dedication Requirement

Based Upon Standard of 2.5 acres / 1,000 population

# OF UNITS PER STRUCTURE	ACRES OF DEDICATION PER UNIT*	FEEES 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

Community Park Land Dedication Requirement

Based Upon Standard of 3 acres / 1,000 population

# OF UNITS PER STRUCTURE	ACRES OF DEDICATION PER UNIT*	FEEES 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

Total Park Land Dedication Requirement (Combined Neighborhood & Community)

Based Upon Standard of 5.5 acres / 1,000 population

# OF UNITS PER STRUCTURE	ACRES OF DEDICATION PER UNIT*	FEEES IN LIEU PER UNIT*
1	0.01461	\$2,155
2-4	0.01185	\$1,748
5-19	0.01080	\$1,594
20-49	0.00977	\$1,441
50+	0.00869	\$1,282

Neighborhood Park Value**	1 acre \$180,774
Community Park Value**	1 acre \$119,790

*Acres based on 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