

City of Colorado Springs Impact Analysis: Park Land Dedication Ordinance Fees, School Fees, Citywide Development Impact (Police & Fire) Fees

File: DEPN-24-0160

Project Scope: Residential

Total Acreage of Entitlement: 11.110

Project Name: Cottages at Kettle Creek
2210 Old Ranch RD
Address: Colorado Springs, CO 80920

Current Land Use: Vacant

Building Permit Required: Yes
At time of Building
Fees Due: Permit

Parcel/TSN: 6228001007

New/Redevelopment SF or # of Units: 170 Units, 2-4 units per structure

Park Land Dedication Ordinance
Subdivision Name:
Neighborhood Geographic Service Area: Woodlands

Notes:

Address/Project Name	Residential Units	Number of Structures	Number of Units per Structure	Park Land Obligation				Fee Rate		Park Plat Fee					
				Neighborhood Park Land Dedication (per unit)	Total Neighborhood Park Land Dedication	Community Park Land Dedication (per unit)	Total Community Park Land Dedication	Neighborhood Park Fee (per unit)	Community Park Fee (per unit)	Total Fee per unit	Sum Neigh. & Com. Park Fee	Drainage Basin	Total Land Dedication Acres	Sum Platting Drainage Fees	Add. Plat Recording Fees
Cottages at Kettle Creek	170	85	2-4	0.0053	0.901	0.0064	1.0880	\$ 735.00	\$ 628.00	\$ 1,363.00	\$ 231,710.00	Kettle Creek Old Ranch	1.989	\$ -	\$ 1,009.21

This Park Land dedication equation is in reference to the Park Land Dedication Ordinance, City Code 7.4.307, which accounts for the increased impacts on park usage as existing land use is amended to increase residential density.

These fees are earmarked per the Ordinance for specific Park uses within the community.

The estimate above reflects a total Park Land acreage obligation of: **1.9890** acres.

In cases of limited dedication acreage, fees in lieu of land can be an acceptable alternative. The amount of fees in lieu is: **\$1,368.94** per unit or **\$232,719.80** total.

This amount is an estimate that is subject to change, as fees are due at Building Permit. This estimate is not an agreement for if fees are acceptable in lieu of land, which will be determined during the Land Use Review process.

School Site Dedication Ordinance
School District: 20
Density: Greater than 8 dwelling units/acre
Notes: 15.3 du/ac

Subdivision/Project Name	Residential Units	Number of Structures	Number of Units per Structure	School Fee per unit	Total
Cottages at Kettle Creek	170	85	2-4	\$ 368.00	\$ 62,560.00

Schools reviews are completed by the governing district, and these fees are provided as an informational courtesy of **\$368.00** per unit or **\$62,560.00** total. If the presiding school district prefers land or an alternate agreement, this estimate defers to their comment.

Citywide Development Impact: Police & Fire Fees
Annexation Name: Hope Chapel Addition No. 1 & No. 2
Annexation Acreage: 11.11
Annexation Fees paid: No previous fees paid, or required to be paid.
Notes:

Type of Permit (Residential)	Total Existing Use - # of Units	Total New Use - # of Units	NET # of Units	Police Fee Calculation	Fire Fee Calculation	Total Police & Fire Fees
2-4 units in residential structure	0	170	170	\$53,890.00	\$49,640.00	\$103,530.00

CDI fees were established to create new Impact Fees for the City per City Code 7.5.532. The estimated amount of fees is: **\$609.00** per unit or **\$103,530.00** total. Police and Fire Impact fees apply to all residential and non-residential new development and redevelopment city-wide. No Credit or Refund shall be given for redeveloping a parcel to a less intensive use.

Park + School + CDI Fees Total Sum Owed: \$2,345.94 per unit or \$398,809.80 total.

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Note: All fee rates and overall estimates are based upon the site plan application and applicable fee schedules and are subject to change with limited notice. Estimate expires 12/31/2024.