

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

File: DEPN-23-0002 & SUBD-23-0008
 Project Name: Victory Villa Filing No. 1
 Veterans Victory - Lot 1
 Address: Colorado Springs, CO

Project Scope: Multifamily Residential

Total Acreage of Entitlement: 10.058

Parcel/TSN: 5500000453

Current Land Use: Vacant

Building Permit Required: Yes

New/Redevelopment SF or # of Units: 240 Units, 4 Buildings

At time of Building Fees Due: Permit

Park Land Dedication Ordinance
 Subdivision Name: Veterans Victory Filing No. 1
 Neighborhood Geographic Service Area: Prairie
 Notes: Listed on COPN-22-0002, this parcel is notated to meet PLDO obligations by fees in lieu of land.

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
Victory Villa Filing No. 1	240	4	50+	0.0041	0.984	0.0049	1.1760	\$ 563.00	\$ 481.00	\$ 1,044.00	\$ 250,560.00	Jimmy Camp Creek	2.160	\$ 30,909.60	\$ 1,054.71

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: **2.1600** acres. In cases of limited dedication acreage, fees in lieu of land can be an acceptable alternative. The amount of fees in lieu is: **\$1,177.18** per unit or **\$282,523.20** 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: 3
 Density: 23.9 du/ac Greater than 8 dwelling units/acre
 Notes: School Comment notes that Land Dedication is provided, no fees due

Subdivision/Project Name	Residential Units	Number of Structures	Number of Units per Structure	School Fee per unit	Total
Springs at Northgate Filing No. 1	0	31	20-49	\$ 368.00	-

Schools reviews are completed by the governing district, and these fees are provided as an informational courtesy of: **\$0.00** per unit or **\$0.00** 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: Villages of Waterview North
 Annexation Acreage:
 Annexation Fees paid: No previous fees paid, or required to be paid.

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
50 units or more in residential structure	0	240	240	\$59,040.00	\$54,480.00	\$113,520.00

CDI fees were established to create new Impact Fees for the City per City Code 7.5.532. The estimated amount of fees is: **\$473.00** per unit or **\$113,520.00** 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 Fees Total Sum Owed: \$1,650.18 per unit or **\$396,043.20** total.

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