



620 Wilcox Street  
 Castle Rock, Colorado 80104

March 12<sup>th</sup>, 2024

Ashley Chasez, Planner 1  
 Town of Parker  
 Community Development Department, Planning Division  
 20120 East Mainstreet  
 Parker, CO 80138

RE: Compark Village South Filing 1, Amendment 3-Final Plat (SUB23-006)

Dear Ms. Chasez,

Thank you for the opportunity to respond to the above referenced application. It is our understanding that the applicant, Century Communities, is proposing a Final Plat for 33 single family detached lots, parks space and open space. The site is located south of the future Belford Avenue west of Chambers.

On behalf of Douglas County School District (DCSD), we have a couple comments regarding this application that we would like to resolve prior to approval. DCSD has calculated the amount of school site land requirement for students generated by the proposal. A total of 25 students are expected from the proposed residential development resulting in a total land dedication requirement of 0.588 acres.

**CASH-IN-LIEU CALCULATION  
 STUDENT GENERATION**

<b>PROJECT NAME: COMPARK VILLAGE SOUTH FILING 1 AMENDMENT 3 (SUB23-006)</b>					
<b>DU/</b>	<b>ACRES</b>		<b>DENSITY</b>		
<b>33</b>	<b>5.106</b>		<b>6.46</b>		
			<b>Generation</b>	<b>Number</b>	
<b><u>STUDENT GENERATION RATES</u></b>	<b>No. of DU's</b>		<b>Rate</b>	<b>of Students</b>	
<b>ELEMENTARY</b>	<b>33</b>	<b>X</b>	<b>0.39</b>	<b>13</b>	
<b>MIDDLE SCHOOL</b>	<b>33</b>	<b>X</b>	<b>0.12</b>	<b>4</b>	
<b>HIGH SCHOOL</b>	<b>33</b>	<b>X</b>	<b>0.24</b>	<b>8</b>	
				<b>25</b>	
				<b>Required</b>	
	<b>Number</b>		<b>School</b>	<b>Land</b>	
	<b>of Students</b>		<b>Acreage</b>	<b>Dedication</b>	
<b><u>SCHOOL LAND DEDICATION</u></b>			<b>Per Student</b>	<b>Acreage</b>	
<b>ELEMENTARY</b>	<b>13</b>	<b>X</b>	<b>0.018</b>	<b>0.232</b>	
<b>MIDDLE SCHOOL</b>	<b>4</b>	<b>X</b>	<b>0.030</b>	<b>0.119</b>	
<b>HIGH SCHOOL</b>	<b>8</b>	<b>X</b>	<b>0.030</b>	<b>0.238</b>	
			<b>TOTAL</b>	<b>0.588</b>	

The Compark Village South PD Annexation Agreement includes the following agreements:

"School Mitigation Plan. The Property Owner desires and has agreed to contribute to the Douglas County School District No. RE-1 (the "School District") a "School Mitigation Fee" as described as follows: (1) the sum of Eight Hundred Fifty Dollars (\$850.00) for each residential unit constructed on the Property within PA-17 and PA-18; and (2) the sum of Eight Hundred Fifty Dollars (\$850.00) for each residential unit constructed at a density less than 11.0 units per acre on the Property within PA-16 or the sum of Five Hundred Dollars (\$500.00) for each residential unit constructed at a density greater than 11.0 units per acre for each residential unit constructed on the Property within PA-16. The School Mitigation Fee shall be paid by the Property Owner to the School District for all lots in each final plat, concurrently with the recording of each final plat for the Property, concurrently with approval of any site plan for permitted residential units located within PA-16, PA-17, and PA-18.

The Property Owner desires and has agreed to contribute cash-in-lieu of land dedication based on the district's current student generation rates and land area analysis for 5.63 Acres. The Property Owner desires and has agreed to contribute a cash-in-lieu fee based on the agreed upon land value of Eighty Thousand Dollars (\$80,000.00) per acre with an escalation of five percent (5%) per year as a fee in lieu for the school sites (the "In-Lieu Fee") commencing on the date of this Agreement, which fees are for the benefit of the School District and its students. The In-Lieu Fee shall be paid by the Property Owner to the School District for all lots in each final plat, concurrently with the recording of each final plat for the Property, or concurrently with approval of any site plan for permitted residential units located within the mixed-use planning area described in the Development Plan."

DCSD requests a total school mitigation fee of \$28,050 (33 units x \$850 = \$28,050) and a total cash in lieu fee of \$84,477 ( $\$80,000 \times 1.05^{12}$ ) = \$143,669 per acre value x 0.558 total required land dedication = \$84,477. As per the annexation agreement, DCSD requests these fees be paid at the time of final plat and prior to recordation of the approved final plat.

Assuming the applicant concurs with the cash-in-lieu of land dedication request, DCSD has no objection to the approval of this request. Thank you for your support of our mutual constituents!

Sincerely, Shavon Caldwell

Planning Manager, DCSD Planning & Construction

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