



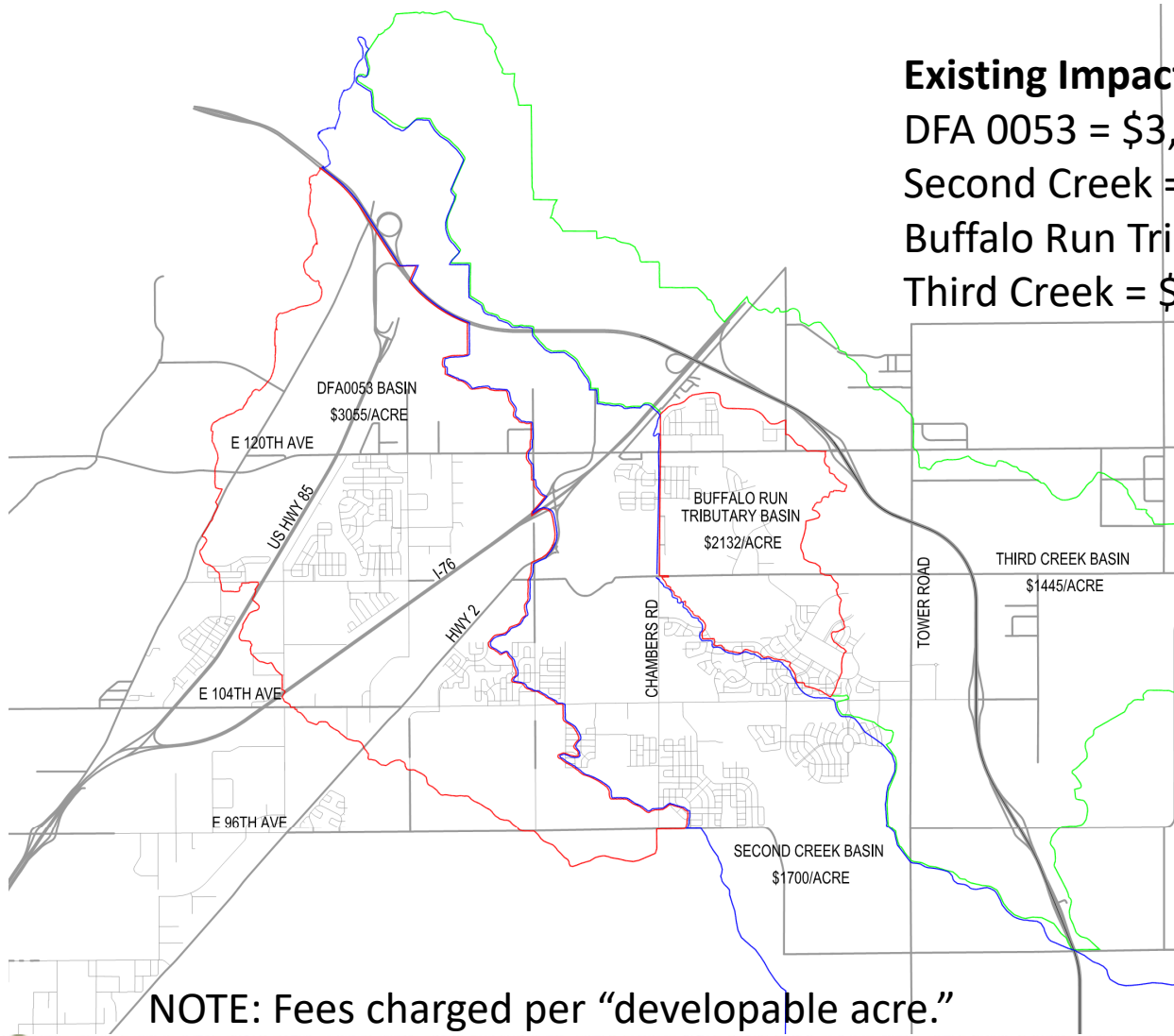
Drainage Impact Fee Ordinance

24 October 2022

Purpose and Need

- The City is developing rapidly & our drainage impact fees have not been updated since the early to mid 2000's.
 - Third Creek last updated in 2007
 - Buffalo Run Trib last updated in 2005
 - Direct Flow Area 0053 last updated in 2006
 - Second Creek last updated in 2003
- The drainage impact fees are based upon older and now outdated costs from previous master plans
- The City needs to update our drainage impact fees to help fund capital projects to accommodate increased stormwater runoff caused by new development

Existing Drainage Impact Fee



Existing Impact Fees

DFA 0053 = \$3,055/Acre

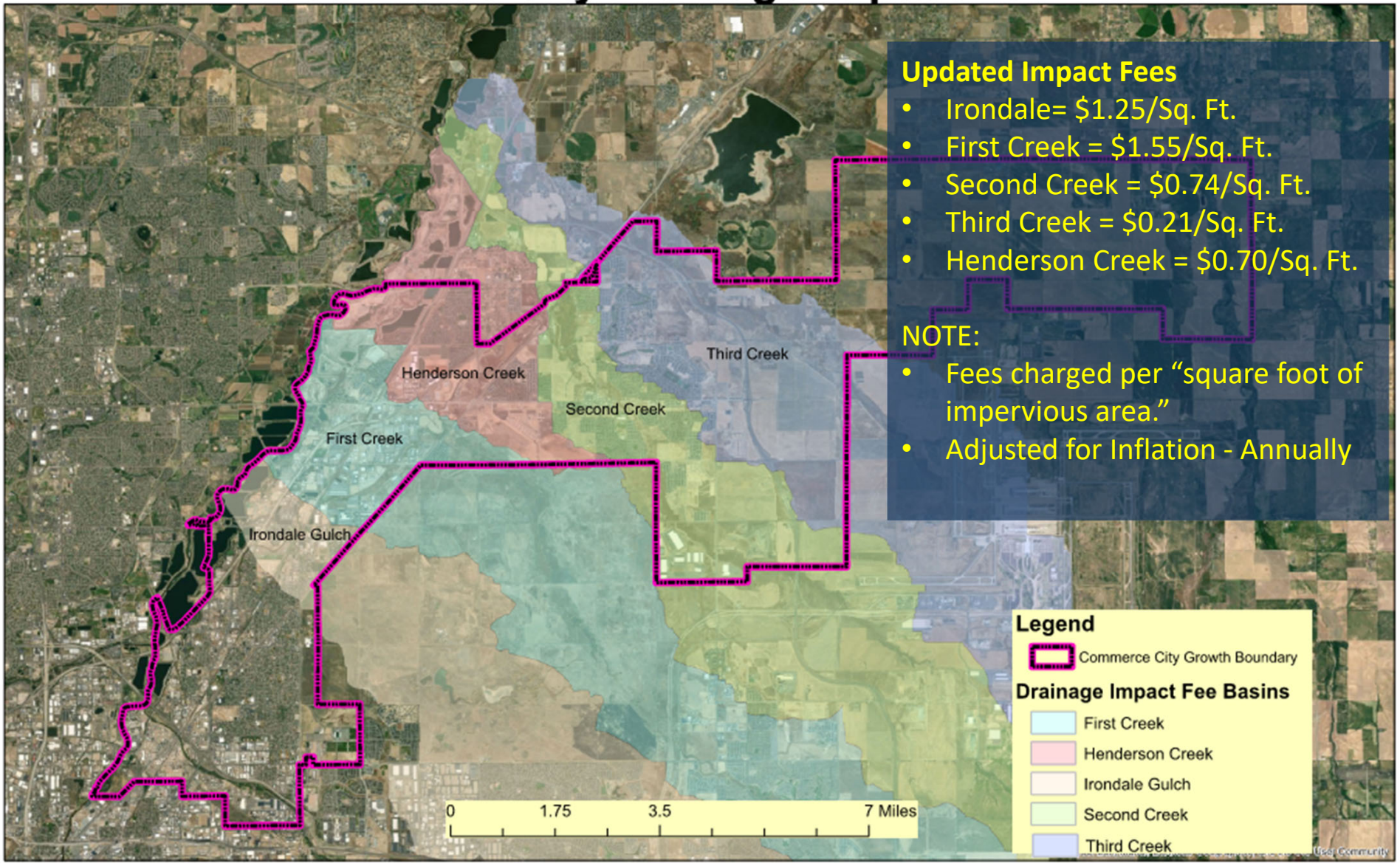
Second Creek = \$1700/Acre

Buffalo Run Trib = \$2,132/Acre

Third Creek = \$1,445/Acre

NOTE: Fees charged per “developable acre.”

New Commerce City Drainage Impact Fee Basins



Drainage Impact Fee Option 1

Presented to Council 4/11/22

- Option 1 is the adoption of the full drainage impact fee
- The tables below shows adoption of the full proposed Drainage Impact Fees with a comparison to existing Fees

Commerce City Basins	Proposed Drainage Fee Per Impervious Acre	Single Family Detached ¹ (7,000 SF Lot)	Multifamily Duplex ¹ (10,000 SF Lot)	Industrial ² 4.8 Acres (3.8 Acres Impervious)	Warehouse ² 40 Acres (32 Acres Impervious)	Shopping Center ³ 20 Acres (17 Acres Impervious)
Henderson/DFA 0053	\$30,486	\$2,205	\$3,149	\$115,847	\$975,552	\$518,262
Second Creek	\$32,027	\$2,316	\$3,309	\$121,703	\$1,024,864	\$544,459
Third Creek	\$9,217	\$667	\$952	\$35,025	\$294,944	\$156,689
First Creek	\$67,448	\$4,877	\$6,968	\$256,302	\$2,158,336	\$1,146,616
Irondale	\$54,309	\$3,927	\$5,610	\$206,374	\$1,737,888	\$923,253

¹ Assumes development is 45% impervious.

² Assumes development is 80% impervious.

³ Assumes development is 85% impervious.

Commerce City Basin	Current Drainage Fee Per Developable Acre	Single Family Detached (7,000 SF Lot)	Multifamily Duplex (10,000 SF Lot)	Industrial/Warehouse 4.8 Acres (3.8 Acres Impervious)	Industrial/Warehouse 40 Acres (32 Acres Impervious)	Shopping Center ³ 20 Acres (17 Acres Impervious)
Henderson/DFA 0053	\$3,053	\$491	\$701	\$14,654	\$122,120	\$61,060
Second Creek	\$1,700	\$273	\$390	\$8,160	\$68,000	\$34,000
Third Creek	\$1,445	\$232	\$332	\$6,936	\$57,800	\$28,900
First Creek	\$0	\$0	\$0	\$0	\$0	\$0
Irondale	\$0	\$0	\$0	\$0	\$0	\$0

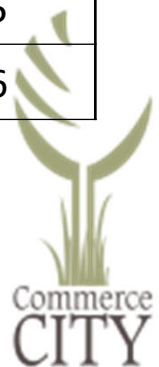
Drainage Impact Fee Option 2

Presented to Council 4/11/22

- Table below shows different Commercial impact fee options.

Commerce City Basins	Proposed Drainage Fee Per Impervious Acre	Commercial Center ¹ 20 Acres (17 Acres Impervious) Full Fee	Commercial Center ¹ 20 Acres (17 Acres Impervious) 50% Fee	Commercial Center ¹ 20 Acres (17 Acres Impervious) 30% Fee
Henderson/DFA 0053	\$30,486	\$518,262	\$259,131	\$155,479
Second Creek	\$32,027	\$544,459	\$272,230	\$163,338
Third Creek	\$9,217	\$156,689	\$78,345	\$47,007
First Creek	\$67,448	\$1,146,616	\$573,308	\$343,985
Irondale	\$54,309	\$923,253	\$461,627	\$276,976

¹ Assumes development is 85% impervious.



City Council 4/11/22

Reduce Increase in Fees for Commercial Districts

- Fee Adjustment for Commercial Districts.
 - C-1, C-2, and C-3 districts
 - half of the calculated fee required by this ordinance

Time of Payment

- Building Permits – Structures
- Grading Permit - Roadways

Reimbursement

- Credits to Developers for Constructing Regional Drainage Improvements
 - MHFD studies
 - Citywide studies



Questions & Discussion

