

Agenda Item: Application 597

DATE: August 7, 2013
RE: Public Hearing Continuation for Application 597
FROM: Jay Camp, Senior Planner

Background/Issue:

No updated plans have been submitted at this time and as a result staff has conducted no further review of the proposal. However, as directed, staff conducted an analysis of the development impact of the project. The results of the study follow this memo.

Analysis #1: Tax Revenue Generation

The proposed project calls for 192 single-family detached units over 35 developable acres of land. The entire site is 81.33 acres, placing density at 2.36 units / acre.

Staff Scenario “A” modifies the housing product only. This scenario increases the average price of the housing product by 15%.

Staff Scenario “B” modifies the density only. This scenario imagines the same housing product on lots reduced by 33%, thereby increasing the density to 3.15 units / acre. The same overall area is available for development so this density adjustment increases the number of units.

Staff Scenario “C” introduces a townhouse element. This scenario splits the developable area into equal halves of proposed product and townhouses on 4,000 sf lots.

	Acres	Units	Avg Lot Size	Land Value	Total Val.	Tax Revenue
Current Site	n/a	n/a	n/a	n/a	n/a	\$11,727
Proposed Project	35	192	7,941	\$56,998	\$350,000	\$219,613
Staff Scenario A	35	192	7,941	\$56,998	\$467,000	\$251,617
Staff Scenario B	35	256	5,955	\$50,249	\$350,000	\$290,733
Staff Scenario C	17.5	96	7,941	\$56,998	\$350,000	\$112,933
	17.5	192	3,970	\$41,911	\$297,000	\$187,304
						\$300,237

Analysis #2: Impact to Services

Development Program	Single Family	192 units	509 residents
	Projection Rate	Level	Impact
Police Protection	2.07 per 1,000 persons	509 residents	1.05 officers
Park Development	22.75 acres per 1,000 persons	509 residents	11.6 acres
Garbage & Recycling	\$200 per unit	192 units	\$38,400
Street Maintenance	\$16 per person	509 residents	\$8,144