LI-CZD Text Amendment Ordinance Summary

Public Hearing – February 20, 2017

Ordinance Section (Pg. #)	LUMO Section	Summary of Change	Note
1 (1)	3	Add new section introducing Conditional Districts – these include "Conditional Use Districts" and "Conditional Zoning Districts".	Previously, Conditional Use districts were not referenced in this introduction. State statute (160A-382) establishes the types of rezonings. It uses similar terms to describe very distinct processes.
2 (3)	3.1	Distinguish the three groups of base zoning districts (general, conditional use, and conditional zoning) that are established and reference the procedures for applying each of these zoning districts.	The addition of this explanatory language helps the user of the ordinance understand the differences between the types of base zoning districts.
3 (3)	3.4, 3.4.1. 3.4.2	• Change the title of Chapter 3.4 to "Conditional Districts." • Renumber existing section 3.4 to a 3.4.1 "Conditional Use Districts" • Rename and renumber former section 3.4.1 to "3.4.2 Residential – Special Standards – Conditional Use District" (R-SS-C)	This change clarifies that there are multiple types of conditional districts as established in 3.4.1 - 3.4.3 R-SS-C was previously identified as a conditional zoning district. It is technically a conditional use district.
4 (3)	3.4.3 (a)	Establish innovative, light industrial conditional zoning district (LI-CZD) and point to approval process in 4.4.3 for conditional rezoning.	Conditional zoning districts (CZD) may be established by the town council through a legislative approval mechanism.
4 (4)	3.4.3 (b)	Purpose Statement: • Support job creating uses • Support growth / relocation of local business • Encourage research activities, light manufacturing, food processing – light, and flex space uses • Located in areas specifically designated on the Land Use Plan • Grow tax base – help promote general health, safety and welfare • Intended to be located in Town Limits	The purpose statement expresses goals and intent of the zoning district to the users of the ordinance– including property owners, applicants, staff, the town council and community members. It is a summary of the regulations in the zoning district and establishes a legislative intent or a "why" for the zoning district.

Ordinance Section (Pg.)	LUMO Section	Summary of Change	Note
4 (4)	3.4.3 (c) and (c)(1)	Standards applicable to development in LI-CZD zoning district. These are standards that 1) limit and mitigate impacts from light industrial development and 2) relax some standard LUMO requirements to encourage this type of development. (c)(1) establishes the intent of these standards	These standards represent tradeoffs in the development process. In some cases rules have been made more stringent to mitigate impacts; in other cases particular standards are relaxed to encourage property owners to create the intended types of development.
4 (5)	3.4.3 (c)(2)	Standards listed in section 3.4.2.(b)(2) supersede the general standards listed in LUMO, otherwise the standard LUMO provision applies. This section also notes the Council may approve additional and/or alternate standards that it determines meet these standards and intent to a greater or equal degree.	This is a typical clause in the LUMO when special rules are proposed to take the place of standard rules. Conditions and standards tailored to a particular use and property are a key piece of conditional rezonings that add flexibility compared to general rezonings.
4 (5)	3.4.2 (c)(3-8)	Special standards. See Ordinance. • (3) Stormwater (treatment and detention) • (4) Landscape Buffers • (5) Tree Survey standards • (6) Parking and Loading • (7) Accessory Uses • (8) Signage	(3) More stringent. (4) Less stringent for non-residential (5) Less stringent, but no change to tree protection requirements. (6) No change; provision added to allow flexibility based on justification (7) More stringent – limit on amount (8) No change – points to "I" district standards in sign ordinance.
5 (7)	3.7.1	See Permitted Use Table. Encouraged uses include • Research Activities, Light • Light Manufacturing, • Food Processing, Light, • Flex Space	Encouraged uses are the ones noted in the purpose statement and permitted by-right as principal uses once a rezoning is approved.
6 (12)	3.7.1 (footnotes)	There are five categories of uses (2 new) for properties in an LI-CZD: • "P" – Principal Use, by right • "A" – Accessory Use, by right • "Y" – Additional standards apply • "Z" – Use allowed only with specific council approval. • "—" – Use not permitted	Each use is assigned a category defining whether or not it is allowable, and under what circumstances or conditions. "P" uses are allowed by right. "A" uses are limited to 1/3 of the floor area. "Z" uses are ones that the town council may determine are appropriate on a case-by-case basis.
7 (12)	3.7.1	Conditioned storage space added as a use allowable with Council Approval (Z). Research Activities, Light added as an allowed use (P)	Previously, storage uses were not clearly defined.

Ordinance Section (Pg.)	LUMO Section	Summary of Change	Note
8 (13)	3.8.2	See Dimensional Matrix in ordinance	A lower setback height is not proposed instead, the core height is the limit at the setback. A floor area ratio is not proposed. Instead, heights, impervious limits, environmental constraints, and parking ratios will limit the maximum density. A CZD rezoning approval would set a floor area cap for a particular project – similar to the current SUP process.
9 (14)	3.8.4	• Apply Transitional Control Intensity Modifications to LI-CZD • Delete typo in 3.8.4(c)	LUMO 3.8.4 establishes Transitional Control Intensity Modifications that apply to lot lines adjacent to residentially zoned property. Setbacks are increased and height limits are reduced to match those of the adjoining residential zoning district to provide separation between those uses.
10 (15)	3.9.2	Add LI-CZD as a receiving district for transfer of development rights	LUMO 3.9 establishes a process for transferring allowable density from residential to non-residential districts.
11 (15)	4.4.1 (c)	Add language noting that NCGS 160A-382 also applies to CZD rezonings.	
12 (15)	4.4.2	Rename title to clarify that these procedures only apply to general rezonings and conditional use district rezonings.	
13 (15)	4.4.3	New procedure for CZD Rezonings • Property owner submits CZD rezoning application • Staff, Planning Commission, and Council Review • Application includes rezoning plan • If Council approves, conditions and rezoning plan become binding • Once rezoned, a property owner may submit a final plans application for staff review	The CZD rezoning application process is intended to take 4-5 months compared to 12-18 months for the SUP process. If rezoned, a final plans application is required to demonstrate compliance with the detailed technical requirements of the LUMO.
13 (17)	4.4.3 (f)	Conditions may be applied in order to • achieve the purposes of the comprehensive plan, • comply with applicable regulations, • mitigate the specific and proportional impacts of development	As is the case with conditions in special use permits, applicants and the town council must agree to conditions. As noted above, conditions are tailored specifically to the development are a key piece of CZD rezonings.

Ordinance Section (Pg.)	LUMO Section	Summary of Change	Note
13 (19)	4.4.4	This section establishes thresholds for what constitutes a minor change and what requires council approval of an amended application	These thresholds are comparable with other NC municipalities with CZD rezoning processes.
14 (20)	5.6.6	• Apply "I" district buffer requirements to LI-CZD • Cross reference: Section 3.4.3(c)(4) establishes reductions in buffers for non-residential uses.	LUMO 5.6.6 establishes the required landscape buffer classification based on (1) the proposed use and (2) the established use (or zoning district of vacant land). Buffers range in width and planting density.
15 (21)	5.7.2	• Apply tree canopy requirement to rezoning plans. • Establish 30% tree canopy requirement for all uses in a LI-CZD zoning district	LUMO 5.7.2 establishes a tree canopy requirement for development applications. The existing requirement may be met by either preservation of existing tree canopy or replacement plantings.
16 (22)	5.8.1(g)	Apply Traffic Impact Analysis requirement to CZD rezoning applications.	LUMO 5.8.1 establishes a threshold for Traffic Impact Analysis to determine 1) an application's impact on traffic and 2) strategies for mitigation.
17 (22)	6.22	New section establishing special regulations for particular uses in a LI-CZD • Maintenance and/or Storage Facility • Storage Facility, Conditioned • Supply Yard	The current proposed standards relate to limiting storage uses and requiring screening of outdoor storage areas.
18 (23)	Appendix A	The following definitions are amended • Flex Space • Light Manufacturing • Maintenance and/or Storage Facility • Research Activities	These definitions are amended to clarify and expand what is included in these uses.
19 (23)	Appendix A	The following definitions are added • Food Processing, Light • Research Activities, Light • Rezoning Plan • Storage Facility, Conditioned • Storage Facility, Unconditioned	Research Activities, Light does not permit mammal testing. A definition for Storage Facility, unconditioned is added to specify that is not allowed in any zoning district.

Technical Report

Public Hearing– 02/20/2017

Topic Area: This report describes the details of four key elements of the Innovative, Light Industrial Conditional Zoning District (LI-CZD) text amendment and land use plan amendment. They are as follows:

1) Land Use Matrix. The proposed Land Use Matrix determines which uses are permitted and which are not permitted on a property once it has been rezoned to LI-CZD by the Town Council.
2) Land Use Plan Amendment. The Land Use Plan amendment to identifies a specific area of Town, the Millhouse Road area, as the only location in which this new zoning district may be located.
3) Conditional Zoning District (CZD) Rezoning process. The proposed CZD rezoning process is a streamlined Town Council review and approval process that could result in property being rezoned to LI-CZD with project specific conditions and rezoning plan.
4) Rezoning Plan. A binding rezoning plan is a part of the proposed CZD rezoning process. This plan would provide the Council with high-level site and project information to allow careful consideration of CZD rezoning proposals.

Key Elements:

1. **Land Use Matrix:** Five categories of uses are included in the proposed Land Use Matrix. The summary table below describes each category and provides examples of each use classification. Refer to section 5 (LUMO 3.7-1, pgs. 8-12) of the text amendment for details and full list of uses. Unless the Council and applicant agree to limit or add uses in the rezoning approval, all uses on a particular property rezoned to LI-CZD would be regulated by table 3.7-1. A change of use after council approval would be permitted provided it is allowed in the zoning district and not restricted by a condition of the CZD rezoning approval.

   Land Use Categories. The five categories in the proposed Land Use Matrix are as follows:

   a. **"P" – Permitted as a principal use.** Once the council approves the rezoning, uses listed as a P could be established as a principal use of the lot. The 20,000 square feet of floor area and 40,000 square feet of land disturbance threshold would not apply to development within an approved LI-CZD. Setting these uses as principal uses that are allowable by-right after a rezoning approval sends a clear signal that these uses are encouraged in the zoning district.
   b. **"A" – Permitted as an accessory use**. Uses listed as accessory may only accompany a principal use, they may not be established on a zoning lot on their own. In an approved LI-CZD accessory uses may only make up 1/3 of the floor area on a zoning lot. This cap of 1/3 of the floor area is a total of all accessory uses on the zoning lot. This cap is intended to limit uses that do not match purpose and goal of the zoning district.

c. **"Y" – Permitted provided that additional prescribed standards are met**. There are no uses listed only as a Y. Instead they are cross-listed as noted below. See Article 6 for the additional prescribed standards.
   i. A,Y – Permitted as an accessory use provided that additional prescribed standards are met.
   ii. Y,Z – Permitted with Council approval and provided that additional prescribed standards are met.

d. "Z" – Permitted with Council approval. These uses could only be established with specific Council approval as a part of a decision on a CZD rezoning application. The request for council approval of a use listed as a Z could also be made at a later time as a separate CZD rezoning application. Uses with this designation could be complimentary to the intent of the zoning district. Staff is proposing a mechanism that would allow the council to make a decision on these uses on a case-by-case basis on the merits of the specific project. The council and the applicant could agree on additional site – specific conditions to ensure that the proposed use meets the intent of the LI-CZD.

e. "— " -- Not permitted.

Partial Listing of Uses.

Use Category	Description	Uses
Permitted (P)	Permitted as Principal Use by right	Business, Wholesale Essential Services Flex Space Manufacturing, Light Publishing and/or Printing Research Activities, Light
Accessory (A)	Permitted as Accessory Use by right (no more than 1/3 of floor area on zoning lot)	Accessory Uses (incidental to principal use) Automotive Repair Bank Business, Convenience Child day care facility (A,Y) Clinic Maintenance and/or Storage Facility (A,Y) Vocational school
Permitted with additional standards (Y)	Permitted provided that additional standards for that particular use are met.	*All uses with additional prescribed standards are cross-listed with accessory uses (A,Y) or uses permitted with Council Approval (Y,Z)*
Permitted with Council Approval (Z)	Permitted only when the Council explicitly includes this use in a CZD rezoning approval. These uses are otherwise not permitted by right.	Business, General Business, Office Type Public Service Facility Recreation facility: Commercial Storage Facility, Conditioned (Y,Z) Supply yard (Y,Z)

Not Permitted (–)	Not permitted in this zoning district.	All residential uses

2. **Draft Land Use Plan Amendment:** A land use plan amendment provides the Council the ability to designate an specific area of Town that is appropriate for rezoning to a LI-CZD. If the Council choses to enact the text amendment creating the new LI-CZD zoning classification and if it chooses to amend the land use plan, then property owners would have the opportunity to request a rezoning to the LI-CZD district provided that their property is within the Millhouse Road "Innovative Light Industrial Opportunity Area" on the Land Use Plan. Six parcels comprising 60 acres in the vicinity of the intersection of Millhouse Road and Eubanks Rd have been identified as an area to pilot this type of use. No other areas have been identified and only parcels within this special designated area are eligible for rezoning to LI-CZD. A map of the proposed land use plan amendment is included on the next page.

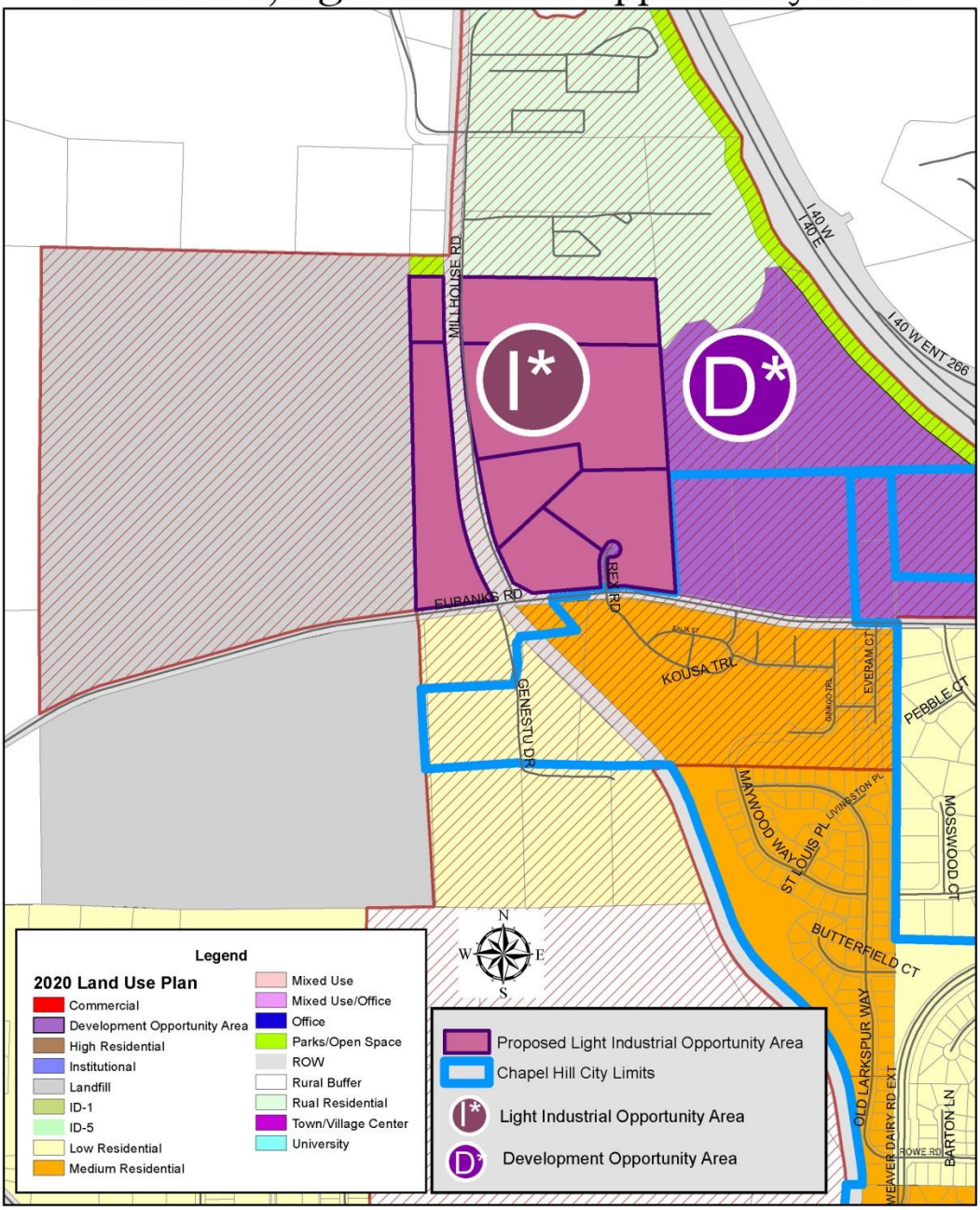
Land Use Plan Designations: The Land Use Plan presently indicates some areas as "development opportunity areas;" a similar designation is proposed for the Innovative Light Industrial District. The Millhouse Road area is currently designated as a development opportunity area; we propose to change this designation to an "Innovative Light Industrial Opportunity Area." The Land Use Plan is a part of the Chapel Hill 2020 Comprehensive Plan. Generally, the Land Use Plan provides for the concentration of new development on major transportation corridors and away from existing predominantly single family residential areas.

Annexation: A Land Use Plan Amendment provides the Council the ability to signal to property owners, prospective businesses, and developers that the Council is interested in establishing innovative, light industrial uses in this area of Town while preserving the Council's ability to negotiate voluntary annexation as a part of the CZD rezoning process. Pre-zoning of this area would also provide a strong signal; however, we are not proposing this option as it would not preserve the Council's ability to negotiate voluntary annexation as a part of the development review process.

Technical Report

Public Hearing– 02/20/2017

Proposed Land Use Plan Amendment: Innovative, Light Industrial Opportunity Area



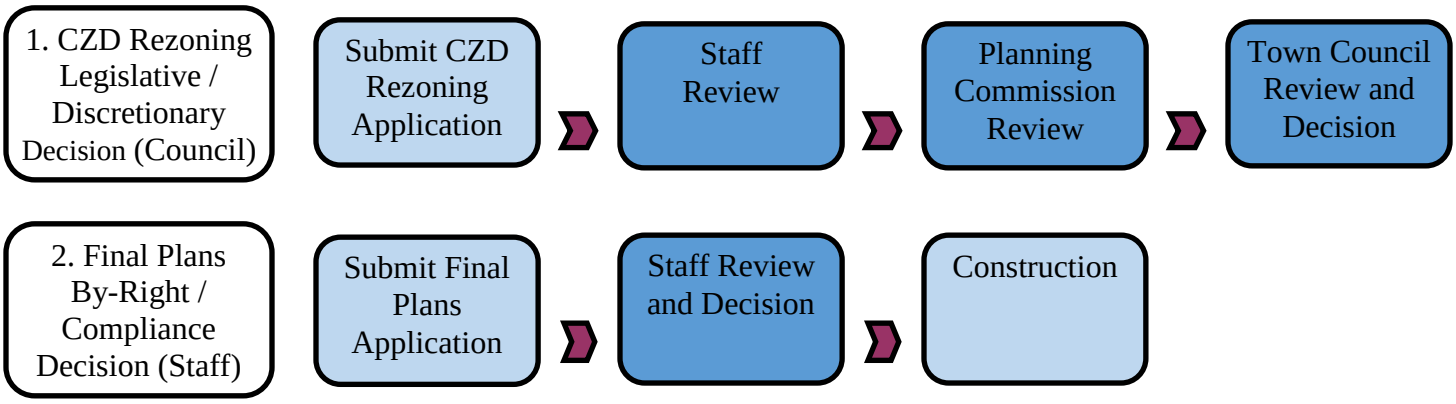
Technical Report

Public Hearing– 02/20/2017

3. **Conditional Zoning District (CZD) Rezoning:** The proposed text amendment creates an open public process that preserves the Town Council's ability to discuss and decide on the key issues of rezoning proposal while streamlining the review process so that property owners are better enabled to achieve the goals of the LI-CZD and Commercial Development Strategy. If the Town Council approves a rezoning, the property owner would then submit a detailed final plans application to staff for compliance review with the technical development standards and with the Council CZD rezoning approval.

   This process enables the property owner to obtain approval of Council without incurring the time and expense associated with a Special Use Permit, and allows the Town Council to focus on key aspects of the proposal ensuring that the rezoning is carefully considered. The property owner is then able to prepare detailed engineered site and construction plans once they have obtained added certainty of the Council's rezoning approval. We believe that the LI-CZD is a good opportunity to pilot this streamlined approval process, compare the results to the goals, evaluate whether or not this pilot could be expanded to other types of development review, and consider what changes would be necessary to do so.

   Process: The proposed CZD rezoning process has two major steps. First, the Town Council makes a legislative decision on the rezoning that incorporates key policy considerations. If a rezoning is approved, staff then makes an administrative, or by-right, decision on the technical compliance of the project with the LUMO and the CZD rezoning approval. The graphic below illustrates the steps in this process.



   Conditions: The proposed CZD rezoning process provides the Council the ability to negotiate site and project specific conditions as a part of a single decision. Conditions may be negotiated with the applicant to ensure that a project does the following:

   - Conforms to the Comprehensive Plan and its various adopted elements such as the Greenways Master Plan
   - Conforms with Town Ordinances including the LUMO, as well as design standards such as the Engineering Design Manual
   - Includes uses that are suitable in terms of the particular use, activities, and scale

- Mitigates its proportional impacts on the site, to neighboring properties, and the community as a whole

Comparison to existing approval processes: The proposed CZD rezoning process is less cumbersome than the existing special use permit (SUP) process which requires extensive time and effort to be expended by the applicant to obtain an entitlement from the Town Council. However, the proposed CZD process retains the Council's decision ability on a project-by-project basis unlike the existing form district permit (FDP) process in the Ephesus-Fordham District where the council sets entitlements on a area-wide basis. A detailed table comparing the proposed CZD rezoning process with these two existing processes is attached.

4. **Rezoning Plan:** A rezoning plan would be required to be submitted with a CZD rezoning application. If approved, the rezoning plan would become binding on the property. Rezoning plans would depict the general configuration and relationship of the principal elements of the proposed development such as uses, intensity, access and circulation, open space, and any areas containing an environmental constraint. A rezoning plan would allow the property owner flexibility when it comes to the precise location of building foot prints and the location of appurtenant site features such as parking and loading areas provided that those features remain within a development envelope, as defined below, which would set a maximum extent on the developed area of the property.

   Proposed Definition: *Rezoning Plan:* A plan that depicts the general configuration and relationship of the principal elements of the proposed development such as uses, intensity, location and size of parking and loading areas, access and circulation, open space, any areas containing an environmental constraints, a maximum building envelope with massing exhibits and the development envelope. Development envelope means the area, as designated on the approved rezoning plan, containing building footprints, parking areas, loading areas, and other appurtenant impervious features. Not included in the term development envelope are below ground utility lines, above-ground stormwater management areas, landscape and natural areas, and other non-impervious features.

   Minor Changes: In order to provide flexibility to property owners to make minor changes to accommodate specific tenants or adjust their plans in response to a site constraint that arises during detailed engineering post council approval the ordinance includes a process for staff review of minor changes. Once approved, an applicant would be able to make minor changes to a rezoning plan without requiring approval by the Town Council, provided that the change meets the criteria for a minor change similar to the thresholds in place for changes to a special use permit. If the change did not meet the criteria for a minor change then it would require a modification to the rezoning plan requiring approval by the Town Council after review and approval by the Planning Commission.

Technical Report

Public Hearing– 02/20/2017

Refer to page 19 of the ordinance, section 4.4.4 “Minor Changes to Approved Rezoning Plans” for a full list of criteria for minor changes. A summary is provided here:

a. Minor Changes must comply with all applicable provisions of the LUMO and Town code
b. Minor Changes must be consistent with the approved rezoning plan and cannot increase the negative impacts of a development by more than 10 percent, where measurable
c. Minor Changes must be an increase of less than 20% of approved floor area or parking
d. Minor Changes must be an increase of less than 10% of approved development envelope (the developed area and impervious site features, as shown on the rezoning plan); the change may not reduce a buffer adjoining existing or proposed residential development
e. Minor Changes must keep vehicular and non-vehicular access and circulation in same general locations
f. Minor Changes must continue to comply with all council conditions of approval

Approval Process Comparison

Public Hearing– 02/20/2017

Approval Information

Topic	Existing SUP Process	Proposed CZD Process	Existing FDP and COA Process
Full Name	Special Use Permit (SUP)	Conditional Zoning District (CZD) Rezoning	Form District Permit (FDP) and Certificate of Appropriateness (COA)
Decision Body	Town Council	Town Council	FDP: Town Manager COA: Community Design Commission (CDC)
Approval Type	Quasi- Judicial – limited discretion	Legislative – broad discretion	FDP: Administrative – no discretion COA: Legislative – discretion limited to architectural appearance
Public Hearing	Required	Required	FDP: Not Required COA: Public Meeting, but not Public Hearing not required
Public Comment at Public Hearing	Sworn testimony and evidence only. Information received outside hearing cannot be considered	Consider public opinion in addition to evidence	NA
Council Correspondence Outside of Public Hearing	Not appropriate – no undisclosed ex parte communication is allowed	Allowed	NA
Mailing & Newspaper notice	Required	Required	FDP: Not Required COA: Required

Decision Criteria and Conditions

Primary Decision Criteria	Does the application meet the four findings of fact? • Maintain health, safety, welfare • Complies with regulations • Maintain property values • Conformity with comp plan	Does the application conform with the LUMO and Comp Plan? • Regulatory provisions • Comp Plan and Land Use Plan • Impacts to neighbors, Town • Compatability of proposed use with adjoining uses.	FDP: Does the project comply with the regulations? COA: Is the appearance of the project appropriate?
Can other criteria be considered?	Yes- but only if it relates to the four findings of fact	Yes	No
Can conditions be added?	Yes, provided that they are: • Agreed to by Applicant, • limited to four findings of fact, • proportional to project's impact	Yes, provided that they are: • Agreed to by Applicant, • limited to compliance with regulations and comp plan • proportional to project's impact	Yes, provided that they are limited to compliance with the regulations.

Effect of Council Approval

Result of Approval	Binding SUP with site-specific conditions	Rezoning and binding rezoning plan with site-specific conditions	NA
Entitlement Granted (Benefit of Approval)	Right to build the SUP site plan within the time limit set in the approval. Also known as a vested right	Right to submit a "by-right" Final Plans application for staff review within the time limit set in the approval	NA – Entitlement is based on zoning district
Is The Council Approval a Vested Right?	Yes, SUP plans contain sufficient detail to convey a vested right	No, A vested right is conveyed when Final Plans are approved	NA – A vested right is conveyed when the Form District Permit is approved
Effect of rule changes on Council Approval	None, provided that project is built within time limit, or extensions thereof	Final Plans application must comply with rules in place at time of application submittal	NA – Form District Permit application must comply with rules in place at time of application submittal

Application Review Timeline

Council Timeline	12-18 months	4-5 months	NA
Final Plan Timeline	4-6 months	4-6 months	4-6 months
Total Timeline	16-24 months	8 – 10 months	4 – 6 months
Advisory Boards	Community Design Commission Environmental Stewardship Board Housing Advisory Board (Residential Only) Planning Commission Transportation and Connectivity Board	Planning Commission	FDP: NA COA: Community Design Commission

Required Plans

Council Required Plans	Detailed, Engineered site plans (typically 10-20 plan sheets)	High-level rezoning plan showing general site layout (typically <5 plan sheets)	NA
Final Plans	Required for zoning compliance review and approval by staff	Required for zoning compliance review and approval. Approval conveys a vested right to build the plans within a set time limit	Form District Permit application is equivalent to a Final Plans application and demonstrates zoning compliance
Concept Plan Required	Yes	No	NA

Fiscal Impact Analysis

Public Hearing– 02/20/2017

Millhouse Road Innovative, Light Industrial Opportunity Area Financial Impact Analysis

Adoption of the proposed land use plan amendment to the Millhouse Road Area and enactment of the accompanying text amendment would enable individual property owners to submit rezoning applications to the Council for review and decision. Annexation would be agreed upon as a part of the rezoning process to the proposed light industrial conditional zoning district (LI-CZD).

This analysis provides estimated financial impact numbers for two scenarios, both of which assume annexation into the Town limits. Scenario 1 assumes the proposed Carolina Flex Park Concept Plan Application, which was reviewed by Council in November of 2016 and is within the Millhouse Road Innovative, Light Industrial Opportunity Area and includes 300,000 square feet of light industrial development. Scenario 2 assumes an additional 200,000 square feet of similar development, for a total of 500,000 square feet.

Property Use	Scenario 1	Scenario 2
Flex Space / Office / Lab / Storage	300,000 sq. ft.	500,000 sq. ft.

All of the revenue and cost estimates shown below are based on current dollars.

Projected Revenues

In order to estimate revenues certain assumptions need to be made regarding future property values (annual revenue) and revenue generated from construction (one-time revenue). These estimates are made based on information currently available and therefore subject to change as conditions change over time. All estimates shown below are based on full build-out. Efforts have been made to be conservative in projecting these revenues.

Revenues	Scenario 1 (300,000 SF)	Scenario 2 (500,000 SF)
Governmental Revenues		
Property Taxes (General Fund & Debt)	$ 169,688	$ 282,813
Vehicle Taxes & Fees	-	-
Sales Taxes	-	-
Total Governmental Revenue	**169,688**	**282,813**
Enterprise Revenues		
Transit Tax	18,296	30,494
Stormwater Utility Fees	10,695	17,834
Total Enterprise Revenue	**28,991**	**48,328**
One-Time Revenues		
Building Permit Fees	154,640	254,640
Total One-Time Revenue	**$ 154,640**	**$ 254,640**

Total Annual Revenues	**$ 198,679**	**$ 331,141**
Total One-Time Revenues	**$ 154,640**	**$ 254,640**

Fiscal Impact Analysis

Public Hearing– 02/20/2017

Revenues are divided by how the Town will use them, differentiating between general government revenues and enterprise revenues (Transit & Stormwater). General government revenues are available to support the core services of the Town while enterprise revenues can only be used to support the operations of the functions for which they are collected.

Projected Costs

In order to estimate the cost of extending services to a future development certain assumptions need to be made concerning the factors that drive the cost of Town services. In some cases, such as Parks and Recreation and Library services, costs are highly correlated with the size of the population being served and these costs can be estimated on a per-capita basis. For other functions a less direct method of projecting cost is used. For instance, Police protection services are based on estimated calls for service, which can be highly variable depending on a number of factors. While we have attempted to capture the cost of extending services, ultimately what the Town spends on providing services and what services levels are provided are decisions made by the Town Council.

The following estimates are for annual recurring costs of extending services. Enterprise fund costs are shown as an off-set to revenues. That is, it is assumed that due to the self-funding nature of Enterprise functions that the incremental cost of providing services to this development will be offset by enterprise revenue paid by the development. Actual costs will depend on future decisions regarding the method and level of service delivery.

Fiscal Impact Analysis

Public Hearing– 02/20/2017

Costs	Scenario 1 (300,000 SF)	Scenario 2 (500,000 SF)
Governmental Costs		
Public Works	$ 14,509	$ 24,156
Parks & Recreation	5,412	8,972
Library Services	2,319	3,845
Police Services	21,314	35,336
Fire Services	73,052	121,753
Planning/Inspections	3,842	6,404
General Government	18,037	30,025
Capital - Debt Service	16,649	27,715
Total Governmental Costs	**155,135**	**258,207**
Enterprise Costs		
Transit Tax	18,296	30,494
Stormwater Utility Fees	10,695	17,834
Total Enterprise Costs	**28,991**	**48,328**
One-Time Costs		
Inspections	154,640	254,640
Total One-Time Costs	**$ 154,640**	**$ 254,640**

Total Annual Costs	**$ 184,126**	**$ 306,535**
Total One-Time Costs	**$ 154,640**	**$ 254,640**

Net Financial Impact

The following table shows the estimated net annual impact of the proposed development on Town finances. Because enterprise fund costs are offset by enterprise revenues the projected amounts shown below represent impact on the Town's General Fund.

Annual Financial Impact (Revenue/Costs)	Scenario 1 (300,000 SF)	Scenario 2 (500,000 SF)
	$ 14,553	**$ 24,606**
One-Time Financial Impact (Revenues/Costs)	**$ -**	**$ -**