



Analysis of Potential Property Annexation

Project Description:	HAGGARD ANNEXATION South of FM 1461 and East of Custer Road 04-410A		
Existing Zoning	"ETJ" - Extraterritorial Jurisdiction (Undeveloped)		
Proposed Zoning	"PD" - Planned Development District (mixed uses)		
	Existing Zoning	Proposed Zoning	Difference
SF RESIDENTIAL TAXABLE VALUE	\$0	\$61,010,000	\$61,010,000
NON-RES TAXABLE VALUE (MF Includ	\$0	\$3,050,942	\$3,050,942
TOTAL TAXABLE VALUE	\$0	\$64,060,942	\$64,060,942
ANNUAL CITY REVENUE	\$0	\$552,734	\$552,734
COST OF SERVICE (EXPANSION)	\$0	\$401,530	\$401,530
COST OF SERVICE (FULL COST)	\$0	\$585,710	\$585,710
TRAFFIC GENERATION	0.00	2,528.00	2,528
POPULATION	0.00	982.05	982

COST BENEFIT ANALYSIS: INCLUDES PROPERTY, SALES TAX, FEES

EXPANSION METHOD			
Commercial	\$0	\$62,478	\$62,478
Residential	\$0	\$88,727	\$88,727
NET COST/BENEFIT (EXPANSION)	\$0	\$151,204	\$151,204
FULL COST METHOD			
Commercial	\$0	\$57,753	\$57,753
Residential	\$0	-\$90,729	-\$90,729
NET COST/BENEFIT (FULLY LOADED COST)	\$0	-\$32,976	-\$32,976

INPUT SHEET

Alternate A

LAND USE CATEGORY	ZONED ACRES
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Residential

Single Family	
SF Estate	
SF Suburban	0
SF Mid Density	
Total Single Family	0

COMMERCIAL

Multi-Family	
MF Suburban	
MF High Density	
MF Urban	
Total Multi-family	0

Office	
Office Traditional	
Office Campus	
Office 3-4	
Office 5-6	
Office Urban Mixed Use	
Total Office	0

Retail	
Retail Traditional	
Retail Urban Mixed Use	
Total Retail	0

Industrial	
Industrial Mfg	
Industrial Distribution	
Total Industrial	0

Alternate B

LAND USE CATEGORY	ZONED ACRES
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Residential

Single Family	
SF Estate	
SF Suburban	47.00
SF Mid Density	17.50
Total Single Family	64.50

COMMERCIAL

Multi-Family	
MF Suburban	
MF High Density	
MF Urban	
Total Multi-family	0.00

Office	
Office Traditional	
Office Campus	
Office 3-4	
Office 5-6	
Office Urban Mixed Use	
Total Office	0.00

Retail	
Retail Traditional	2.72
Retail Urban Mixed Use	0.00
Total Retail	2.72

Industrial	
Industrial Mfg	
Industrial Distribution	0.00
Total Industrial	0.00

Total Acreage **67.22**

TAXABLE VALUE COMPARISON

EXISTING ZONING

	Zoned Acres	Land Value PSF	Added Land Value	DUA or FAR	Added Units or SF	Cost Per Unit or SF	Const. Cost	% of Cost as Taxable	Added Taxable Building Value	BPP Valued Calculated	Added BPP Value	Added Taxable Value of Build Out
Residential												
Single Family												
SF Estate	0.00	N/A	N/A	1.00	0.00	\$400,000	\$0	100%	\$0		N/A	\$0
SF Suburban	0.00	N/A	N/A	3.80	0.00	\$225,000	\$0	100%	\$0		N/A	\$0
SF Mid Density	0.00	N/A	N/A	8.50	0.00	\$140,000	\$0	100%	\$0		N/A	\$0
Total Single Family	0.00	N/A	N/A						\$0		N/A	\$0

COMMERCIAL

Multi-Family												
Multi-Family												
MF Suburban	0.00	\$3.00	\$0.00	17.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF High Density	0.00	\$3.00	\$0.00	24.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF Urban	0.00	\$3.00	\$0.00	40.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
Total Multi-family	0.00		\$0.00		0.00		\$0		\$0		N/A	\$0

Office												
Office Traditional	0.00	\$7.00	\$0.00	0.25	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Campus	0.00	\$7.00	\$0.00	0.16	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 3-4	0.00	\$7.00	\$0.00	0.46	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 5-6	0.00	\$7.00	\$0.00	0.75	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Urban Mixed Use	0.00	\$7.00	\$0.00	1.42	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Total Office	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

Retail												
Retail Traditional	0.00	\$8.00	\$0.00	0.25	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Retail Urban Mixed Use	0.00	\$8.00	\$0.00	1.42	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Total Retail	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

Industrial												
Industrial Mfg	0.00	\$2.50	\$0.00	0.38	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Industrial Distribution	0.00	\$2.50	\$0.00	0.50	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Total Industrial	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

TOTAL **\$0**

PROPOSED ZONING

	Zoned Acres	Land Value PSF	Added Land Value	DUA or FAR	Added Units or SF	Cost Per Unit or SF	Const. Cost	% of Cost as Taxable	Added Taxable Building Value	BPP Valued Calculated	Added BPP Value	Added Taxable Value of Build Out
Residential												
Single Family												
SF Estate	0.00	N/A	N/A	1.00	0.00	\$400,000	\$0	100%	\$0		N/A	\$0
SF Suburban	47.00	N/A	N/A	3.80	178.60	\$225,000	\$40,185,000	100%	\$40,185,000		N/A	\$40,185,000
SF Mid Density	17.50	N/A	N/A	8.50	148.75	\$140,000	\$20,825,000	100%	\$20,825,000		N/A	\$20,825,000
Total Single Family	64.50	N/A	N/A						\$61,010,000		N/A	\$61,010,000

COMMERCIAL

Multi-Family												
MF Suburban	0.00	\$3.00	\$0.00	17.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF High Density	0.00	\$3.00	\$0.00	24.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF Urban	0.00	\$3.00	\$0.00	40.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
Total Multi-family	0.00		\$0.00		0.00		\$0		\$0		N/A	\$0

Office												
Office Traditional	0.00	\$7.00	\$0.00	0.25	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Campus	0.00	\$7.00	\$0.00	0.16	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 3-4	0.00	\$7.00	\$0.00	0.46	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 5-6	0.00	\$7.00	\$0.00	0.75	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Urban Mixed Use	0.00	\$7.00	\$0.00	1.42	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Total Office	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

Retail												
Retail Traditional	2.72	\$8.00	\$947,865.60	0.25	29,620.80	\$75	\$2,221,560	80%	\$1,777,248	\$11/ SF	\$325,829	\$3,050,942
Retail Urban Mixed Use	0.00	\$8.00	\$0.00	1.42	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Total Retail	2.72		\$947,865.60		29,620.80		\$2,221,560		\$1,777,248		\$325,829	\$3,050,942

Industrial												
Industrial Mfg	0.00	\$2.50	\$0.00	0.38	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Industrial Distribution	0.00	\$2.50	\$0.00	0.50	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Total Industrial	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

TOTAL	\$64,060,942
TOTAL CHANGE	\$64,060,942

TAXABLE VALUE COMPARISON

EXISTING ZONING

	Zoned Acres	Land Value PSF	Added Land Value	DUA or FAR	Added Units or SF	Cost Per Unit or SF	Const. Cost	% of Cost as Taxable	Added Taxable Building Value	BPP Valued Calculated	Added BPP Value	Added Taxable Value of Build Out
Residential												
Single Family												
SF Estate	0.00	N/A	N/A	1.00	0.00	\$400,000	\$0	100%	\$0		N/A	\$0
SF Suburban	0.00	N/A	N/A	3.80	0.00	\$225,000	\$0	100%	\$0		N/A	\$0
SF Mid Density	0.00	N/A	N/A	8.50	0.00	\$140,000	\$0	100%	\$0		N/A	\$0
Total Single Family	0.00	N/A	N/A						\$0		N/A	\$0

COMMERCIAL

Multi-Family												
MF Suburban	0.00	\$3.00	\$0.00	17.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF High Density	0.00	\$3.00	\$0.00	24.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF Urban	0.00	\$3.00	\$0.00	40.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
Total Multi-family	0.00		\$0.00		0.00		\$0		\$0		N/A	\$0

Office												
Office Traditional	0.00	\$7.00	\$0.00	0.25	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Campus	0.00	\$7.00	\$0.00	0.16	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 3-4	0.00	\$7.00	\$0.00	0.46	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 5-6	0.00	\$7.00	\$0.00	0.75	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Urban Mixed Use	0.00	\$7.00	\$0.00	1.42	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Total Office	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

Retail												
Retail Traditional	0.00	\$8.00	\$0.00	0.25	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Retail Urban Mixed Use	0.00	\$8.00	\$0.00	1.42	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Total Retail	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

Industrial												
Industrial Mfg	0.00	\$2.50	\$0.00	0.38	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Industrial Distribution	0.00	\$2.50	\$0.00	0.50	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Total Industrial	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

TOTAL **\$0**

PROPOSED ZONING

	Zoned Acres	Land Value PSF	Added Land Value	DUA or FAR	Added Units or SF	Cost Per Unit or SF	Const. Cost	% of Cost as Taxable	Added Taxable Building Value	BPP Valued Calculated	Added BPP Value	Added Taxable Value of Build Out
Residential												
Single Family												
SF Estate	0.00	N/A	N/A	1.00	0.00	\$400,000	\$0	100%	\$0		N/A	\$0
SF Suburban	47.00	N/A	N/A	3.80	178.60	\$225,000	\$40,185,000	100%	\$40,185,000		N/A	\$40,185,000
SF Mid Density	17.50	N/A	N/A	8.50	148.75	\$140,000	\$20,825,000	100%	\$20,825,000		N/A	\$20,825,000
Total Single Family	64.50	N/A	N/A						\$61,010,000		N/A	\$61,010,000

COMMERCIAL

Multi-Family												
MF Suburban	0.00	\$3.00	\$0.00	17.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF High Density	0.00	\$3.00	\$0.00	24.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF Urban	0.00	\$3.00	\$0.00	40.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
Total Multi-family	0.00		\$0.00		0.00		\$0		\$0		N/A	\$0

Office												
Office Traditional	0.00	\$7.00	\$0.00	0.25	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Campus	0.00	\$7.00	\$0.00	0.16	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 3-4	0.00	\$7.00	\$0.00	0.46	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 5-6	0.00	\$7.00	\$0.00	0.75	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Urban Mixed Use	0.00	\$7.00	\$0.00	1.42	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Total Office	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

Retail												
Retail Traditional	2.72	\$8.00	\$947,865.60	0.25	29,620.80	\$75	\$2,221,560	80%	\$1,777,248	\$11/ SF	\$325,829	\$3,050,942
Retail Urban Mixed Use	0.00	\$8.00	\$0.00	1.42	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Total Retail	2.72		\$947,865.60		29,620.80		\$2,221,560		\$1,777,248		\$325,829	\$3,050,942

Industrial												
Industrial Mfg	0.00	\$2.50	\$0.00	0.38	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Industrial Distribution	0.00	\$2.50	\$0.00	0.50	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Total Industrial	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

TOTAL	\$64,060,942
TOTAL CHANGE	\$64,060,942

TAX REVENUE

\$0.00
\$0.00
\$0.00

\$0.00
\$0.00
\$0.00

\$0.00
\$0.00
\$0.00
\$0.00
\$0.00

\$0.00
\$0.00

\$0.00
\$0.00

\$0.00

TAX REVENUE

\$0.00
\$238,297.05
\$123,492.25

\$0.00
\$0.00
\$0.00

\$0.00
\$0.00
\$0.00
\$0.00
\$0.00

\$18,092.09
\$0.00

\$0.00
\$0.00

\$379,881.39
\$379,881.39

TAXABLE VALUE COMPARISON

EXISTING ZONING

	Zoned Acres	Consumers Per Acre	Expansion PSC	Full PSC	Expansion Cost	Full Cost
Residential						
Single Family						
SF Estate	0.00	3	\$460.00	\$671.00	\$0	\$0
SF Suburban	0.00	10.5	\$460.00	\$671.00	\$0	\$0
SF Mid Density	0.00	20.4	\$460.00	\$671.00	\$0	\$0
Total Single Family	0.00					
COMMERCIAL						
Multi-Family						
MF Suburban	0.00	30.6	\$460.00	\$671.00	\$0	\$0
MF High Density	0.00	43.2	\$460.00	\$671.00	\$0	\$0
MF Urban	0.00	72	\$460.00	\$671.00	\$0	\$0
Total Multi-family	0.00					
Office						
Office Traditional	0.00	13.713	\$460.00	\$671.00	\$0	\$0
Office Campus	0.00	8.778	\$460.00	\$671.00	\$0	\$0
Office 3-4	0.00	25.242	\$460.00	\$671.00	\$0	\$0
Office 5-6	0.00	42.693	\$460.00	\$671.00	\$0	\$0
Office Urban Mixed Use	0.00	86.604	\$460.00	\$671.00	\$0	\$0
Total Office	0.00					
Retail						
Retail Traditional	0.00	8.232	\$460.00	\$671.00	\$0	\$0
Retail Urban Mixed Use	0.00	46.767	\$460.00	\$671.00	\$0	\$0
Total Retail	0.00					
Industrial						
Industrial Mfg	0.00	1.617	\$460.00	\$671.00	\$0	\$0
Industrial Distribution	0.00	2.142	\$460.00	\$671.00	\$0	\$0
Total Industrial	0.00					
Total Cost					\$0	\$0

PROPOSED ZONING

	Zoned Acres	Consumers Per Acre	Expansion PSC	Full PSC	Expansion Cost	Full Cost
Residential						
Single Family						
SF Estate	0.00	3	\$460.00	\$671.00	\$0	\$0
SF Suburban	47.00	10.5	\$460.00	\$671.00	\$227,010	\$331,139
SF Mid Density	17.50	20.4	\$460.00	\$671.00	\$164,220	\$239,547
Total Single Family	64.50					
COMMERCIAL						
Multi-Family						
MF Suburban	0.00	30.6	\$460.00	\$671.00	\$0	\$0
MF High Density	0.00	43.2	\$460.00	\$671.00	\$0	\$0
MF Urban	0.00	72	\$460.00	\$671.00	\$0	\$0
Total Multi-family	0.00					
Office						
Office Traditional	0.00	13.713	\$460.00	\$671.00	\$0	\$0
Office Campus	0.00	8.778	\$460.00	\$671.00	\$0	\$0
Office 3-4	0.00	25.242	\$460.00	\$671.00	\$0	\$0
Office 5-6	0.00	42.693	\$460.00	\$671.00	\$0	\$0
Office Urban Mixed Use	0.00	86.604	\$460.00	\$671.00	\$0	\$0
Total Office	0.00					
Retail						
Retail Traditional	2.72	8.232	\$460.00	\$671.00	\$10,300	\$15,024
Retail Urban Mixed Use	0.00	46.767	\$460.00	\$671.00	\$0	\$0
Total Retail	2.72					
Industrial						
Industrial Mfg	0.00	1.617	\$460.00	\$671.00	\$0	\$0
Industrial Distribution	0.00	2.142	\$460.00	\$671.00	\$0	\$0
Total Industrial	0.00					
Total Cost					\$401,530	\$585,710
					\$401,530	\$585,710

EXISTING ZONING

	Zoned Acres	Taxes and Fees/ Acre	Sales Tax Potential/ Acre	Total Revenue Potential/ Acre	Total Annual City Revenue
Residential					
Single Family					
SF Estate	0.00	\$2,542.80	\$480.00	\$3,022.80	\$0
SF Suburban	0.00	\$5,770.05	\$1,448.00	\$7,218.05	\$0
SF Mid Density	0.00	\$6,438.87	\$1,601.60	\$8,040.47	\$0
Total Single Family	0.00				\$0
					residential \$0
COMMERCIAL					
Multi-Family					
MF Suburban	0.00	\$5,745.00	\$1,468.32	\$7,213.32	\$0
MF High Density	0.00	\$9,062.39	\$2,419.68	\$11,482.07	\$0
MF Urban	0.00	\$12,026.92	\$3,264.00	\$15,290.92	\$0
Total Multi-family	0.00				\$0
Office					
Office Traditional	0.00	\$9,162.02		\$9,162.02	\$0
Office Campus	0.00	\$6,417.06		\$6,417.06	\$0
Office 3-4	0.00	\$15,556.20		\$15,556.20	\$0
Office 5-6	0.00	\$22,863.82		\$22,863.82	\$0
Office Urban Mixed Use	0.00	\$46,892.63		\$46,892.63	\$0
Total Office	0.00				\$0
Retail					
Retail Traditional	0.00	\$26,756.49		\$26,756.49	\$0
Retail Urban Mixed Use	0.00	\$112,590.12		\$112,590.12	\$0
Total Retail	0.00				\$0
Industrial					
Industrial Mfg	0.00	\$7,360.28		\$7,360.28	\$0
Industrial Distribution	0.00	\$9,270.38		\$9,270.38	\$0
Total Industrial	0.00				\$0

TOTAL \$0

commercial \$0

PROPOSED ZONING

	Zoned Acres	Taxes and Fees/ Acre	Sales Tax Potential/ Acre	Total Revenue Potential/ Acre
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Residential

Single Family				
SF Estate	0.00	\$2,542.80	\$480.00	\$3,022.80
SF Suburban	47.00	\$5,770.05	\$1,448.00	\$7,218.05
SF Mid Density	17.50	\$6,438.87	\$1,601.60	\$8,040.47
Total Single Family	64.50			

\$0
\$339,248
\$140,708
\$479,957

residential \$479,957

COMMERCIAL

Multi-Family				
MF Suburban	0.00	\$5,745.00	\$1,468.32	\$7,213.32
MF High Density	0.00	\$9,062.39	\$2,419.68	\$11,482.07
MF Urban	0.00	\$12,026.92	\$3,264.00	\$15,290.92
Total Multi-family	0.00			

\$0
\$0
\$0
\$0

Office				
Office Traditional	0.00	\$9,162.02		\$9,162.02
Office Campus	0.00	\$6,417.06		\$6,417.06
Office 3-4	0.00	\$15,556.20		\$15,556.20
Office 5-6	0.00	\$22,863.82		\$22,863.82
Office Urban Mixed Use	0.00	\$46,892.63		\$46,892.63
Total Office	0.00			

\$0
\$0
\$0
\$0
\$0
\$0

Retail				
Retail Traditional	2.72	\$26,756.49		\$26,756.49
Retail Urban Mixed Use	0.00	\$112,590.12		\$112,590.12
Total Retail	2.72			

\$72,778
\$0
\$72,778

Industrial				
Industrial Mfg	0.00	\$7,360.28		\$7,360.28
Industrial Distribution	0.00	\$9,270.38		\$9,270.38

\$0
\$0

Total Industrial	0.00
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	\$0	
TOTAL	\$552,734	
commercial		\$72,778

VEHICLE MILES COMPARISON

EXISTING ZONING

Equivalent Land Use Category		Zoned Acres	Added Units or SF	Trip Gen. Rate	Trip Length (miles)	Vehicle Miles Generated
Residential						
Single Family						
SF Estate	SF Detached Housing	0.00	0.00	1.01	8.61	0.00
SF Suburban	SF Detached Housing	0.00	0.00	1.01	8.61	0.00
SF Mid Density	Residential Condominium/Townhouse	0.00	0.00	0.54	8.61	0.00
Total Single Family						0.00
COMMERCIAL						
Multi-Family						
MF Suburban	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
MF High Density	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
MF Urban	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
Total Multi-family						0.00
Office						
Office Traditional	General Office Building	0.00	0.00	1.49	5.46	0.00
Office Campus	General Office Building	0.00	0.00	1.49	5.46	0.00
Office 3-4	General Office Building	0.00	0.00	1.49	5.46	0.00
Office 5-6	General Office Building	0.00	0.00	1.49	5.46	0.00
Office Urban Mixed Use	General Office Building	0.00	0.00	1.49	5.46	0.00
Total Office						0.00
Retail						
Retail Traditional	Free-standing Retail Store	0.00	0.00	2.97	3.22	0.00
Retail Urban Mixed Use	Free-standing Retail Store	0.00	0.00	2.97	3.22	0.00
Total Retail						0.00
Industrial						
Industrial Mfg	General Light Industrial	0.00	0.00	0.98	5.01	0.00
Industrial Distribution	General Light Industrial	0.00	0.00	0.98	5.01	0.00
Total Industrial						0.00

TOTAL VEHICLE MILES GENERATED	0.00
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EXISTING ZONING

Equivalent Land Use Category	Zoned Acres	Added Units or SF	Trip Gen. Rate	Trip Length (miles)	Vehicle Miles Generated
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Residential

Residential						Vehicle Miles Generated
Single Family						
SF Estate	SF Detached Housing	0.00	0.00	1.01	8.61	0.00
SF Suburban	SF Detached Housing	47.00	178.60	1.01	8.61	1,553.12
SF Mid Density	Residential Condominium/Townhouse	17.50	148.75	0.54	8.61	691.60
Total Single Family						2,244.72

COMMERCIAL

COMMERCIAL						Vehicle Miles Generated
Multi-Family						
MF Suburban	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
MF High Density	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
MF Urban	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
Total Multi-family						0.00

Office						Vehicle Miles Generated
Office						
Office Traditional	General Office Building	0.00	0.00	1.49	5.46	0.00
Office Campus	General Office Building	0.00	0.00	1.49	5.46	0.00
Office 3-4	General Office Building	0.00	0.00	1.49	5.46	0.00
Office 5-6	General Office Building	0.00	0.00	1.49	5.46	0.00
Office Urban Mixed Use	General Office Building	0.00	0.00	1.49	5.46	0.00
Total Office						0.00

Retail						Vehicle Miles Generated
Retail						
Retail Traditional	Free-standing Retail Store	2.72	29,620.80	2.97	3.22	283.28
Retail Urban Mixed Use	Free-standing Retail Store	0.00	0.00	2.97	3.22	0.00
Total Retail						283.28

Industrial						Vehicle Miles Generated
Industrial						
Industrial Mfg	General Light Industrial	0.00	0.00	0.98	5.01	0.00
Industrial Distribution	General Light Industrial	0.00	0.00	0.98	5.01	0.00
Total Industrial						0.00

TOTAL VEHICLE MILES GENERATED	2,528.00
DIFFERENCE	2,528.00

POPULATION COMPARISON EXISTING ZONING

	Zoned Acres	Units Per Acre	Total Units	Persons Per Unit	Total Persons
Residential					
Single Family					
SF Estate	0	1	0	3	0
SF Suburban	0	3.8	0	3	0
SF Mid Density	0	8.5	0	3	0
Total Single Family					0.00
COMMERCIAL					
Multi-Family					
MF Suburban	0	17	0	1.8	0
MF High Density	0	24	0	1.8	0
MF Urban	0	40	0	1.8	0
Total Multi-family					0.00
Total Population					0.00

PROPOSED ZONING

Zoned Acres	Units Per Acre	Total Units	Persons Per Unit	Total Persons
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Residential

Single Family					
SF Estate	0	1	0	3	0
SF Suburban	47	3.8	178.6	3	535.8
SF Mid Density	17.5	8.5	148.75	3	446.25
Total Single Family					982.05

COMMERCIAL

Multi-Family					
MF Suburban	0	17	0	1.8	0
MF High Density	0	24	0	1.8	0
MF Urban	0	40	0	1.8	0
Total Multi-family					0.00
Total Population					982.05
Population Change					982.05