

NON-RESIDENTIAL ROADWAY IMPACT FEE RECOMMENDATIONS PER DEVELOPMENT UNIT: SERVICE AREA B

LAND USE CATEGORY	Development Unit	Service Area B		
		Current Roadway Impact Fee	2012-2013 Max Assessable (per Development Unit)	Recommended
Truck Terminal	Acres	\$ 7,346.70	\$ 4,511.00	\$ 4,511.00
General Light Industrial	1,000 SF GFA	\$ 1,093.50	\$ 671.00	\$ 671.00
General Heavy Industrial	1,000 SF GFA	\$ 756.90	\$ 464.00	\$ 464.00
Industrial Park	1,000 SF GFA	\$ 967.50	\$ 585.00	\$ 585.00
Warehousing	1,000 SF GFA	\$ 658.80	\$ 223.00	\$ 223.00
Mini-Warehouse	1,000 SF GFA	\$ 294.30	\$ 180.00	\$ 180.00
<i>Hotel</i>	<i>Rooms</i>	\$ 658.80	\$ 413.00	\$ 413.00
Motel / Other Lodging Facilities	Rooms	\$ 532.80	\$ 327.00	\$ 327.00
Driving Range	Tees	\$ 1,402.20	\$ 861.00	\$ 861.00
Golf Course	Acres	\$ 335.70	\$ 206.00	\$ 206.00
Health/Rec. Clubs and Facilities	1,000 SF GFA	\$ 1,836.00	\$ 1,885.00	\$ 1,885.00
Ice Rink	1,000 SF GFA	\$ 2,649.60	\$ 1,627.00	\$ 1,627.00
Miniature Golf	Holes	\$ 364.50	\$ 223.00	\$ 223.00
Multiplex Movie Theater	Screens	\$ 8,280.00	\$ 9,393.00	\$ 8,694.00
Racquet / Tennis Club	Courts	\$ 2,250.00	\$ 2,307.00	\$ 2,307.00
Church	1,000 SF GFA	\$ 742.50	\$ 378.00	\$ 378.00
Day Care Center	1,000 SF GFA	\$ 4,050.00	\$ 4,761.00	\$ 4,252.00
Primary/Middle School (1-8)	Students	\$ 167.40	\$ 111.00	\$ 111.00
High School (9-12)	Students	\$ 153.90	\$ 86.00	\$ 86.00
Jr / Community College	Students	\$ 139.50	\$ 86.00	\$ 86.00
University / College	Students	\$ 237.60	\$ 120.00	\$ 120.00
Clinic	1,000 SF GFA	\$ 5,805.00	\$ 3,564.00	\$ 3,564.00
<i>Hospital</i>	<i>Beds</i>	\$ 1,458.00	\$ 981.00	\$ 981.00
Nursing Home	Beds	\$ 252.00	\$ 154.00	\$ 154.00
Animal Hospital/Veterinary Clinic	1,000 SF GFA	\$ -	\$ 2,273.00	\$ 2,273.00
<i>Corporate Headquarters Building</i>	<i>1,000 SF GFA</i>	\$ 1,569.60	\$ 972.00	\$ 972.00
<i>General Office Building</i>	<i>1,000 SF GFA</i>	\$ 1,668.60	\$ 1,024.00	\$ 1,024.00
<i>Medical/Dental Office</i>	<i>1,000 SF GFA</i>	\$ 4,177.80	\$ 2,462.00	\$ 2,462.00
<i>Single Tenant Office Building</i>	<i>1,000 SF GFA</i>	\$ 1,935.00	\$ 1,196.00	\$ 1,196.00
<i>Office Park</i>	<i>1,000 SF GFA</i>	\$ 1,682.10	\$ 1,015.00	\$ 1,015.00
Automobile Care Center	1,000 SF GLA	\$ 2,270.70	\$ 1,291.00	\$ 1,291.00
Automobile Parts Sales	1,000 SF GFA	\$ 3,827.70	\$ 2,350.00	\$ 2,350.00
Gasoline/Service Station w/ Conv Market	Vehicle Fueling Positions	\$ 900.00	\$ 3,065.00	\$ 945.00
New and Used Car Sales	1,000 SF GFA	\$ 2,369.70	\$ 1,446.00	\$ 1,446.00
Quick Lubrication Vehicle Shop	Servicing Positions	\$ 1,980.00	\$ 2,143.00	\$ 2,079.00
Self-Service Car Wash	Stalls	\$ 2,790.00	\$ 1,713.00	\$ 1,713.00
Tire Store	1,000 SF GFA	\$ 4,066.20	\$ 2,057.00	\$ 2,057.00
Fast Food Restaurant	1,000 SF GFA	\$ 9,716.40	\$ 11,244.00	\$ 10,202.00
<i>High Turnover (Sit-Down) Restaurant</i>	<i>1,000 SF GFA</i>	\$ 3,491.48	\$ 3,865.00	\$ 3,491.00
<i>Sit Down Restaurant</i>	<i>1,000 SF GFA</i>	\$ 4,697.10	\$ 2,884.00	\$ 2,884.00
Free-Standing Retail Store	1,000 SF GFA	\$ 3,518.00	\$ 2,402.00	\$ 2,402.00
Garden Center (Nursery)	1,000 SF GFA	\$ 2,986.20	\$ 3,349.00	\$ 3,135.00
Home Improvement Superstore	1,000 SF GFA	\$ 1,935.00	\$ 835.00	\$ 835.00
Pharmacy/Drugstore	1,000 SF GFA	\$ 4,935.60	\$ 3,478.00	\$ 3,478.00
<i>Shopping Center</i>	<i>1,000 SF GLA</i>	\$ 2,775.60	\$ 1,687.00	\$ 1,687.00
<i>Supermarket</i>	<i>1,000 SF GFA</i>	\$ 5,850.00	\$ 4,184.00	\$ 4,184.00
Toy/Children's Superstore	1,000 SF GFA	\$ 3,911.40	\$ 2,402.00	\$ 2,402.00
Bank (Walk-In)	1,000 SF GFA	\$ 6,750.00	\$ 5,011.00	\$ 5,011.00
Bank (Drive In)*	Drive-in Lanes	\$ 10,797.30	\$ 12,140.00	\$ 11,337.00

Note: Staff recommends no change in roadway impact fees for those land use types shown in red, italics font.

\* equivalent rates based on change in development unit.

NON-RESIDENTIAL ROADWAY IMPACT FEE RECOMMENDATIONS PER DEVELOPMENT UNIT: SERVICE AREA C

LAND USE CATEGORY	Development Unit	Service Area C		
		Current Roadway Impact Fee	2012-2013 Max Assessable (per Development Unit)	Recommended
Truck Terminal	Acres	\$ 12,068.10	\$ 30,465.00	\$ 12,671.00
General Light Industrial	1,000 SF GFA	\$ 1,067.40	\$ 4,515.00	\$ 1,120.00
General Heavy Industrial	1,000 SF GFA	\$ 1,516.50	\$ 3,165.00	\$ 1,592.00
Industrial Park	1,000 SF GFA	\$ 1,897.20	\$ 3,960.00	\$ 1,992.00
Warehousing	1,000 SF GFA	\$ 1,405.80	\$ 1,485.00	\$ 1,476.00
Mini-Warehouse	1,000 SF GFA	\$ 578.70	\$ 1,215.00	\$ 607.00
<i>Hotel</i>	<i>Rooms</i>	\$ 1,219.50	\$ 2,790.00	\$ 1,220.00
Motel / Other Lodging Facilities	Rooms	\$ 1,107.00	\$ 2,190.00	\$ 1,162.00
Driving Range	Tees	\$ 1,898.10	\$ 5,820.00	\$ 1,993.00
Golf Course	Acres	\$ 782.10	\$ 1,395.00	\$ 821.00
Health/Rec. Clubs and Facilities	1,000 SF GFA	\$ 1,206.00	\$ 12,735.00	\$ 1,266.00
Ice Rink	1,000 SF GFA	\$ 2,101.50	\$ 10,980.00	\$ 2,206.00
Miniature Golf	Holes	\$ 675.00	\$ 1,530.00	\$ 708.00
Multiplex Movie Theater	Screens	\$ 9,996.47	\$ 63,420.00	\$ 10,496.00
Racquet / Tennis Club	Courts	\$ 1,165.50	\$ 15,585.00	\$ 1,223.00
Church	1,000 SF GFA	\$ 847.80	\$ 1,740.00	\$ 890.00
Day Care Center	1,000 SF GFA	\$ 3,923.00	\$ 21,765.00	\$ 4,119.00
Primary/Middle School (1-8)	Students	\$ 167.40	\$ 510.00	\$ 175.00
High School (9-12)	Students	\$ 167.40	\$ 405.00	\$ 175.00
Jr / Community College	Students	\$ 162.90	\$ 375.00	\$ 171.00
University / College	Students	\$ 261.00	\$ 540.00	\$ 274.00
Clinic	1,000 SF GFA	\$ 3,891.60	\$ 24,090.00	\$ 4,086.00
<i>Hospital</i>	<i>Beds</i>	\$ 1,923.30	\$ 6,600.00	\$ 1,923.00
Nursing Home	Beds	\$ 426.60	\$ 1,020.00	\$ 447.00
Animal Hospital/Veterinary Clinic	1,000 SF GFA	\$ -	\$ 15,345.00	\$ 4,086.00
<i>Corporate Headquarters Building</i>	<i>1,000 SF GFA</i>	\$ 2,263.50	\$ 6,555.00	\$ 2,264.00
<i>General Office Building</i>	<i>1,000 SF GFA</i>	\$ 2,415.60	\$ 6,930.00	\$ 2,416.00
<i>Medical/Dental Office</i>	<i>1,000 SF GFA</i>	\$ 4,761.00	\$ 16,605.00	\$ 4,761.00
<i>Single Tenant Office Building</i>	<i>1,000 SF GFA</i>	\$ 2,794.50	\$ 8,085.00	\$ 2,795.00
<i>Office Park</i>	<i>1,000 SF GFA</i>	\$ 2,426.40	\$ 6,885.00	\$ 2,426.00
Automobile Care Center	1,000 SF GLA	\$ 3,113.10	\$ 8,700.00	\$ 3,268.00
Automobile Parts Sales	1,000 SF GFA	\$ 4,857.30	\$ 15,855.00	\$ 5,100.00
Gasoline/Service Station w/ Conv Market	Vehicle Fueling Positions	\$ 727.20	\$ 5,340.00	\$ 763.00
New and Used Car Sales	1,000 SF GFA	\$ 2,823.30	\$ 9,765.00	\$ 2,964.00
Quick Lubrication Vehicle Shop	Servicing Positions	\$ 1,709.10	\$ 14,460.00	\$ 1,794.00
Self-Service Car Wash	Stalls	\$ 395.10	\$ 2,985.00	\$ 414.00
Tire Store	1,000 SF GFA	\$ 4,867.20	\$ 13,905.00	\$ 5,110.00
Fast Food Restaurant	1,000 SF GFA	\$ 7,675.20	\$ 58,785.00	\$ 8,058.00
<i>High Turnover (Sit-Down) Restaurant</i>	<i>1,000 SF GFA</i>	\$ 3,032.10	\$ 20,190.00	\$ 3,032.00
<i>Sit Down Restaurant</i>	<i>1,000 SF GFA</i>	\$ 4,008.60	\$ 15,090.00	\$ 4,009.00
Free-Standing Retail Store	1,000 SF GFA	\$ 3,894.00	\$ 16,230.00	\$ 4,088.00
Garden Center (Nursery)	1,000 SF GFA	\$ 2,846.70	\$ 22,605.00	\$ 2,989.00
Home Improvement Superstore	1,000 SF GFA	\$ 3,679.20	\$ 5,625.00	\$ 3,863.00
Pharmacy/Drugstore	1,000 SF GFA	\$ 3,002.40	\$ 23,490.00	\$ 3,152.00
<i>Shopping Center</i>	<i>1,000 SF GLA</i>	\$ 4,255.20	\$ 11,400.00	\$ 4,255.00
<i>Supermarket</i>	<i>1,000 SF GFA</i>	\$ 5,814.00	\$ 28,230.00	\$ 5,814.00
Toy/Children's Superstore	1,000 SF GFA	\$ 3,734.10	\$ 16,230.00	\$ 3,920.00
Bank (Walk-In)	1,000 SF GFA	\$ 6,264.90	\$ 18,570.00	\$ 6,578.00
Bank (Drive In)*	Drive-in Lanes	\$ 10,048.69	\$ 44,925.00	\$ 10,551.00

Note: Staff recommends no change in roadway impact fees for those land use types shown in red, italics font.

\* equivalent rates based on change in development unit.

NON-RESIDENTIAL ROADWAY IMPACT FEE RECOMMENDATIONS PER DEVELOPMENT UNIT: SERVICE AREA D

LAND USE CATEGORY	Development Unit	Service Area D		
		Current Roadway Impact Fee	2012-2013 Max Assessable (per Development Unit)	Recommended
Truck Terminal	Acres	\$ 9,142.20	\$ 56,155.00	\$ 9,599.00
General Light Industrial	1,000 SF GFA	\$ 924.30	\$ 8,315.00	\$ 970.00
General Heavy Industrial	1,000 SF GFA	\$ 1,402.20	\$ 5,834.00	\$ 1,472.00
Industrial Park	1,000 SF GFA	\$ 1,755.00	\$ 7,288.00	\$ 1,842.00
Warehousing	1,000 SF GFA	\$ 1,359.90	\$ 2,960.00	\$ 1,427.00
Mini-Warehouse	1,000 SF GFA	\$ 787.50	\$ 2,412.00	\$ 826.00
<i>Hotel</i>	<i>Rooms</i>	\$ 1,107.00	\$ 3,302.00	\$ 1,107.00
Motel / Other Lodging Facilities	Rooms	\$ 879.30	\$ 2,583.00	\$ 923.00
Driving Range	Tees	\$ 1,700.10	\$ 6,895.00	\$ 1,785.00
Golf Course	Acres	\$ 688.50	\$ 1,659.00	\$ 722.00
Health/Rec. Clubs and Facilities	1,000 SF GFA	\$ 1,026.90	\$ 15,091.00	\$ 1,078.00
Ice Rink	1,000 SF GFA	\$ 1,849.50	\$ 13,003.00	\$ 1,941.00
Miniature Golf	Holes	\$ 613.80	\$ 1,813.00	\$ 644.00
Multiplex Movie Theater	Screens	\$ 9,012.11	\$ 75,147.00	\$ 9,462.00
Racquet / Tennis Club	Courts	\$ 999.00	\$ 18,461.00	\$ 1,048.00
Church	1,000 SF GFA	\$ 753.30	\$ 1,984.00	\$ 790.00
Day Care Center	1,000 SF GFA	\$ 4,361.40	\$ 24,826.00	\$ 4,579.00
Primary/Middle School (1-8)	Students	\$ 151.20	\$ 581.00	\$ 158.00
High School (9-12)	Students	\$ 149.40	\$ 461.00	\$ 156.00
Jr / Community College	Students	\$ 143.10	\$ 427.00	\$ 150.00
University / College	Students	\$ 232.20	\$ 615.00	\$ 243.00
Clinic	1,000 SF GFA	\$ 3,887.10	\$ 33,501.00	\$ 4,081.00
<i>Hospital</i>	<i>Beds</i>	\$ 1,956.60	\$ 9,188.00	\$ 1,957.00
Nursing Home	Beds	\$ 448.20	\$ 1,420.00	\$ 470.00
Animal Hospital/Veterinary Clinic	1,000 SF GFA	\$	\$ 21,336.00	\$ 4,081.00
<i>Corporate Headquarters Building</i>	<i>1,000 SF GFA</i>	\$ 2,995.20	\$ 13,174.00	\$ 2,995.00
<i>General Office Building</i>	<i>1,000 SF GFA</i>	\$ 3,195.00	\$ 13,927.00	\$ 3,195.00
<i>Medical/Dental Office</i>	<i>1,000 SF GFA</i>	\$ 4,507.20	\$ 33,347.00	\$ 4,507.00
<i>Single Tenant Office Building</i>	<i>1,000 SF GFA</i>	\$ 3,702.60	\$ 16,254.00	\$ 3,703.00
<i>Office Park</i>	<i>1,000 SF GFA</i>	\$ 3,211.20	\$ 13,824.00	\$ 3,211.00
Automobile Care Center	1,000 SF GLA	\$ 2,788.20	\$ 10,300.00	\$ 2,927.00
Automobile Parts Sales	1,000 SF GFA	\$ 4,384.80	\$ 18,786.00	\$ 4,604.00
Gasoline/Service Station w/ Conv Market	Vehicle Fueling Positions	\$ 645.30	\$ 6,091.00	\$ 677.00
New and Used Car Sales	1,000 SF GFA	\$ 2,567.70	\$ 11,566.00	\$ 2,696.00
Quick Lubrication Vehicle Shop	Servicing Positions	\$ 1,598.40	\$ 17,127.00	\$ 1,678.00
Self-Service Car Wash	Stalls	\$ 351.90	\$ 3,404.00	\$ 369.00
Tire Store	1,000 SF GFA	\$ 4,426.20	\$ 16,476.00	\$ 4,647.00
Fast Food Restaurant	1,000 SF GFA	\$ 6,892.20	\$ 67,054.00	\$ 7,236.00
<i>High Turnover (Sit-Down) Restaurant</i>	<i>1,000 SF GFA</i>	\$ 2,693.70	\$ 23,030.00	\$ 2,694.00
<i>Sit Down Restaurant</i>	<i>1,000 SF GFA</i>	\$ 3,568.50	\$ 17,212.00	\$ 3,569.00
Free-Standing Retail Store	1,000 SF GFA	\$ 2,649.60	\$ 19,231.00	\$ 2,782.00
Garden Center (Nursery)	1,000 SF GFA	\$ 2,671.20	\$ 26,777.00	\$ 2,804.00
Home Improvement Superstore	1,000 SF GFA	\$ 3,456.00	\$ 6,672.00	\$ 3,628.00
Pharmacy/Drugstore	1,000 SF GFA	\$ 2,511.00	\$ 27,820.00	\$ 2,636.00
<i>Shopping Center</i>	<i>1,000 SF GLA</i>	\$ 3,761.10	\$ 13,499.00	\$ 3,761.00
<i>Supermarket</i>	<i>1,000 SF GFA</i>	\$ 5,134.50	\$ 33,450.00	\$ 5,135.00
Toy/Children's Superstore	1,000 SF GFA	\$ 3,506.40	\$ 19,231.00	\$ 3,681.00
Bank (Walk-In)	1,000 SF GFA	\$ 5,622.30	\$ 21,182.00	\$ 5,903.00
Bank (Drive In)*	Drive-in Lanes	\$ 7,494.52	\$ 51,244.00	\$ 7,869.00

Note: Staff recommends no change in roadway impact fees for those land use types shown in red, italics font.

\* equivalent rates based on change in development unit.

NON-RESIDENTIAL ROADWAY IMPACT FEE RECOMMENDATIONS PER DEVELOPMENT UNIT: SERVICE AREA E

LAND USE CATEGORY	Development Unit	Service Area E		
		Current Roadway Impact Fee	2012-2013 Max Assessable (per Development Unit)	Recommended
Truck Terminal	Acres	\$ 9,488.70	\$ 65,458.00	\$ 9,963.00
General Light Industrial	1,000 SF GFA	\$ 1,024.20	\$ 9,702.00	\$ 1,075.00
General Heavy Industrial	1,000 SF GFA	\$ 1,526.40	\$ 6,787.00	\$ 1,602.00
Industrial Park	1,000 SF GFA	\$ 1,917.90	\$ 8,494.00	\$ 2,013.00
Warehousing	1,000 SF GFA	\$ 1,388.70	\$ 3,206.00	\$ 1,458.00
Mini-Warehouse	1,000 SF GFA	\$ 818.10	\$ 2,602.00	\$ 859.00
<i>Hotel</i>	<i>Rooms</i>	\$ 907.20	\$ 4,018.00	\$ 907.00
Motel / Other Lodging Facilities	Rooms	\$ 1,005.30	\$ 3,143.00	\$ 1,055.00
Driving Range	Tees	\$ 1,908.00	\$ 8,390.00	\$ 2,003.00
Golf Course	Acres	\$ 754.20	\$ 2,019.00	\$ 791.00
Health/Rec. Clubs and Facilities	1,000 SF GFA	\$ 1,332.90	\$ 18,363.00	\$ 1,399.00
Ice Rink	1,000 SF GFA	\$ 2,292.30	\$ 15,823.00	\$ 2,406.00
Miniature Golf	Holes	\$ 702.00	\$ 2,206.00	\$ 737.00
Multiplex Movie Theater	Screens	\$ 10,143.12	\$ 91,441.00	\$ 10,650.00
Racquet / Tennis Club	Courts	\$ 1,319.40	\$ 22,464.00	\$ 1,385.00
Church	1,000 SF GFA	\$ 875.70	\$ 2,415.00	\$ 919.00
Day Care Center	1,000 SF GFA	\$ 4,341.60	\$ 30,209.00	\$ 4,558.00
Primary/Middle School (1-8)	Students	\$ 181.80	\$ 707.00	\$ 190.00
High School (9-12)	Students	\$ 176.40	\$ 562.00	\$ 185.00
Jr / Community College	Students	\$ 164.70	\$ 520.00	\$ 172.00
University / College	Students	\$ 271.80	\$ 749.00	\$ 285.00
Clinic	1,000 SF GFA	\$ 4,419.90	\$ 40,765.00	\$ 4,640.00
<i>Hospital</i>	<i>Beds</i>	\$ 2,223.90	\$ 11,180.00	\$ 2,224.00
Nursing Home	Beds	\$ 521.10	\$ 1,728.00	\$ 547.00
Animal Hospital/Veterinary Clinic	1,000 SF GFA	\$ -	\$ 25,962.00	\$ 4,640.00
<i>Corporate Headquarters Building</i>	<i>1,000 SF GFA</i>	\$ 3,069.90	\$ 14,095.00	\$ 3,070.00
<i>General Office Building</i>	<i>1,000 SF GFA</i>	\$ 3,270.60	\$ 14,886.00	\$ 3,271.00
<i>Medical/Dental Office</i>	<i>1,000 SF GFA</i>	\$ 4,548.60	\$ 35,685.00	\$ 4,549.00
<i>Single Tenant Office Building</i>	<i>1,000 SF GFA</i>	\$ 3,790.80	\$ 17,384.00	\$ 3,791.00
<i>Office Park</i>	<i>1,000 SF GFA</i>	\$ 3,289.50	\$ 14,782.00	\$ 3,290.00
Automobile Care Center	1,000 SF GLA	\$ 3,123.00	\$ 12,533.00	\$ 3,279.00
Automobile Parts Sales	1,000 SF GFA	\$ 4,078.80	\$ 22,860.00	\$ 4,282.00
Gasoline/Service Station w/ Conv Market	Vehicle Fueling Positions	\$ 747.90	\$ 7,411.00	\$ 785.00
New and Used Car Sales	1,000 SF GFA	\$ 2,952.00	\$ 14,074.00	\$ 3,099.00
Quick Lubrication Vehicle Shop	Servicing Positions	\$ 1,914.30	\$ 20,840.00	\$ 2,010.00
Self-Service Car Wash	Stalls	\$ 410.40	\$ 4,143.00	\$ 430.00
Tire Store	1,000 SF GFA	\$ 4,183.20	\$ 20,049.00	\$ 4,392.00
Fast Food Restaurant	1,000 SF GFA	\$ 8,172.00	\$ 81,593.00	\$ 8,580.00
<i>High Turnover (Sit-Down) Restaurant</i>	<i>1,000 SF GFA</i>	\$ 3,129.30	\$ 28,023.00	\$ 3,129.00
<i>Sit Down Restaurant</i>	<i>1,000 SF GFA</i>	\$ 2,272.50	\$ 20,944.00	\$ 2,273.00
Free-Standing Retail Store	1,000 SF GFA	\$ 2,536.20	\$ 23,401.00	\$ 2,663.00
Garden Center (Nursery)	1,000 SF GFA	\$ 3,218.40	\$ 32,583.00	\$ 3,379.00
Home Improvement Superstore	1,000 SF GFA	\$ 4,162.50	\$ 8,119.00	\$ 4,370.00
Pharmacy/Drugstore	1,000 SF GFA	\$ 2,465.10	\$ 33,853.00	\$ 2,588.00
<i>Shopping Center</i>	<i>1,000 SF GLA</i>	\$ 4,131.00	\$ 16,426.00	\$ 4,131.00
<i>Supermarket</i>	<i>1,000 SF GFA</i>	\$ 5,625.90	\$ 40,703.00	\$ 5,626.00
Toy/Children's Superstore	1,000 SF GFA	\$ 2,872.80	\$ 23,401.00	\$ 3,016.00
Bank (Walk-In)	1,000 SF GFA	\$ 6,660.90	\$ 25,775.00	\$ 6,993.00
Bank (Drive In)*	Drive-in Lanes	\$ 10,730.12	\$ 62,355.00	\$ 11,266.00

Note: Staff recommends no change in roadway impact fees for those land use types shown in red, italics font.

\* equivalent rates based on change in development unit.

NON-RESIDENTIAL ROADWAY IMPACT FEE RECOMMENDATIONS PER DEVELOPMENT UNIT: SERVICE AREA G

LAND USE CATEGORY	Development Unit	Service Area G		
		Current Roadway Impact Fee	2012-2013 Max Assessable (per Development Unit)	Recommended
Truck Terminal	Acres	\$ 8,238.00	\$ 20,840.00	\$ 8,649.00
General Light Industrial	1,000 SF GFA	\$ 942.00	\$ 3,086.00	\$ 989.00
General Heavy Industrial	1,000 SF GFA	\$ 1,095.00	\$ 2,165.00	\$ 1,149.00
Industrial Park	1,000 SF GFA	\$ 1,372.00	\$ 2,705.00	\$ 1,440.00
Warehousing	1,000 SF GFA	\$ 1,056.00	\$ 1,098.00	\$ 1,098.00
Mini-Warehouse	1,000 SF GFA	\$ 444.00	\$ 895.00	\$ 466.00
<i>Hotel</i>	<i>Rooms</i>	\$ 629.00	\$ 1,225.00	\$ 629.00
Motel / Other Lodging Facilities	Rooms	\$ 499.00	\$ 958.00	\$ 523.00
Driving Range	Tees	\$ 1,321.00	\$ 2,559.00	\$ 1,387.00
Golf Course	Acres	\$ 402.00	\$ 615.00	\$ 422.00
Health/Rec. Clubs and Facilities	1,000 SF GFA	\$ 1,084.00	\$ 5,600.00	\$ 1,138.00
Ice Rink	1,000 SF GFA	\$ 1,544.00	\$ 4,826.00	\$ 1,621.00
Miniature Golf	Holes	\$ 348.00	\$ 673.00	\$ 365.00
Multiplex Movie Theater	Screens	\$ 5,174.18	\$ 27,889.00	\$ 5,432.00
Racquet / Tennis Club	Courts	\$ 1,062.00	\$ 6,851.00	\$ 1,115.00
Church	1,000 SF GFA	\$ 423.00	\$ 736.00	\$ 444.00
Day Care Center	1,000 SF GFA	\$ 2,390.00	\$ 9,213.00	\$ 2,509.00
Primary/Middle School (1-8)	Students	\$ 83.00	\$ 215.00	\$ 87.00
High School (9-12)	Students	\$ 83.00	\$ 171.00	\$ 87.00
Jr / Community College	Students	\$ 81.00	\$ 158.00	\$ 85.00
University / College	Students	\$ 130.00	\$ 228.00	\$ 136.00
Clinic	1,000 SF GFA	\$ 3,887.00	\$ 12,433.00	\$ 4,081.00
<i>Hospital</i>	<i>Beds</i>	\$ 1,116.00	\$ 3,409.00	\$ 1,116.00
Nursing Home	Beds	\$ 251.00	\$ 527.00	\$ 263.00
Animal Hospital/Veterinary Clinic	1,000 SF GFA		\$ 7,918.00	\$ 4,081.00
<i>Corporate Headquarters Building</i>	<i>1,000 SF GFA</i>	\$ 1,703.00	\$ 4,889.00	\$ 1,703.00
<i>General Office Building</i>	<i>1,000 SF GFA</i>	\$ 1,818.00	\$ 5,168.00	\$ 1,818.00
<i>Medical/Dental Office</i>	<i>1,000 SF GFA</i>	\$ 4,345.00	\$ 12,376.00	\$ 4,345.00
<i>Single Tenant Office Building</i>	<i>1,000 SF GFA</i>	\$ 2,106.00	\$ 6,032.00	\$ 2,106.00
<i>Office Park</i>	<i>1,000 SF GFA</i>	\$ 1,826.00	\$ 5,130.00	\$ 1,826.00
Automobile Care Center	1,000 SF GLA	\$ 1,605.00	\$ 3,822.00	\$ 1,685.00
Automobile Parts Sales	1,000 SF GFA	\$ 2,501.00	\$ 6,972.00	\$ 2,626.00
Gasoline/Service Station w/ Conv Market	Vehicle Fueling Positions	\$ 308.00	\$ 2,260.00	\$ 323.00
New and Used Car Sales	1,000 SF GFA	\$ 1,453.00	\$ 4,292.00	\$ 1,525.00
Quick Lubrication Vehicle Shop	Servicing Positions	\$ 857.00	\$ 6,356.00	\$ 899.00
Self-Service Car Wash	Stalls	\$ 513.00	\$ 1,263.00	\$ 538.00
Tire Store	1,000 SF GFA	\$ 2,506.00	\$ 6,115.00	\$ 2,631.00
Fast Food Restaurant	1,000 SF GFA	\$ 3,815.00	\$ 24,885.00	\$ 4,005.00
<i>High Turnover (Sit-Down) Restaurant</i>	<i>1,000 SF GFA</i>	\$ 1,513.00	\$ 8,547.00	\$ 1,513.00
<i>Sit Down Restaurant</i>	<i>1,000 SF GFA</i>	\$ 1,998.00	\$ 6,388.00	\$ 1,998.00
Free-Standing Retail Store	1,000 SF GFA	\$ 2,236.00	\$ 7,137.00	\$ 2,347.00
Garden Center (Nursery)	1,000 SF GFA	\$ 2,924.00	\$ 9,937.00	\$ 3,070.00
Home Improvement Superstore	1,000 SF GFA	\$ 1,891.00	\$ 2,476.00	\$ 1,985.00
Pharmacy/Drugstore	1,000 SF GFA	\$ 2,935.00	\$ 10,325.00	\$ 3,081.00
<i>Shopping Center</i>	<i>1,000 SF GLA</i>	\$ 2,194.00	\$ 5,010.00	\$ 2,194.00
<i>Supermarket</i>	<i>1,000 SF GFA</i>	\$ 4,838.00	\$ 12,414.00	\$ 4,838.00
Toy/Children's Superstore	1,000 SF GFA	\$ 2,337.00	\$ 7,137.00	\$ 2,453.00
Bank (Walk-In)	1,000 SF GFA	\$ 3,114.00	\$ 7,861.00	\$ 3,269.00
Bank (Drive In)*	Drive-in Lanes	\$ 4,992.08	\$ 19,018.00	\$ 5,241.00

Note: Staff recommends no change in roadway impact fees for those land use types shown in red, italics font.

\* equivalent rates based on change in development unit.

NON-RESIDENTIAL ROADWAY IMPACT FEE RECOMMENDATIONS PER DEVELOPMENT UNIT: SERVICE AREA H

LAND USE CATEGORY	Development Unit	Service Area H		
		Current Roadway Impact Fee	2012-2013 Max Assessable (per Development Unit)	Recommended
Truck Terminal	Acres	\$ 9,091.00	\$ 11,970.00	\$ 9,545.00
General Light Industrial	1,000 SF GFA	\$ 973.00	\$ 1,772.00	\$ 1,021.00
General Heavy Industrial	1,000 SF GFA	\$ 873.00	\$ 1,241.00	\$ 916.00
Industrial Park	1,000 SF GFA	\$ 1,090.00	\$ 1,552.00	\$ 1,144.00
Warehousing	1,000 SF GFA	\$ 820.00	\$ 585.00	\$ 585.00
Mini-Warehouse	1,000 SF GFA	\$ 332.00	\$ 475.00	\$ 348.00
<i>Hotel</i>	<i>Rooms</i>	\$ 537.00	\$ 758.00	\$ 537.00
Motel / Other Lodging Facilities	Rooms	\$ 426.00	\$ 593.00	\$ 447.00
Driving Range	Tees	\$ 1,125.00	\$ 1,583.00	\$ 1,181.00
Golf Course	Acres	\$ 469.00	\$ 381.00	\$ 381.00
Health/Rec. Clubs and Facilities	1,000 SF GFA	\$ 1,211.00	\$ 3,466.00	\$ 1,271.00
Ice Rink	1,000 SF GFA	\$ 1,257.00	\$ 2,986.00	\$ 1,319.00
Miniature Golf	Holes	\$ 296.00	\$ 416.00	\$ 310.00
Multiplex Movie Theater	Screens	\$ 4,555.33	\$ 17,260.00	\$ 4,783.00
Racquet / Tennis Club	Courts	\$ 1,005.00	\$ 4,240.00	\$ 1,055.00
Church	1,000 SF GFA	\$ 344.00	\$ 455.00	\$ 361.00
Day Care Center	1,000 SF GFA	\$ 1,724.00	\$ 5,702.00	\$ 1,810.00
Primary/Middle School (1-8)	Students	\$ 60.00	\$ 133.00	\$ 63.00
High School (9-12)	Students	\$ 65.00	\$ 106.00	\$ 68.00
Jr / Community College	Students	\$ 69.00	\$ 98.00	\$ 72.00
University / College	Students	\$ 103.00	\$ 141.00	\$ 108.00
Clinic	1,000 SF GFA	\$ 3,117.00	\$ 7,694.00	\$ 3,272.00
<i>Hospital</i>	<i>Beds</i>	\$ 1,269.00	\$ 2,110.00	\$ 1,269.00
Nursing Home	Beds	\$ 203.00	\$ 326.00	\$ 213.00
Animal Hospital/Veterinary Clinic	1,000 SF GFA	\$	\$ 4,900.00	\$ 3,272.00
<i>Corporate Headquarters Building</i>	<i>1,000 SF GFA</i>	\$ 1,724.00	\$ 2,578.00	\$ 1,724.00
<i>General Office Building</i>	<i>1,000 SF GFA</i>	\$ 1,840.00	\$ 2,723.00	\$ 1,840.00
<i>Medical/Dental Office</i>	<i>1,000 SF GFA</i>	\$ 3,280.00	\$ 6,523.00	\$ 3,280.00
<i>Single Tenant Office Building</i>	<i>1,000 SF GFA</i>	\$ 2,129.00	\$ 3,179.00	\$ 2,129.00
<i>Office Park</i>	<i>1,000 SF GFA</i>	\$ 1,849.00	\$ 2,703.00	\$ 1,849.00
Automobile Care Center	1,000 SF GLA	\$ 1,850.00	\$ 2,365.00	\$ 1,942.00
Automobile Parts Sales	1,000 SF GFA	\$ 2,178.00	\$ 4,315.00	\$ 2,286.00
Gasoline/Service Station w/ Conv Market	Vehicle Fueling Positions	\$ 729.00	\$ 1,399.00	\$ 765.00
New and Used Car Sales	1,000 SF GFA	\$ 1,635.00	\$ 2,656.00	\$ 1,716.00
Quick Lubrication Vehicle Shop	Servicing Positions	\$ 643.00	\$ 3,933.00	\$ 675.00
Self-Service Car Wash	Stalls	\$ 400.00	\$ 782.00	\$ 420.00
Tire Store	1,000 SF GFA	\$ 2,112.00	\$ 3,784.00	\$ 2,217.00
Fast Food Restaurant	1,000 SF GFA	\$ 2,894.00	\$ 15,401.00	\$ 3,038.00
<i>High Turnover (Sit-Down) Restaurant</i>	<i>1,000 SF GFA</i>	\$ 2,141.00	\$ 5,289.00	\$ 2,141.00
<i>Sit Down Restaurant</i>	<i>1,000 SF GFA</i>	\$ 1,604.00	\$ 3,953.00	\$ 1,604.00
Free-Standing Retail Store	1,000 SF GFA	\$ 1,778.00	\$ 4,417.00	\$ 1,866.00
Garden Center (Nursery)	1,000 SF GFA	\$ 2,090.00	\$ 6,150.00	\$ 2,194.00
Home Improvement Superstore	1,000 SF GFA	\$ 1,352.00	\$ 1,532.00	\$ 1,419.00
Pharmacy/Drugstore	1,000 SF GFA	\$ 2,419.00	\$ 6,390.00	\$ 2,539.00
<i>Shopping Center</i>	<i>1,000 SF GLA</i>	\$ 2,571.00	\$ 3,100.00	\$ 2,571.00
<i>Supermarket</i>	<i>1,000 SF GFA</i>	\$ 4,178.00	\$ 7,683.00	\$ 4,178.00
Toy/Children's Superstore	1,000 SF GFA	\$ 1,743.00	\$ 4,417.00	\$ 1,830.00
Bank (Walk-In)	1,000 SF GFA	\$ 2,371.00	\$ 4,865.00	\$ 2,489.00
Bank (Drive In)*	Drive-in Lanes	\$ 3,761.73	\$ 11,770.00	\$ 3,949.00

Note: Staff recommends no change in roadway impact fees for those land use types shown in red, italics font.

\* equivalent rates based on change in development unit

NON-RESIDENTIAL ROADWAY IMPACT FEE RECOMMENDATIONS PER DEVELOPMENT UNIT: SERVICE AREA I

LAND USE CATEGORY	Development Unit	Service Area I		
		Current Roadway Impact Fee	2012-2013 Max Assessable (per Development Unit)	Recommended
Truck Terminal	Acres	\$ 9,241.00	\$ 24,779.00	\$ 9,703.00
General Light Industrial	1,000 SF GFA	\$ 942.00	\$ 3,669.00	\$ 989.00
General Heavy Industrial	1,000 SF GFA	\$ 1,154.00	\$ 2,574.00	\$ 1,211.00
Industrial Park	1,000 SF GFA	\$ 1,441.00	\$ 3,216.00	\$ 1,513.00
Warehousing	1,000 SF GFA	\$ 1,127.00	\$ 1,306.00	\$ 1,183.00
Mini-Warehouse	1,000 SF GFA	\$ 464.00	\$ 1,064.00	\$ 487.00
<i>Hotel</i>	<i>Rooms</i>	\$ 671.00	\$ 1,457.00	\$ 671.00
Motel / Other Lodging Facilities	Rooms	\$ 533.00	\$ 1,140.00	\$ 559.00
Driving Range	Tees	\$ 1,406.00	\$ 3,042.00	\$ 1,476.00
Golf Course	Acres	\$ 545.00	\$ 732.00	\$ 572.00
Health/Rec. Clubs and Facilities	1,000 SF GFA	\$ 1,122.00	\$ 6,659.00	\$ 1,178.00
Ice Rink	1,000 SF GFA	\$ 1,590.00	\$ 5,738.00	\$ 1,669.00
Miniature Golf	Holes	\$ 370.00	\$ 800.00	\$ 388.00
Multiplex Movie Theater	Screens	\$ 5,613.48	\$ 33,159.00	\$ 5,894.00
Racquet / Tennis Club	Courts	\$ 1,440.00	\$ 8,146.00	\$ 1,512.00
Church	1,000 SF GFA	\$ 435.00	\$ 875.00	\$ 456.00
Day Care Center	1,000 SF GFA	\$ 2,254.00	\$ 10,955.00	\$ 2,366.00
Primary/Middle School (1-8)	Students	\$ 78.00	\$ 256.00	\$ 81.00
High School (9-12)	Students	\$ 83.00	\$ 203.00	\$ 87.00
Jr / Community College	Students	\$ 86.00	\$ 188.00	\$ 90.00
University / College	Students	\$ 132.00	\$ 271.00	\$ 138.00
Clinic	1,000 SF GFA	\$ 3,958.00	\$ 14,782.00	\$ 4,155.00
<i>Hospital</i>	<i>Beds</i>	\$ 1,599.00	\$ 4,054.00	\$ 1,599.00
Nursing Home	Beds	\$ 258.00	\$ 626.00	\$ 270.00
Animal Hospital/Veterinary Clinic	1,000 SF GFA	\$	\$ 9,414.00	\$ 4,155.00
<i>Corporate Headquarters Building</i>	<i>1,000 SF GFA</i>	\$ 1,827.00	\$ 5,813.00	\$ 1,827.00
<i>General Office Building</i>	<i>1,000 SF GFA</i>	\$ 1,951.00	\$ 6,145.00	\$ 1,951.00
<i>Medical/Dental Office</i>	<i>1,000 SF GFA</i>	\$ 4,728.00	\$ 14,714.00	\$ 4,728.00
<i>Single Tenant Office Building</i>	<i>1,000 SF GFA</i>	\$ 2,258.00	\$ 7,172.00	\$ 2,258.00
<i>Office Park</i>	<i>1,000 SF GFA</i>	\$ 1,959.00	\$ 6,100.00	\$ 1,959.00
Automobile Care Center	1,000 SF GLA	\$ 2,311.00	\$ 4,545.00	\$ 2,426.00
Automobile Parts Sales	1,000 SF GFA	\$ 2,708.00	\$ 8,289.00	\$ 2,843.00
Gasoline/Service Station w/ Conv Market	Vehicle Fueling Positions	\$ 941.00	\$ 2,687.00	\$ 988.00
New and Used Car Sales	1,000 SF GFA	\$ 1,532.00	\$ 5,103.00	\$ 1,608.00
Quick Lubrication Vehicle Shop	Servicing Positions	\$ 837.00	\$ 7,557.00	\$ 878.00
Self-Service Car Wash	Stalls	\$ 519.00	\$ 1,502.00	\$ 544.00
Tire Store	1,000 SF GFA	\$ 2,648.00	\$ 7,270.00	\$ 2,780.00
Fast Food Restaurant	1,000 SF GFA	\$ 3,731.00	\$ 29,588.00	\$ 3,917.00
<i>High Turnover (Sit-Down) Restaurant</i>	<i>1,000 SF GFA</i>	\$ 2,750.00	\$ 10,162.00	\$ 2,750.00
<i>Sit Down Restaurant</i>	<i>1,000 SF GFA</i>	\$ 2,036.00	\$ 7,595.00	\$ 2,036.00
Free-Standing Retail Store	1,000 SF GFA	\$ 2,263.00	\$ 8,486.00	\$ 2,376.00
Garden Center (Nursery)	1,000 SF GFA	\$ 2,740.00	\$ 11,815.00	\$ 2,877.00
Home Improvement Superstore	1,000 SF GFA	\$ 1,772.00	\$ 2,944.00	\$ 1,860.00
Pharmacy/Drugstore	1,000 SF GFA	\$ 3,050.00	\$ 12,276.00	\$ 3,202.00
<i>Shopping Center</i>	<i>1,000 SF GLA</i>	\$ 3,176.00	\$ 9,956.00	\$ 3,176.00
<i>Supermarket</i>	<i>1,000 SF GFA</i>	\$ 5,206.00	\$ 14,760.00	\$ 5,206.00
Toy/Children's Superstore	1,000 SF GFA	\$ 2,596.00	\$ 8,486.00	\$ 2,725.00
Bank (Walk-In)	1,000 SF GFA	\$ 3,053.00	\$ 9,346.00	\$ 3,205.00
Bank (Drive In)*	Drive-in Lanes	\$ 4,858.79	\$ 22,612.00	\$ 5,101.00

Note: Staff recommends no change in roadway impact fees for those land use types shown in red, italics font.

\* equivalent rates based on change in development unit



NON-RESIDENTIAL ROADWAY IMPACT FEE RECOMMENDATIONS PER DEVELOPMENT UNIT: SERVICE AREA J

LAND USE CATEGORY	Development Unit	Service Area J		
		Current Roadway Impact Fee	2012-2013 Max Assessable (per Development Unit)	Recommended
Truck Terminal	Acres	\$ 10,475.00	\$ 27,043.00	\$ 10,998.00
General Light Industrial	1,000 SF GFA	\$ 1,061.00	\$ 4,004.00	\$ 1,114.00
General Heavy Industrial	1,000 SF GFA	\$ 1,303.00	\$ 2,809.00	\$ 1,368.00
Industrial Park	1,000 SF GFA	\$ 1,628.00	\$ 3,510.00	\$ 1,709.00
Warehousing	1,000 SF GFA	\$ 1,274.00	\$ 1,425.00	\$ 1,337.00
Mini-Warehouse	1,000 SF GFA	\$ 524.00	\$ 1,161.00	\$ 550.00
<i>Hotel</i>	<i>Rooms</i>	\$ 759.00	\$ 1,590.00	\$ 759.00
Motel / Other Lodging Facilities	Rooms	\$ 602.00	\$ 1,244.00	\$ 632.00
Driving Range	Tees	\$ 1,590.00	\$ 3,320.00	\$ 1,669.00
Golf Course	Acres	\$ 618.00	\$ 799.00	\$ 648.00
Health/Rec. Clubs and Facilities	1,000 SF GFA	\$ 1,266.00	\$ 7,267.00	\$ 1,329.00
Ice Rink	1,000 SF GFA	\$ 1,794.00	\$ 6,262.00	\$ 1,883.00
Miniature Golf	Holes	\$ 419.00	\$ 873.00	\$ 439.00
Multiplex Movie Theater	Screens	\$ 6,416.00	\$ 36,190.00	\$ 6,736.00
Racquet / Tennis Club	Courts	\$ 1,182.00	\$ 8,890.00	\$ 1,241.00
Church	1,000 SF GFA	\$ 491.00	\$ 955.00	\$ 515.00
Day Care Center	1,000 SF GFA	\$ 2,529.00	\$ 11,956.00	\$ 2,655.00
Primary/Middle School (1-8)	Students	\$ 88.00	\$ 280.00	\$ 92.00
High School (9-12)	Students	\$ 94.00	\$ 222.00	\$ 98.00
Jr / Community College	Students	\$ 97.00	\$ 206.00	\$ 101.00
University / College	Students	\$ 148.00	\$ 296.00	\$ 155.00
Clinic	1,000 SF GFA	\$ 4,463.00	\$ 16,133.00	\$ 4,686.00
<i>Hospital</i>	<i>Beds</i>	\$ 1,806.00	\$ 4,424.00	\$ 1,806.00
Nursing Home	Beds	\$ 291.00	\$ 683.00	\$ 305.00
Animal Hospital/Veterinary Clinic	1,000 SF GFA	\$	\$ 10,275.00	\$ 4,686.00
<i>Corporate Headquarters Building</i>	<i>1,000 SF GFA</i>	\$ 2,065.00	\$ 6,344.00	\$ 2,065.00
<i>General Office Building</i>	<i>1,000 SF GFA</i>	\$ 2,206.00	\$ 6,707.00	\$ 2,206.00
<i>Medical/Dental Office</i>	<i>1,000 SF GFA</i>	\$ 5,171.00	\$ 16,059.00	\$ 5,171.00
<i>Single Tenant Office Building</i>	<i>1,000 SF GFA</i>	\$ 2,553.00	\$ 7,828.00	\$ 2,553.00
<i>Office Park</i>	<i>1,000 SF GFA</i>	\$ 2,215.00	\$ 6,657.00	\$ 2,215.00
Automobile Care Center	1,000 SF GLA	\$ 2,613.00	\$ 4,960.00	\$ 2,743.00
Automobile Parts Sales	1,000 SF GFA	\$ 3,064.00	\$ 9,047.00	\$ 3,217.00
Gasoline/Service Station w/ Conv Market	Vehicle Fueling Positions	\$ 741.00	\$ 2,933.00	\$ 778.00
New and Used Car Sales	1,000 SF GFA	\$ 1,731.00	\$ 5,570.00	\$ 1,817.00
Quick Lubrication Vehicle Shop	Servicing Positions	\$ 940.00	\$ 8,248.00	\$ 987.00
Self-Service Car Wash	Stalls	\$ 583.00	\$ 1,639.00	\$ 612.00
Tire Store	1,000 SF GFA	\$ 2,992.00	\$ 7,935.00	\$ 3,141.00
Fast Food Restaurant	1,000 SF GFA	\$ 4,196.00	\$ 32,292.00	\$ 4,405.00
<i>High Turnover (Sit-Down) Restaurant</i>	<i>1,000 SF GFA</i>	\$ 3,095.00	\$ 11,091.00	\$ 3,095.00
<i>Sit Down Restaurant</i>	<i>1,000 SF GFA</i>	\$ 2,296.00	\$ 8,289.00	\$ 2,296.00
Free-Standing Retail Store	1,000 SF GFA	\$ 2,551.00	\$ 9,261.00	\$ 2,678.00
Garden Center (Nursery)	1,000 SF GFA	\$ 3,073.00	\$ 12,895.00	\$ 3,226.00
Home Improvement Superstore	1,000 SF GFA	\$ 1,988.00	\$ 3,213.00	\$ 2,087.00
Pharmacy/Drugstore	1,000 SF GFA	\$ 3,443.00	\$ 13,398.00	\$ 3,615.00
<i>Shopping Center</i>	<i>1,000 SF GLA</i>	\$ 3,597.00	\$ 6,501.00	\$ 3,597.00
<i>Supermarket</i>	<i>1,000 SF GFA</i>	\$ 5,850.00	\$ 16,109.00	\$ 5,850.00
Toy/Children's Superstore	1,000 SF GFA	\$ 2,533.00	\$ 9,261.00	\$ 2,659.00
Bank (Walk-In)	1,000 SF GFA	\$ 3,435.00	\$ 10,201.00	\$ 3,606.00
Bank (Drive In)*	Drive-in Lanes	\$ 5,462.63	\$ 24,678.00	\$ 5,735.00

Note: Staff recommends no change in roadway impact fees for those land use types shown in red, italics font.

\* equivalent rates based on change in development unit



NON-RESIDENTIAL ROADWAY IMPACT FEE RECOMMENDATIONS PER DEVELOPMENT UNIT: SERVICE AREA K

LAND USE CATEGORY	Development Unit	Service Area K		
		Current Roadway Impact Fee	2012-2013 Max Assessable (per Development Unit)	Recommended
Truck Terminal	Acres	\$ 13,545.00	\$ 38,793.00	\$ 14,222.00
General Light Industrial	1,000 SF GFA	\$ 1,175.00	\$ 5,744.00	\$ 1,233.00
General Heavy Industrial	1,000 SF GFA	\$ 1,326.00	\$ 4,030.00	\$ 1,392.00
Industrial Park	1,000 SF GFA	\$ 1,658.00	\$ 5,035.00	\$ 1,740.00
Warehousing	1,000 SF GFA	\$ 1,272.00	\$ 2,009.00	\$ 1,335.00
Mini-Warehouse	1,000 SF GFA	\$ 725.00	\$ 1,631.00	\$ 761.00
<i>Hotel</i>	<i>Rooms</i>	\$ 1,041.00	\$ 2,281.00	\$ 1,041.00
Motel / Other Lodging Facilities	Rooms	\$ 827.00	\$ 1,784.00	\$ 868.00
Driving Range	Tees	\$ 1,610.00	\$ 4,763.00	\$ 1,690.00
Golf Course	Acres	\$ 658.00	\$ 1,146.00	\$ 690.00
Health/Rec. Clubs and Facilities	1,000 SF GFA	\$ 1,304.00	\$ 10,425.00	\$ 1,369.00
Ice Rink	1,000 SF GFA	\$ 1,572.00	\$ 8,983.00	\$ 1,650.00
Miniature Golf	Holes	\$ 577.00	\$ 1,252.00	\$ 605.00
Multiplex Movie Theater	Screens	\$ 8,494.88	\$ 51,913.00	\$ 8,919.00
Racquet / Tennis Club	Courts	\$ 1,272.00	\$ 12,753.00	\$ 1,335.00
Church	1,000 SF GFA	\$ 704.00	\$ 1,371.00	\$ 739.00
Day Care Center	1,000 SF GFA	\$ 4,026.00	\$ 17,150.00	\$ 4,227.00
Primary/Middle School (1-8)	Students	\$ 140.00	\$ 401.00	\$ 147.00
High School (9-12)	Students	\$ 139.00	\$ 319.00	\$ 145.00
Jr / Community College	Students	\$ 135.00	\$ 295.00	\$ 141.00
University / College	Students	\$ 217.00	\$ 425.00	\$ 227.00
Clinic	1,000 SF GFA	\$ 4,482.00	\$ 23,143.00	\$ 4,706.00
<i>Hospital</i>	<i>Beds</i>	\$ 1,845.00	\$ 6,347.00	\$ 1,845.00
Nursing Home	Beds	\$ 419.00	\$ 981.00	\$ 439.00
Animal Hospital/Veterinary Clinic	1,000 SF GFA	\$	\$ 14,739.00	\$ 4,706.00
<i>Corporate Headquarters Building</i>	<i>1,000 SF GFA</i>	\$ 2,757.00	\$ 8,829.00	\$ 2,757.00
<i>General Office Building</i>	<i>1,000 SF GFA</i>	\$ 2,940.00	\$ 9,337.00	\$ 2,940.00
<i>Medical/Dental Office</i>	<i>1,000 SF GFA</i>	\$ 5,042.00	\$ 22,363.00	\$ 5,042.00
<i>Single Tenant Office Building</i>	<i>1,000 SF GFA</i>	\$ 3,406.00	\$ 10,898.00	\$ 3,406.00
<i>Office Park</i>	<i>1,000 SF GFA</i>	\$ 2,955.00	\$ 9,266.00	\$ 2,955.00
Automobile Care Center	1,000 SF GLA	\$ 2,643.00	\$ 7,115.00	\$ 2,775.00
Automobile Parts Sales	1,000 SF GFA	\$ 3,636.00	\$ 12,978.00	\$ 3,817.00
Gasoline/Service Station w/ Conv Market	Vehicle Fueling Positions	\$ 604.00	\$ 4,207.00	\$ 634.00
New and Used Car Sales	1,000 SF GFA	\$ 2,411.00	\$ 7,990.00	\$ 2,531.00
Quick Lubrication Vehicle Shop	Servicing Positions	\$ 1,478.00	\$ 11,831.00	\$ 1,551.00
Self-Service Car Wash	Stalls	\$ 328.00	\$ 2,352.00	\$ 344.00
Tire Store	1,000 SF GFA	\$ 3,658.00	\$ 11,382.00	\$ 3,840.00
Fast Food Restaurant	1,000 SF GFA	\$ 6,396.00	\$ 46,322.00	\$ 6,715.00
<i>High Turnover (Sit-Down) Restaurant</i>	<i>1,000 SF GFA</i>	\$ 2,519.00	\$ 15,909.00	\$ 2,519.00
<i>Sit Down Restaurant</i>	<i>1,000 SF GFA</i>	\$ 3,332.00	\$ 11,890.00	\$ 3,332.00
Free-Standing Retail Store	1,000 SF GFA	\$ 3,731.00	\$ 13,285.00	\$ 3,917.00
Garden Center (Nursery)	1,000 SF GFA	\$ 4,929.00	\$ 18,498.00	\$ 5,175.00
Home Improvement Superstore	1,000 SF GFA	\$ 3,188.00	\$ 4,609.00	\$ 3,347.00
Pharmacy/Drugstore	1,000 SF GFA	\$ 3,382.00	\$ 19,219.00	\$ 3,551.00
<i>Shopping Center</i>	<i>1,000 SF GLA</i>	\$ 3,590.00	\$ 9,325.00	\$ 3,590.00
<i>Supermarket</i>	<i>1,000 SF GFA</i>	\$ 5,850.00	\$ 23,108.00	\$ 5,850.00
Toy/Children's Superstore	1,000 SF GFA	\$ 3,234.00	\$ 13,285.00	\$ 3,395.00
Bank (Walk-In)	1,000 SF GFA	\$ 5,220.00	\$ 14,633.00	\$ 5,481.00
Bank (Drive In)*	Drive-in Lanes	\$ 8,375.24	\$ 35,400.00	\$ 8,794.00

Note: Staff recommends no change in roadway impact fees for those land use types shown in red, italics font.

\* equivalent rates based on change in development unit

NON-RESIDENTIAL ROADWAY IMPACT FEE RECOMMENDATIONS PER DEVELOPMENT UNIT: SERVICE AREA L

LAND USE CATEGORY	Development Unit	Service Area L		
		Current Roadway Impact Fee	2012-2013 Max Assessable (per Development Unit)	Recommended
Truck Terminal	Acres	\$ 9,720.00	\$ 30,267.00	\$ 10,206.00
General Light Industrial	1,000 SF GFA	\$ 1,109.70	\$ 4,488.00	\$ 1,165.00
General Heavy Industrial	1,000 SF GFA	\$ 1,289.70	\$ 3,141.00	\$ 1,354.00
Industrial Park	1,000 SF GFA	\$ 1,183.50	\$ 3,933.00	\$ 1,242.00
Warehousing	1,000 SF GFA	\$ 1,176.30	\$ 1,478.00	\$ 1,235.00
Mini-Warehouse	1,000 SF GFA	\$ 491.40	\$ 1,201.00	\$ 515.00
<i>Hotel</i>	<i>Rooms</i>	\$ 989.10	\$ 2,547.00	\$ 989.00
Motel / Other Lodging Facilities	Rooms	\$ 785.70	\$ 1,993.00	\$ 824.00
Driving Range	Tees	\$ 1,502.10	\$ 5,319.00	\$ 1,577.00
Golf Course	Acres	\$ 600.30	\$ 1,280.00	\$ 630.00
Health/Rec. Clubs and Facilities	1,000 SF GFA	\$ 1,285.20	\$ 11,642.00	\$ 1,349.00
Ice Rink	1,000 SF GFA	\$ 1,579.50	\$ 10,032.00	\$ 1,658.00
Miniature Golf	Holes	\$ 548.10	\$ 1,399.00	\$ 575.00
Multiplex Movie Theater	Screens	\$ 8,007.00	\$ 57,974.00	\$ 8,407.00
Racquet / Tennis Club	Courts	\$ 819.90	\$ 14,242.00	\$ 860.00
Church	1,000 SF GFA	\$ 679.50	\$ 1,531.00	\$ 713.00
Day Care Center	1,000 SF GFA	\$ 4,016.70	\$ 19,153.00	\$ 4,217.00
Primary/Middle School (1-8)	Students	\$ 139.50	\$ 448.00	\$ 146.00
High School (9-12)	Students	\$ 135.90	\$ 356.00	\$ 142.00
Jr / Community College	Students	\$ 127.80	\$ 330.00	\$ 134.00
University / College	Students	\$ 210.60	\$ 475.00	\$ 221.00
Clinic	1,000 SF GFA	\$ 4,070.70	\$ 23,931.00	\$ 4,274.00
<i>Hospital</i>	<i>Beds</i>	\$ 1,638.90	\$ 6,560.00	\$ 1,639.00
Nursing Home	Beds	\$ 379.80	\$ 1,016.00	\$ 398.00
Animal Hospital/Veterinary Clinic	1,000 SF GFA		\$ 15,246.00	\$ 4,274.00
<i>Corporate Headquarters Building</i>	<i>1,000 SF GFA</i>	\$ 1,882.80	\$ 6,520.00	\$ 1,883.00
<i>General Office Building</i>	<i>1,000 SF GFA</i>	\$ 2,009.70	\$ 6,890.00	\$ 2,010.00
<i>Medical/Dental Office</i>	<i>1,000 SF GFA</i>	\$ 4,337.10	\$ 16,500.00	\$ 4,337.00
<i>Single Tenant Office Building</i>	<i>1,000 SF GFA</i>	\$ 2,327.40	\$ 8,038.00	\$ 2,327.00
<i>Office Park</i>	<i>1,000 SF GFA</i>	\$ 2,017.80	\$ 6,837.00	\$ 2,018.00
Automobile Care Center	1,000 SF GLA	\$ 2,461.50	\$ 7,946.00	\$ 2,584.00
Automobile Parts Sales	1,000 SF GFA	\$ 3,002.40	\$ 14,493.00	\$ 3,152.00
Gasoline/Service Station w/ Conv Market	Vehicle Fueling Positions	\$ 581.40	\$ 4,699.00	\$ 610.00
New and Used Car Sales	1,000 SF GFA	\$ 2,302.20	\$ 8,923.00	\$ 2,417.00
Quick Lubrication Vehicle Shop	Servicing Positions	\$ 1,468.80	\$ 13,213.00	\$ 1,542.00
Self-Service Car Wash	Stalls	\$ 318.60	\$ 2,626.00	\$ 334.00
Tire Store	1,000 SF GFA	\$ 3,066.30	\$ 12,711.00	\$ 3,219.00
Fast Food Restaurant	1,000 SF GFA	\$ 6,295.50	\$ 51,730.00	\$ 6,610.00
<i>High Turnover (Sit-Down) Restaurant</i>	<i>1,000 SF GFA</i>	\$ 2,430.00	\$ 17,767.00	\$ 2,430.00
<i>Sit Down Restaurant</i>	<i>1,000 SF GFA</i>	\$ 3,227.40	\$ 13,279.00	\$ 3,227.00
Free-Standing Retail Store	1,000 SF GFA	\$ 1,983.60	\$ 14,836.00	\$ 2,082.00
Garden Center (Nursery)	1,000 SF GFA	\$ 2,464.20	\$ 20,658.00	\$ 2,587.00
Home Improvement Superstore	1,000 SF GFA	\$ 3,186.90	\$ 5,148.00	\$ 3,346.00
Pharmacy/Drugstore	1,000 SF GFA	\$ 2,889.90	\$ 21,463.00	\$ 3,034.00
<i>Shopping Center</i>	<i>1,000 SF GLA</i>	\$ 3,282.30	\$ 10,414.00	\$ 3,282.00
<i>Supermarket</i>	<i>1,000 SF GFA</i>	\$ 4,474.80	\$ 25,806.00	\$ 4,475.00
Toy/Children's Superstore	1,000 SF GFA	\$ 2,333.70	\$ 14,836.00	\$ 2,450.00
Bank (Walk-In)	1,000 SF GFA	\$ 5,133.60	\$ 16,341.00	\$ 5,390.00
Bank (Drive In)*	Drive-in Lanes	\$ 8,259.93	\$ 39,534.00	\$ 8,672.00

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\* equivalent rates based on change in development unit