

2018-2019 Land Use Assumptions

19-0005M3

August 27, 2019

The 2018-2019 Impact Fee Update

- State Law Chapter 395 requires that the Impact Fee Ordinance be reviewed and updated at least every five years
- There are 3 parts to updating the impact fees:
 1. Update the Land Use Assumptions
 2. Update the Capital Improvements Plans
 3. Fee Setting / Adopting the Ordinance
- The determination of impact fees charged is ultimately decided by the City Council

What are Land Use Assumptions?

- Land Use Assumptions Report (LUA)

Projects growth in McKinney over a ten-year period by Service Area

- Population and Residential Units
 - Non-Residential Square Feet
- These projections help determine the amount of capital improvements needed over a 10-year period.

2018-2019 Land Use Assumptions Report

Sections of the Report

- Study Process
- Service Area Maps
- Baseline Data
- Ultimate Projections
- 10-Year Growth Assumptions
- Appendix



2018-2019 Roadway Service Area Map

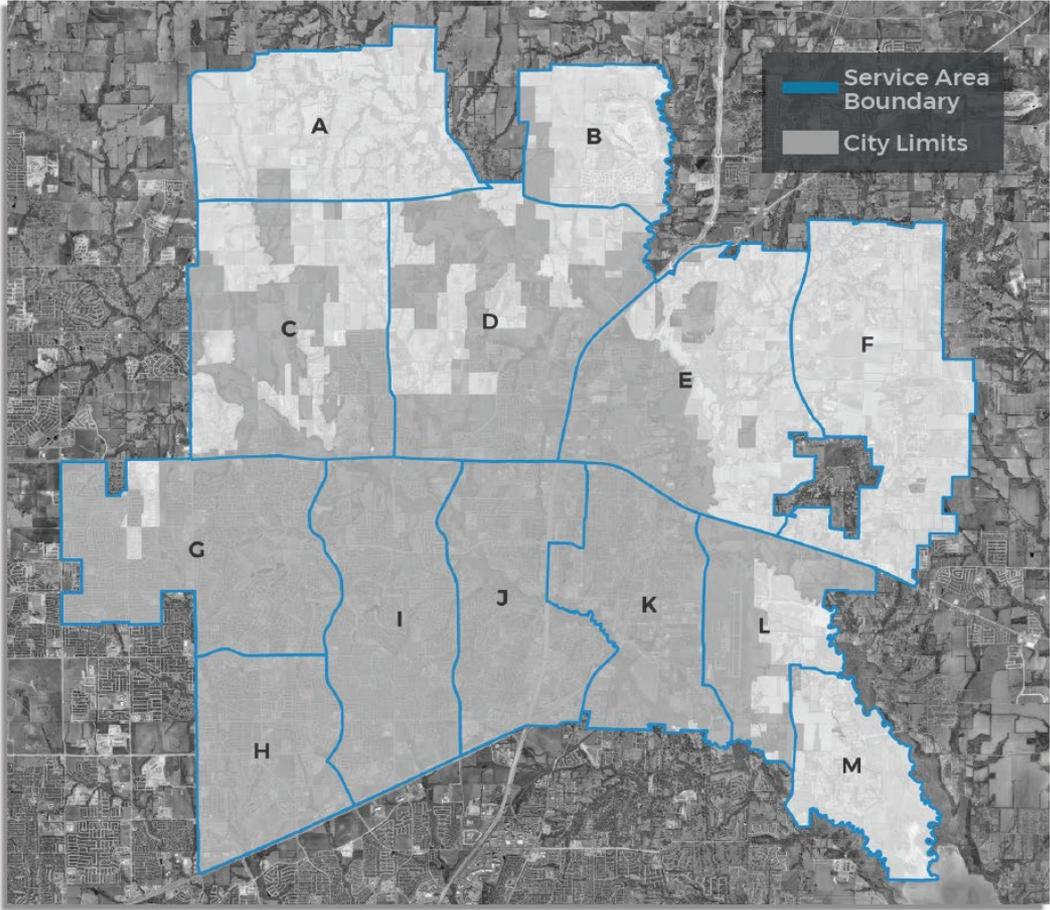
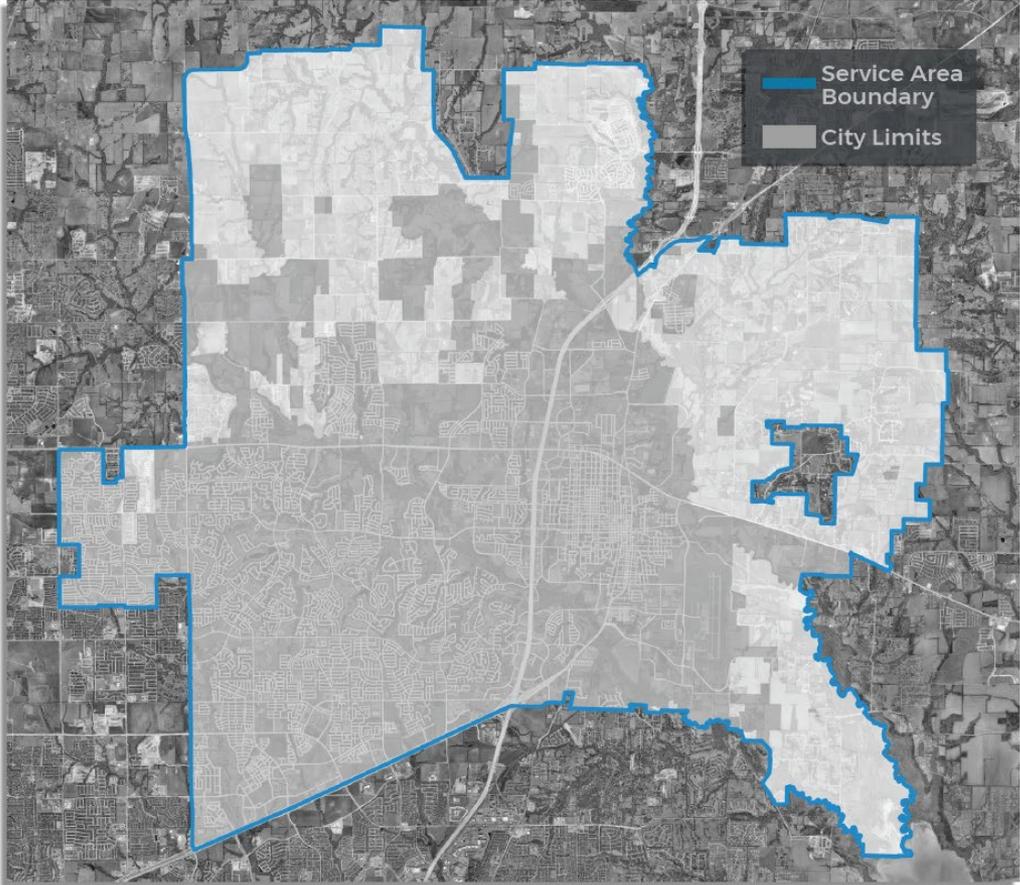


EXHIBIT A: ROADWAY SERVICE AREAS



2018-2019 Utility Service Area Map

EXHIBIT B: UTILITY SERVICE AREA



Methodology: Base Data

- Population estimate (including ETJ) as of January 1, 2019: - 193,012
- Non-residential square footage data were obtained from Collin Central Appraisal District
- Non-residential uses were grouped into 3 categories:
 1. Basic – Industrial Uses
 2. Service – Office and institutional uses (Schools, Government, Churches, etc.)
 3. Retail – Retail Uses

| SERVICE AREA | RESIDENTIAL | | NON-RESIDENTIAL SQUARE FEET | | |
|--------------|-------------------|-----------------------|-----------------------------|----------------|---------------|
| | <i>Population</i> | <i>Dwelling Units</i> | <i>Basic</i> | <i>Service</i> | <i>Retail</i> |
| A | 306 | 115 | 23,500 | 0 | 81,515 |
| B | 2,834 | 973 | 0 | 0 | 16,699 |
| C | 8,429 | 2,959 | 227,746 | 632,125 | 278,982 |
| D | 11,213 | 3,343 | 0 | 3,104,234 | 1,255,451 |
| E | 3,905 | 1,204 | 3,624,114 | 478,284 | 1,754,956 |
| F | 1,485 | 556 | 212,216 | 27,295 | 263,232 |
| G | 50,272 | 17,987 | 899,720 | 1,889,230 | 2,428,620 |
| H | 29,944 | 12,197 | 581,141 | 1,933,505 | 2,627,061 |
| I | 39,502 | 13,959 | 352,879 | 2,397,595 | 1,433,682 |
| J | 24,011 | 10,072 | 1,649,518 | 2,754,401 | 3,513,500 |
| K | 20,558 | 7,651 | 5,125,000 | 2,871,086 | 2,325,009 |
| L | 182 | 75 | 561,885 | 499,422 | 82,826 |
| M | 370 | 164 | 66,320 | 14,572 | 0 |
| TOTAL | 193,012 | 71,255 | 13,324,039 | 16,601,750 | 16,061,533 |

*Includes ETJ & Trinity Falls Population

TABLE 2: BASELINE CONDITIONS

Methodology: Ultimate Projections (Residential)

- Determined undeveloped acres with residential development potential (current Zoning Map, Future Land Use Plan)
- Used average units per acre for single-family and multi-family to determine total anticipated units at build out
- The total occupied housing units was multiplied by the standard average household size and occupancy rate for each housing type

$$\left[\begin{array}{c} \text{Existing} \\ \text{Population} \end{array} \right] + \left[\begin{array}{c} \text{Zoning} \\ \text{Applications} \end{array} \right] + \left[\begin{array}{c} \text{FLUP} \\ \text{Applications} \end{array} \right] = \left[\begin{array}{c} \text{Ultimate} \\ \text{Buildout} \end{array} \right]$$

Methodology: Ultimate Projections (Non-Residential)

- Determined undeveloped acres with non-residential development potential (current Zoning Map, Future Land Use Plan)
- For areas where the Zoning Map is utilized, an average square feet per acre for existing development was determined and applied to future development areas
- For areas where FLUP is utilized, the average square feet per acre for each land use category was determined by the Preferred Scenario

$$\left[\begin{array}{c} \text{Existing} \\ \text{Population} \end{array} \right] + \left[\begin{array}{c} \text{Zoning} \\ \text{Applications} \end{array} \right] + \left[\begin{array}{c} \text{FLUP} \\ \text{Applications} \end{array} \right] = \left[\begin{array}{c} \text{Ultimate} \\ \text{Buildout} \end{array} \right]$$

| SERVICE AREA | RESIDENTIAL | | NON-RESIDENTIAL SQUARE FEET | | |
|--------------|-------------------|-----------------------|-----------------------------|----------------|---------------|
| | <i>Population</i> | <i>Dwelling Units</i> | <i>Basic</i> | <i>Service</i> | <i>Retail</i> |
| <i>A</i> | 46,188 | 17,743 | 9,419,802 | 12,772,114 | 4,609,915 |
| <i>B</i> | 25,032 | 8,233 | 51,707 | 245,645 | 369,503 |
| <i>C</i> | 57,987 | 19,538 | 227,746 | 2,158,784 | 4,397,073 |
| <i>D</i> | 66,423 | 23,628 | 917,483 | 8,690,336 | 8,077,829 |
| <i>E</i> | 32,533 | 11,449 | 11,542,472 | 3,242,892 | 6,352,282 |
| <i>F</i> | 13,811 | 4,668 | 998,038 | 908,095 | 1,841,789 |
| <i>G</i> | 52,046 | 18,687 | 1,157,424 | 2,184,560 | 4,653,668 |
| <i>H</i> | 39,582 | 16,242 | 641,152 | 7,115,049 | 4,131,473 |
| <i>I</i> | 46,593 | 16,581 | 808,120 | 3,663,775 | 4,102,982 |
| <i>J</i> | 28,292 | 11,771 | 2,180,080 | 6,881,683 | 5,658,617 |
| <i>K</i> | 24,126 | 9,048 | 7,823,668 | 4,434,426 | 2,966,485 |
| <i>L</i> | 300 | 114 | 9,239,373 | 3,235,736 | 420,080 |
| <i>M</i> | 957 | 362 | 4,152,840 | 1,076,720 | 229,602 |
| TOTAL | 433,869 | 158,064 | 49,159,907 | 56,609,815 | 47,811,298 |

TABLE 3: BUILDOUT CONDITIONS

Ten Year Growth - Residential

- A combination of two methods (Gompertz and Ratio) were used to project the population over the next ten years
- To predict where new residential units will be built, population growth trends were analyzed and applied to buildout potential
 - This also gave the expected increase in housing units in each service area

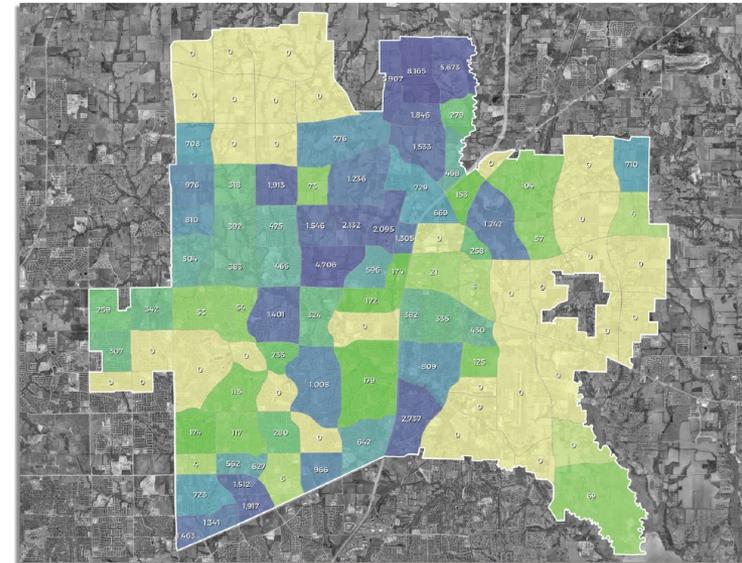


EXHIBIT C: PROJECTED POPULATION GROWTH

Ten Year Growth – Non-Residential

To project the increase in non-residential uses the following methods were used:

- An anticipated ratio of square footage per person for the next ten years was determined and then multiplied by the anticipated population growth expected over the next ten years
- To predict where new non-residential development will occur, non-residential growth trends were analyzed and applied to buildout potential

| SERVICE AREA | RESIDENTIAL | | NON-RESIDENTIAL SQUARE FEET | | |
|--------------|-------------------|-----------------------|-----------------------------|----------------|---------------|
| | <i>Population</i> | <i>Dwelling Units</i> | <i>Basic</i> | <i>Service</i> | <i>Retail</i> |
| A | 0 | 0 | 0 | 0 | 0 |
| B | 21,871 | 6,959 | 10,071 | 207,903 | 86,236 |
| C | 6,945 | 2,312 | 0 | 726,068 | 438,993 |
| D | 17,370 | 6,277 | 59,635 | 700,061 | 830,401 |
| E | 2,506 | 873 | 2,482,408 | 199,736 | 725,194 |
| F | 713 | 118 | 19,891 | 71,783 | 212,738 |
| G | 1,130 | 435 | 30,630 | 69,408 | 719,260 |
| H | 8,439 | 3,495 | 14,932 | 1,806,746 | 787,669 |
| I | 4,218 | 1,608 | 112,104 | 252,841 | 1,199,668 |
| J | 4,112 | 1,390 | 227,006 | 1,733,118 | 774,630 |
| K | 1,700 | 639 | 504,952 | 247,260 | 331,012 |
| L | 0 | 0 | 597,354 | 113,513 | 16,437 |
| M | 69 | 23 | 171,577 | 31,628 | 13,786 |
| TOTAL | 69,073 | 24,128 | 4,230,559 | 6,160,065 | 6,136,024 |

TABLE 4: PROJECTED GROWTH

| SERVICE AREA | RESIDENTIAL | | NON-RESIDENTIAL SQUARE FEET | | |
|--------------|-------------------|-----------------------|-----------------------------|----------------|---------------|
| | <i>Population</i> | <i>Dwelling Units</i> | <i>Basic</i> | <i>Service</i> | <i>Retail</i> |
| A | 306 | 115 | 23,500 | 0 | 81,515 |
| B | 24,705 | 7,932 | 10,071 | 207,903 | 102,935 |
| C | 15,374 | 5,271 | 227,746 | 1,358,193 | 717,975 |
| D | 28,583 | 9,620 | 59,635 | 3,804,295 | 2,085,852 |
| E | 6,411 | 2,077 | 6,106,522 | 678,020 | 2,480,149 |
| F | 2,198 | 674 | 232,107 | 99,078 | 475,970 |
| G | 51,402 | 18,422 | 930,350 | 1,958,638 | 3,147,880 |
| H | 38,383 | 15,692 | 596,073 | 3,740,251 | 3,414,730 |
| I | 43,720 | 15,567 | 464,983 | 2,650,436 | 2,633,350 |
| J | 28,123 | 11,462 | 1,876,524 | 4,487,519 | 4,288,131 |
| K | 22,258 | 8,290 | 5,629,951 | 3,118,347 | 2,656,021 |
| L | 182 | 75 | 1,159,239 | 612,935 | 99,263 |
| M | 439 | 187 | 237,897 | 46,200 | 13,786 |
| TOTAL | 262,084 | 95,383 | 17,554,598 | 22,761,815 | 22,197,558 |

TABLE 5: 2029 BASELINE CONDITIONS

Approval of Land Use Assumptions

- The Planning and Zoning Commission with the addition of an ETJ representative serves as the Capital Improvements Advisory Committee (CIAC) and, as such, is required to provide written comments to the City Council prior to Council action on the Land Use Assumptions.
- Staff will forward the CIAC comments to City Council at the September 17, 2019 meeting.

Next Steps...

Land Use Assumptions Approval

- CC Public Hearing 9/17

Develop Capital Improvement Plan (CIP)

- September-October 2019

Impact Fee Workshop

- November 2019

Fee Setting and Adopting Ordinance

- January 2020