

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 | \$ 5,956.00 | \$ 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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