

**CITY OF PEORIA, ARIZONA  
COUNCIL COMMUNICATION**

CC: 20R  
Amend No. \_\_\_\_\_

Date Prepared: **May 27, 2008**

Council Meeting Date: **June 3, 2008**

**TO: Mayor and City Council**

**FROM: Steve Kemp, City Attorney** *Steward for*

**SUBJECT: Public Hearing regarding the adoption of new Development Impact Fees for the Tierra del Rio Development Zone**

**RECOMMENDATION:** That the Mayor and Council hold a public hearing for consideration on the creation of Development Impact Fees for the Tierra del Rio Development Zone and establish August 26, 2008 as the date for adoption of the proposed fees and the Infrastructure Improvement Plan.

**SUMMARY:**

The Tierra Del Rio Development is subject to a certain Annexation and Development Agreement entered into between the City of Peoria and Tierra Partners, Inc and TDR, L.L.C. on February 11, 2005 (LCON 00705). Terms of the Agreement required that the City set up a separate impact fee zone in order to administer the development impact fees and credits applicable to the TDR development. Development Impact Fees are applied by the City of Peoria to offset the one-time capital costs resulting from new development. These fees are assessed at the time of building permit, and are then collected to support construction of important capital projects with the City. The following fee categories apply to the Tierra Del Rio Development.

- Libraries
- Parks, Recreation, Open Space and Trails
- Transportation
- Police
- Fire
- General Government
- Wastewater
- Residential Sanitation

**Schedule of Activity**

On March 28, 2007, the City published the notice of intent and filed the proposed

**CITY CLERK USE ONLY:**

- Consent Agenda
- Carry Over to Date: \_\_\_\_\_
- Approved
- Unfinished Business (Date heard previous: \_\_\_\_\_)
- New Business
- Public Hearing: No Action Taken

ORD. # \_\_\_\_\_ RES. # \_\_\_\_\_  
LCON# \_\_\_\_\_ LIC. # \_\_\_\_\_  
Action Date: \_\_\_\_\_

Development Impact Fees and Infrastructure Improvement Plan in the City Clerk's Office. The public hearing tonight is required 30 days before City Council can adopt the impact fees which would be at the August 26, 2008 Council meeting. If approved, the impact fees would be effective seventy five (75) days thereafter.

ATTACHMENT:  
Proposed Development Fees for Tierra del Rio

TIERRA DEL RIO  
PROPOSED IMPACT FEE ZONE  
DEVELOPMENT FEE REPORT



**TDR Impact Fee Calculations**

	Units	PPH	Total Population	% of Total
Residential	1556	2.72	4,232	89%
Multi-Family	271	1.87	507	11%
			4,739	100%

**Current City Impact Fees (Central Zone)**

	Residential	Multi-Family	Commercial
Library	\$ 277	\$ 190	\$0
Neighborhood Parks	\$ 1,295	\$ 890	\$0
Community Parks	\$ 995	\$ 684	\$0
Trails	\$ 574	\$ 395	\$0
Open Space	\$ 308	\$ 212	\$0
Law	\$ 452	\$ 311	\$0
Fire	\$ 683	\$ 470	\$0
General Government	\$ 567	\$ 390	\$0
Transportation	\$ 898	\$ 622	\$0
Water	\$ -	\$ -	\$0
Water Resource	\$ -	\$ -	\$0
Wastewater	\$ 1,923	\$ -	\$0
Wastewater- 2" Meter	\$ -	\$ 9,315	
Wastewater- 1.5" Meter	\$ -	\$ 5,901	
Solid Waste	\$ 300	\$ 206	

Libraries	
Total IIP Cost	\$482,127
Books per Capita	1.39
Total Books for Tierra del Rio	6,587
Cost per Book	\$73.19
Residential Unit Impact Fee	\$277
Multi Family Unit Impact Fee	\$190
Residential Credit (89%)	\$267,094
Credit per unit (residential)	\$172
Multi-family Credit (11%)	\$31,981
Credit per unit (multi-family)	\$118
Total Credit per Agreement	\$299,075

Neighborhood Parks	
Total IIP	\$2,256,210
Acres per 1,000	1.57
Total Population Added	4,739
Total Acres Added	7.44
Total Cost per Acre	\$317,502
Residential Unit Impact Fee	\$1,295
Multi Family Unit Impact Fee	\$890
Total Credit per Agreement	\$0

Trails	
Total IIP	\$1,000,000
Added Capacity Units	4,739
Unit Cost	\$211.01
Residential Unit Impact Fee	\$574
Multi Family Unit Impact Fee	\$395
Residential Credit (89%)	\$893,066
Credit per unit (residential)	\$574
Multi-family Credit (11%)	\$106,934
Credit per unit (multi-family)	\$395
Total Credit per Agreement	\$1,000,000

Fire	
Total IIP	\$1,190,118
Added Capacity Units	4,739
Unit Cost	\$251.13
Residential Unit Impact Fee	\$683
Multi Family Unit Impact Fee	\$470
Total Credit per Agreement	\$0

Sanitation	
Total IIP	\$522,626
Added Capacity Units	4,739
Unit Cost	\$110.28
Residential Unit Impact Fee	\$300
Multi Family Unit Impact Fee	\$206
Residential Credit (89%)	\$275,780
Credit per unit (residential)	\$177
Multi-family Credit (11%)	\$33,021
Credit per unit (multi-family)	\$122
Total Credit per Agreement	\$308,801

Transportation- Streets	
Total IIP	\$1,484,046
Added Capacity Units	4,739
Unit Cost	\$313.15
Residential Unit Impact Fee	\$851
Multi Family Unit Impact Fee	\$590
Total Residential Credit*	\$1,390,236**

General Government	
Total IIP	\$987,942.00
Added Capacity Units	4,739
Unit Cost	\$208.47
Residential Unit Impact Fee	\$567
Multi Family Unit Impact Fee	\$390
Residential Credit (89%)	\$390,145
Credit per unit (residential)	\$251
Multi-family Credit (11%)	\$46,715
Credit per unit (multi-family)	\$172
Total Credit per Agreement	\$436,860

Community Parks	
Total IIP	\$1,733,584
Acres per 1,000	1.46
Total Population Added	4,739
Total Acres Added	6.92
Total Cost per Acre	\$250,574
Residential Unit Impact Fee	\$995
Multi Family Unit Impact Fee	\$684
Total Credit per Agreement	\$0

Open Space	
Total IIP	\$536,708
Added Capacity Units	4,739
Unit Cost	\$113.25
Residential Unit Impact Fee	\$308
Multi Family Unit Impact Fee	\$212
Residential Credit (89%)	\$479,316
Credit per unit (residential)	\$308
Multi-family Credit (11%)	\$57,392
Credit per unit (multi-family)	\$212
Total Credit per Agreement	\$536,708

Law	
Total IIP	\$787,593
Added Capacity Units	4,739
Unit Cost	\$166.19
Residential Unit Impact Fee	\$452
Multi Family Unit Impact Fee	\$311
Total Credit per Agreement	\$0

Wastewater	
Total IIP	\$4,792,065
Added Capacity Units	4,739
Unit Cost	\$1,011.18
Residential Unit Impact Fee	\$1,923
Multi Family Unit Impact Fee- 2" Meter	\$9,315
Multi Family Unit Impact Fee- 1.5" Meter	\$5,901
Total Credit per Agreement	\$4,792,065

Transportation- Intersections	
Total IIP	\$81,804
Added Capacity Units	4,739
Unit Cost	\$17.26
Residential Unit Impact Fee	\$47
Multi Family Unit Impact Fee	\$32
Total Residential Credit*	\$76,716

\*Adjusted from Exhibit D in agreement. Fewer units than originally planned.  
 \*\*112 MF units on Parcel 8 also receive full credit. Buildings 1,2,3,4,11,12,13,14

**Tierra Del Rio**  
Residential Impact Fees

	SINGLE FAMILY RESIDENTIAL			MULTI-FAMILY		
	Fees	Agreement Credit	TOTAL	Fee	Agreement Credit	TOTAL
Library	\$277	\$172	\$105	\$190	\$118	\$72
Neighborhood Parks	\$1,295	\$0	\$1,295	\$890	\$0	\$890
Community Parks	\$995	\$0	\$995	\$684	\$0	\$684
Trails	\$574	\$574	\$0	\$395	\$395	\$0
Open Space	\$308	\$308	\$0	\$212	\$212	\$0
Law	\$452	\$0	\$452	\$311	\$0	\$311
Fire	\$683	\$0	\$683	\$470	\$0	\$470
General Government	\$567	\$251	\$316	\$390	\$172	\$218
Transportation	\$898	\$898	\$0	\$622	\$0	\$622
Solid Waste	\$300	\$177	\$123	\$206	\$122	\$84
Wastewater	\$1,923	\$1,923	\$0	See below	See below	See below
<b>TOTALS</b>	<b>\$8,272</b>	<b>\$4,303</b>	<b>\$3,969</b>	<b>\$4,370</b>	<b>\$1,019</b>	<b>\$3,351</b>
Wastewater- 2" Meter				\$121,095	\$121,095	\$0
Wastewater- 1.5" Meter				\$5,901	\$5,901	\$0