

Sec. 29-8. Calculation of the development impact fee.

Each new development within a service area for which an infrastructure improvements plan has been adopted for roadway facilities, parks and trails and open space shall be assessed a development impact fee according to the following fee schedules (less any credits as determined in Sec. 29-9). The impact fee to be paid shall be determined by subtracting the value of any credits for developer contributions for the same category of facility due pursuant to Section 29-9 from the development impact fee according to the following fee schedules. At the option of the applicant or the Planning Director, the equivalent dwelling units used to calculate the fee may be determined pursuant to an independent impact analysis if the type of proposed use is not within or comparable to any of the use types in the fee schedule, pursuant to the provisions in Section 29-8.F.

Roadway Facilities Net Impact Fee Schedule

(Valid for the Effective Date of this Ordinance G-5316, Subject to Indexing)

Land Use	Unit	North Gateway Service Area	Desert View Service Area	Estrella Laveen Service Area	Ahwatukee West Service Area
Single-Family Detached	Dwelling	\$3,485	\$1,298	\$1,623	\$1,871
Multifamily	Dwelling	\$2,405	\$896	\$1,120	\$1,291
Mobile Home/RV Park	Space	\$1,812	\$675	\$844	\$973
Retail	1000 sq. ft.	\$5,332	\$1,986	\$2,483	\$2,863
Lodging, Hotel/Motel, Resort	Room	\$1,185	\$441	\$552	\$636
Office/Institutional	1000 sq. ft.	\$3,659	\$1,363	\$1,704	\$1,965
Religious Facility	1000 sq. ft.	\$1,812	\$675	\$843	\$973
Day Care Center	1000 sq. ft.	\$2,962	\$1,103	\$1,380	\$1,590
Elementary School, Private	1000 sq. ft.	\$2,544	\$948	\$1,185	\$1,366
High School, Private	1000 sq. ft.	\$2,997	\$1,116	\$1,396	\$1,609
Hospital	1000 sq. ft.	\$5,193	\$1,934	\$2,418	\$2,788
Nursing Home	1000 sq. ft.	\$1,812	\$675	\$844	\$973
Industrial and Manufacturing	1000 sq. ft.	\$2,230	\$831	\$1,039	\$1,197
Warehouse	1000 sq. ft.	\$1,847	\$688	\$860	\$992
Mini Warehouse	1000 sq. ft.	\$697	\$260	\$325	\$374

Note: independent impact analysis is required for wholesale nursery or landscape contractor, golf course, university, agriculture, bus depot, indoor or outdoor arena and core land use.

Parks and Trails Net Impact Fee Schedule(Valid for the Effective Date of this Ordinance G-5316, Subject to Indexing)

Land Use	Unit	North Gateway Service Area	Desert View Service Area	Estrella Laveen Service Area	Ahwatukee Service Area
Single Family Detached	Dwelling	\$4,072	\$2,910	\$2,035	\$2,003
Multifamily	Dwelling	\$1,482	\$1,064	\$749	\$662
Mobile Home/RV Park	Space	\$1,606	\$1,153	\$812	\$796

Open Space Net Impact Fee Schedule(Valid for the Effective Date of this Ordinance G-5316, Subject to Indexing)

Land Use	Unit	Northern Service Area
Single Family Detached	Dwelling	\$1,108
Multifamily	Dwelling	\$812
Mobile Home/RV Park	Space	\$957

Fire Net Impact Fee Schedule

(Valid for the Effective Date of this Ordinance, Subject to Indexing)

Land Use	Unit	<u>Northern Service Area</u>	<u>Estrella/Laveen Service Area</u>	<u>Ahwatukee Service Area</u>
Single-Family, Detached	Dwelling	\$343	\$276	\$337
Multi-Family	Dwelling	\$261	\$210	\$256
Mobile Home/RV Park	Space	\$292	\$235	\$286
Retail/Commercial	1000 sq. ft.	\$189	\$152	\$185
Office	1000 sq. ft.	\$216	\$174	\$212
Public and Quasi-Public	1000 sq. ft.	\$209	\$168	\$206
Industrial/Warehouse	1000 sq. ft.	\$168	\$135	\$165

Police Net Impact Fee Schedule

(Valid for the Effective Date of this Ordinance, Subject to Indexing)

Land Use	Unit	<u>Northern Service Area</u>	<u>Estrella/Laveen Service Area</u>	<u>Ahwatukee Service Area</u>
Single-Family, Detached	Dwelling	\$151	\$151	\$151
Multi-Family	Dwelling	\$115	\$115	\$115
Mobile Home/RV Park	Space	\$128	\$128	\$128
Retail/Commercial	1000 sq. ft.	\$83	\$83	\$83
Office	1000 sq. ft.	\$95	\$95	\$95
Public and Quasi-Public	1000 sq. ft.	\$92	\$92	\$92
Industrial/Warehouse	1000 sq. ft.	\$74	\$74	\$74

Library Net Impact Fee Schedule

(Valid for the Effective Date of this Ordinance, Subject to Indexing)

<u>Land Use</u>	<u>Unit</u>	<u>North Gateway Service Area</u>	<u>Desert View Service Area</u>	<u>Estrella Laveen Service Area</u>	<u>Ahwatukee Service Area</u>
Single Family Detached	Dwelling	\$164	\$187	\$67	\$258
Multifamily	Dwelling	\$125	\$142	\$51	\$196
Mobile Home/RV Park	Space	\$139	\$159	\$57	\$219

Drainage Net Impact Fee Schedule

(Valid for the Effective Date of this Ordinance, Subject to Indexing)

<u>Land Use</u>	<u>Unit</u>	<u>Estrella Laveen Service Area</u>	<u>Ahwatukee Service Area</u>
Single Family Detached	Dwelling	\$842	\$352
All Other	1/4 acre of lot area	\$842	\$352

Each new development within a service area for which an infrastructure financing plan has been adopted for other capital facility categories shall be assessed a development impact fee according to the following calculations:

- A. The infrastructure financing plan will determine the gross fee per EDU.
- B. Determine the gross impact fee by multiplying the EDUs for each capital facility category by the gross fee per EDU listed in the specific infrastructure financing plan. Determine the total offsets per capital facility category by multiplying the EDUs for each capital facility by the alternative revenue offset (excluding the development occupational fee) for the particular use. Determine the project credit by multiplying the EDUs for each capital facility category by the credit per capital facility category. Credits per EDU are determined per Section 29-9.
- C. Determine the net impact fee by subtracting from the gross impact fee per capital facility, the alternative revenue offsets per capital facility (including development occupational fees), and the credits per EDU. The net impact fee cannot be less than zero for any capital facility category.
- D. EDU calculation methodologies: The equivalent dwelling units projected for a particular new development, for each use type and capital facility category shall be based on the provisions in Section 29-8.E., or an independent impact analysis prepared in accordance with Section 29-8.F. The base for the EDU table and the independent impact analysis shall be a single-family detached dwelling unit. The Planning Director shall maintain a report, available to the public, showing the EDU factors and their derivation.
 - 1. Equipment repair facilities. EDU for equipment repair facilities shall be based on the proportion of the total services provided by service center offices, storage and vehicle maintenance facilities that is used by each of the city departments in the provision of fire, library, roadway facilities, park, police, solid waste, wastewater and water services and the use of a

land use category of the fire, library, roadway facilities, park, police, solid waste, wastewater and water services. Services provided to one single-family dwelling unit shall be one EDU.

- ~~2.~~ ~~Fire protection. EDU for fire protection facilities shall be based on the average time spent on calls for fire protection services to various land use categories compared to the time spent on calls for one single-family dwelling unit. Average length of time spent per call for one single-family dwelling unit shall be one EDU.~~
- ~~3.~~ ~~Libraries. EDU for libraries shall be based on per capita use factors and the ratio of persons per dwelling unit to single family per capita use factors and persons per single family dwelling unit.~~
- ~~4.~~ ~~Police. EDU for police facilities shall be based on the average time spent on calls for police services to various land use categories. Average time spent per call for one single-family dwelling unit shall be one EDU.~~
52. Solid waste disposal. Solid waste disposal service to one single-family dwelling unit and any other individually owned dwelling unit eligible for solid waste disposal service shall be one EDU.
- ~~6.~~ ~~Storm drainage. Equivalent dwelling units (EDU) for major trunk storm sewers, storm detention basins and channels shall be based on one EDU for each standard density single family dwelling unit and one EDU for each one quarter acre of gross site area for all other land use types.~~
73. Wastewater facilities. Equivalent dwelling unit (EDU) for wastewater facilities shall be based on the number of net new drainage fixture units in the building for which the construction permit is being issued. All single-family units are deemed to be one EDU. EDU for other land uses are calculated as the number of drainage fixture units divided by 23.
84. Water facilities. Equivalent dwelling units shall be based on water meter size as specified in the table below.

Meter Size (inches)	Meter Type	EDU for Single-Family Unit or Individually Metered Multifamily Unit	EDU for Multifamily Units Sharing Common Meters (any meter size)	EDU for All Other Users
5/8 x 3/4	Displacement or multi-jet	1	0.49 per MF Unit	1
3/4	Displacement or multi-jet	1		1.5
1	Displacement or multi-jet	1		2.5
1 1/2	Displacement or turbine	5		5
2	Displacement or turbine	8		8
3	Displacement	15		15
3	Compound	16		16
3	Turbine	17.5		17.5
4	Displacement or compound	25		25
4	Turbine	30		30
6	Displacement or compound	50		50
6	Turbine	62.5		62.5
8	Compound	80		80
8	Turbine	90		90

E. Use-specific EDU conversions shall be made in accord with the following:

1. Equivalent dwelling units (EDU) for equipment repair facilities, ~~fire protection, libraries, and police~~ shall be based on the equivalent dwelling unit table for development impact fee calculation for use types listed in the table unless the use requires an independent impact analysis as provided in Section 29-8.F. Other uses not in the table shall be required to prepare an independent impact analysis as provided in Section 29-8.F.

**EQUIVALENT DWELLING UNIT TABLE FOR DEVELOPMENT
IMPACT FEE CALCULATION**

Use Type	Conversion Unit	Capital Facility Category EDU per Unit			
		Equipment Repair	Fire Protection	Libraries	Police
SF Detached	DU	1.00	1.00	1.00	1.00
SF Attached	DU	1.00	1.00	0.49	1.00
MF 2 to 4 units in a structure	DU	0.42	0.68	0.55	0.42
MF Standard density	DU	0.42	0.68	0.43	0.42
Mobile home or recreational vehicle park	Space	0.42	0.68	0.46	0.42
Timeshare	DU except 1,000 sq. ft. for Libraries	0.42	0.68	0.18	0.42
Retail	1,000 sq. ft.	1.02	0.59	0.18	0.65
Office	1,000 sq. ft.	0.88	0.59	0.25	0.65
Industrial	1,000 sq. ft.	0.40	0.59	0.14	0.65
Nursery, wholesale or landscape contractor	Acre	Requires an independent impact analysis.			
Public, Quasi-Public	1,000 sq. ft.	0.30	0.59	0.11	0.65
Golf course	Acre	Requires an independent impact analysis.			
University	Student	Requires an independent impact analysis.			
Agriculture	Acre	Requires an independent impact analysis.			
Bus depot	1,000 sq. ft.	Requires an independent impact analysis.			
Indoor arena	Acre	Requires an independent impact analysis.			
Outdoor arena	Acre	Requires an independent impact analysis.			
Core land use	1,000 sq. ft.	Requires an independent impact analysis.			

2. Equivalent dwelling units for solid waste disposal, ~~storm drainage~~, and wastewater and water facilities shall be based on the calculation methodology in Section 29-8.D.

F. At the option of the applicant or the Planning Director, the equivalent dwelling units used to calculate the fee may be determined pursuant to an independent impact analysis if the type of proposed use is not within or comparable to the use type in the impact fee schedule or the Equivalent Dwelling Unit Table for Development Impact Fee Calculation in Section 29-8.E. If this option is chosen, the following shall apply:

1. The applicant shall be responsible for preparing the independent impact analysis, which shall be reviewed for approval by the Planning Director or his designee prior to payment of the fee.
2. The independent impact analysis shall measure the impact the proposed development will have on the capital facility categories included in the impact fee study and infrastructure improvements plan (or infrastructure financing plan if an impact fee study and infrastructure improvements plan have not been prepared for the capital facility category) and shall be based on the same methodologies used in the calculation of the EDU in the impact fee study or for the Equivalent Dwelling Unit Table for

Development Impact Fee Calculation and shall be supported by professionally acceptable data and assumptions.

3. After review of the independent impact analysis submitted by the applicant, the Planning Director or his designee shall accept or reject the analysis and provide written notice to the applicant of the decision. If an independent impact analysis is rejected, the written notice shall provide an explanation of the insufficiencies of the analysis.
4. The final decision of the Planning Director or his designee may be appealed pursuant to Section 29-12.