

Park Dedication Analysis

PL201700061

PL2017-061

Case Number **PL2017-60** Existing Lots **4**
 Plat Name **Forest Glen 2nd Addition** New Lots **1**

Land Utilization Calculation (LUC):

Residential:	_____ Acres	\$ _____ / Sq Ft	\$ _____	0
Apartment:	_____ Square Feet	\$ _____ / Sq Ft	\$ _____	0
Comm/Ind:	250,458 Square Feet	\$ 18.00 / Sq Ft	\$ _____	4,508,244
Total Valuation of Site			\$ _____	4,508,244
(Up to 10% dedication)			X	10.0%
Upper Limit for the Park Dedication calculated by (LUC)			\$ _____	450,824

Proportional Value Calculation (PVC) per # units:

Single Family:	_____ x \$ _____	= \$ _____	\$0
Duplex:	_____ x \$ _____	= \$ _____	\$0
Townhouse:	_____ x \$ _____	= \$ _____	\$0
Multi-Family:	_____ x \$ _____	= \$ _____	\$0

Proportional Value Calculation (PVC) per Employee:

Office:	_____ x \$ _____	= \$ _____	\$0
Retail:	82 x \$ 234	= \$ _____	\$19,188
Ind/Mfg/OW:	_____ x \$ _____	= \$ _____	\$0
Restaurant:	_____ x \$ _____	= \$ _____	\$0
Hotel(Ltd.Svc):	45 x \$ 234	= \$ _____	\$10,530
Hotel(Other):	_____ x \$ _____	= \$ _____	\$0
Other:	_____ x \$ _____	= \$ _____	\$0

Determination

by LUC or PVC \$ **29,718**

Less credit for

_____ existing lots \$ _____

Less credit for

land dedication \$ _____

Net Amount Due

from Developer (+) \$ **29,718**

Net Amount Due

to Developer (-) \$ _____

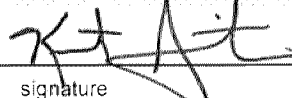
Prior Plats: Forest Glen

I:\Park Dedication\Dual Brand Hotel at MAC's Forest Meadows site.xls\July 2017

*Adjustment to calculated dedication amount (+)(-) \$ _____

Final Park Dedication Amount \$ **29,718**

Assessing Division


signature

7/14/2017

9/22/17

Planning Division


signature

9/25/17

date

Parks & Rec. Division


signature

10/2/17

date

Engineering Division


signature

10/2/17

date

*Comments: New: 182 hotel rooms, 96,900 Sq Ft @ 0.46 employees/1,000 sq ft = 45 employees

New: New Bldg, 35,700 Sq Ft @ 2.63 (20% @ 7.5 & 80% @ 1.0) employees/1,000 sq ft = 82 empls

No credit for apt bldgs formerly on site, as they have been gone for approximately 10 years.

Calc is based on 2017 land value and 2015 PVC rates.