

POST APP

Park Dedication Analysis

Case Number **PL2021-42**

Existing Lots

2

Plat Name **Walser Toyota Redevelopment**

New Lots

1

Land Utilization Calculation (LUC):

Residential:	_____	Acres	\$ _____	/ Sq Ft	\$ _____	<u>0</u>
Apartment:	_____	Square Feet	\$ _____	/ Sq Ft	\$ _____	<u>0</u>
Comm/Ind:	638,153	Square Feet	\$ 27.00	/ Sq Ft	\$	17,230,131
Total Valuation of Site					\$	17,230,131
(Up to 10% dedication)					X	10.0%
Upper Limit for the Park Dedication calculated by (LUC)					\$	1,723,013

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:	305	x	\$ 234	=	\$ \$71,370
Ind/Mfg/OW:	_____	x	\$ _____	=	\$ \$0
Restaurant:	_____	x	\$ _____	=	\$ \$0
Hotel(Ltd.Svc):	_____	x	\$ _____	=	\$ \$0
Hotel(Other):	_____	x	\$ _____	=	\$ \$0
Other:	_____	x	\$ _____	=	\$ \$0

Determination

by LUC or PVC \$ **71,370**

Less credit for

2 existing bldgs \$ **50,778**

Less credit for

land dedication \$ _____

Net Amount Due

from Developer (+) \$ **20,592**

Net Amount Due

to Developer (-) \$ _____

Prior Plats: **PA WALSER ADDN, FRANCE 494 4th ADDN**

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

Final Park Dedication Amount \$ **20,592**

Assessing Division

 8/18/2021

signature date

Planning Division

 8/24/21

signature date

Parks & Rec. Division

 8/30/21

signature date

Engineering Division

 9/7/21

signature date

*Comments: New Bldg: 121,959 SF Ind @ 2.50 employees/1000 SF = 305 employees @ 234/employee

Bldg Credit: 49,915 SF @ 2.50 employees/1000 SF = 125 employees @ 234/employees

Bldg Credit: 12,299 SF @ 7.50 employees/1000 SF = 92 employees @ 234/employees