



Memorandum

To: Robert Kuhfuss, Planner II
From: Jared Askelson, Assistant Finance Director
Date: December 22, 2016
Re: FS16-427 Magnolia
Land Use Impact Analysis

A land use based economic impact analysis has been conducted utilizing data provided by the applicant. The data provided assumes development of approximately 203.28 acres within the boundaries of Waddell Road, Cotton Lane, Cactus Road, and 175th Avenue. The development is primarily medium density residential with some rural residential and agricultural and a minimal amount of regional commercial and high density residential acreage.

Based on the land use information, the construction timeline, and the development assumptions, the net financial impact to the operating funds of the city of Surprise is negative. Expenses in the operating funds are estimated to be greater than revenues by approximately \$8,851,300 over the twenty years, an average of approximately \$442,600 annually. The net impact to the enterprise funds is positive; estimated at approximately \$1,387,200 over twenty years, an average of approximately \$69,400 annually.