

Fiscal Impact & Land Use

Joint City Council & Planning Commission Workshop

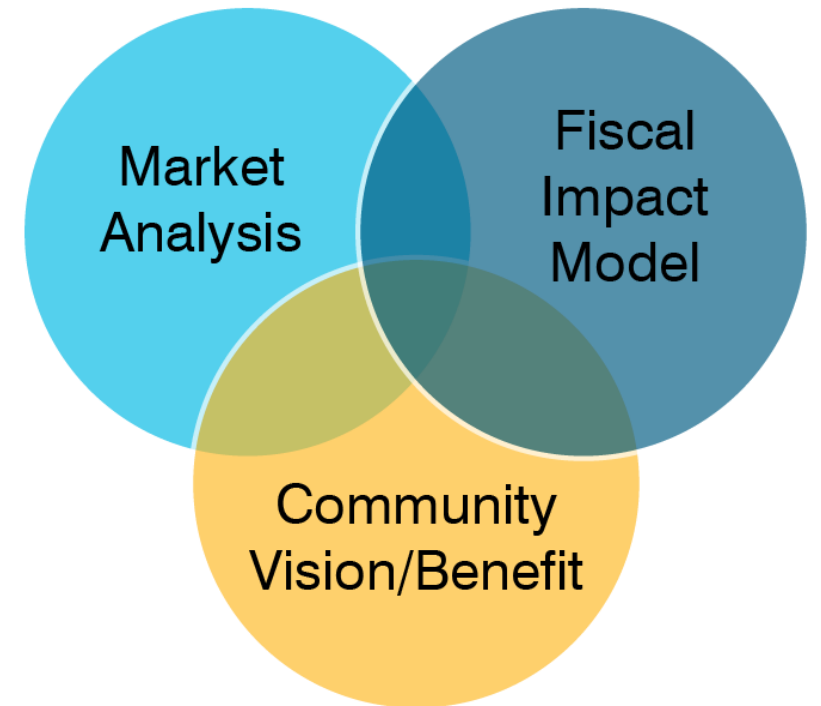
February 9, 2021

Purpose of the Fiscal Impact Model

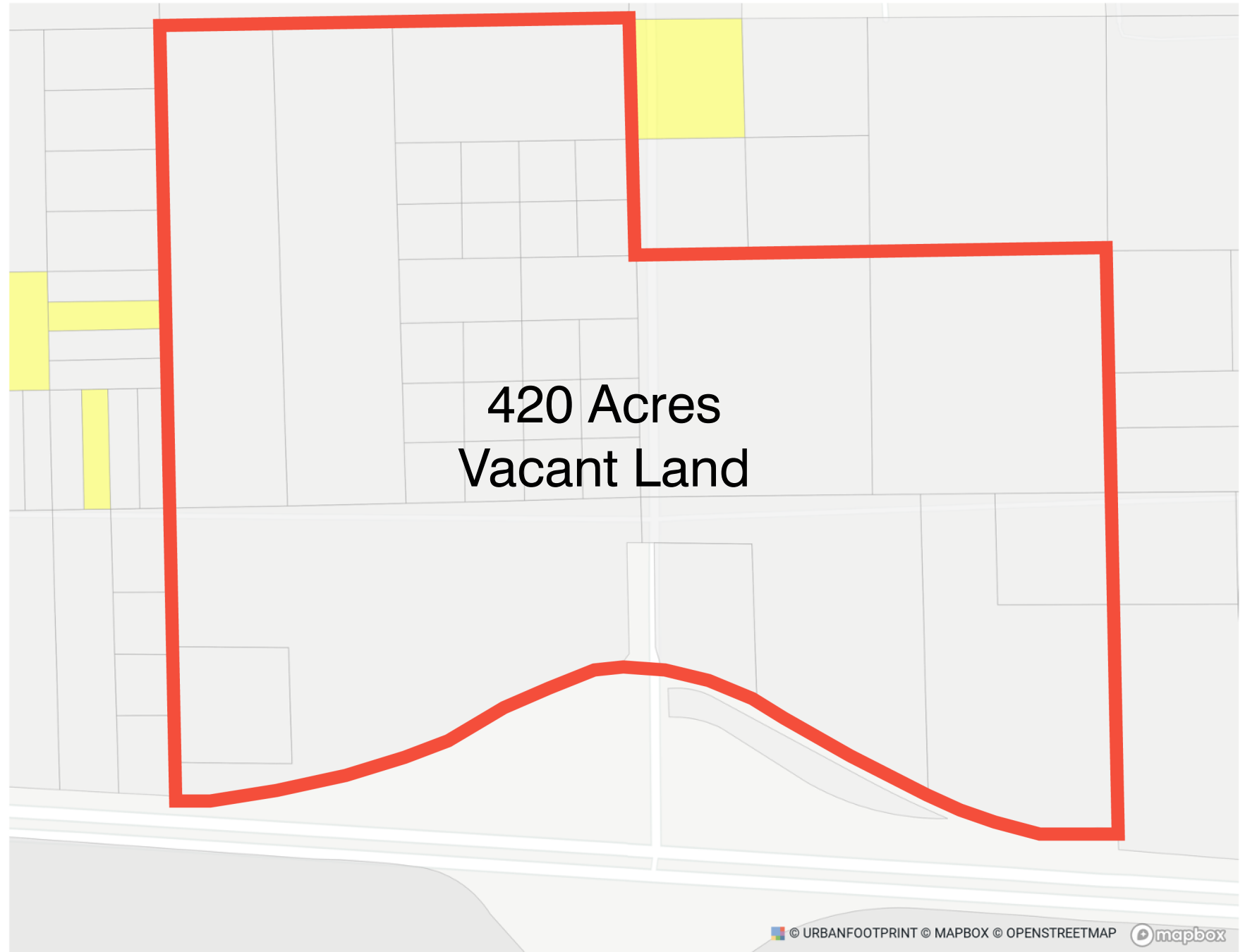
- The city budget is one of the most important policies set by elected officials.
- The land use plan has the greatest influence on city revenues and expenditures.
- The Fiscal Model is a tool that evaluates the potential financial outcome of cumulative future land use and development decisions
 - Increases agility when opportunities arise
 - Builds resilience when there is a disruptor or economic downturn
- Running various land use scenarios informs decision-making

Decision-Making

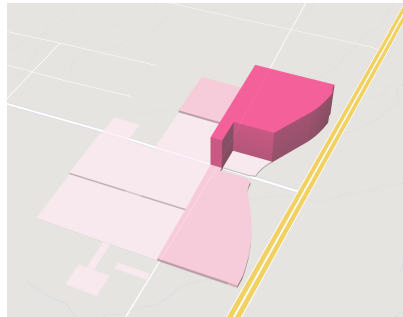
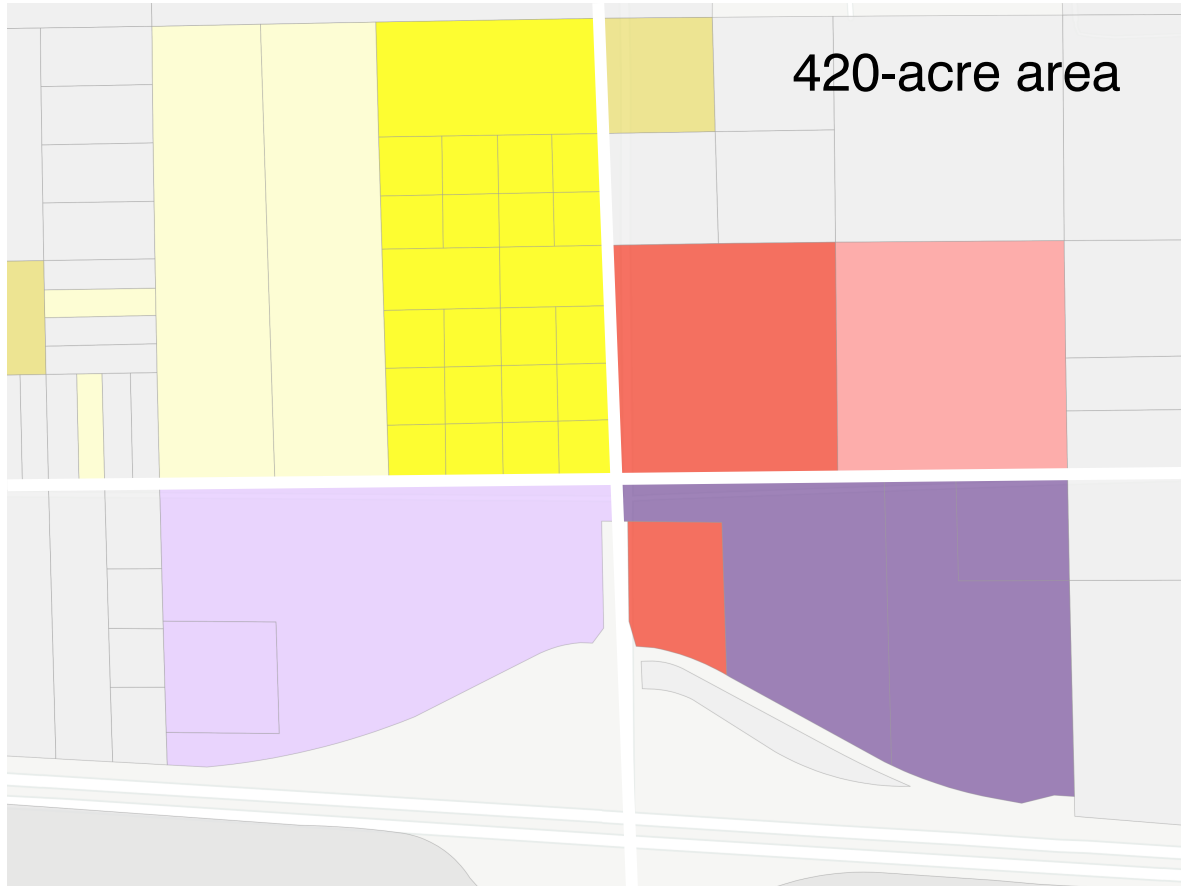
- A Fiscal Model demonstrates potential financial outcomes of land use choices
- Financial outcomes are not the only factor in land use decisions
- A balance of land uses is generally desirable to meet community and market demand



*Base Scenario
Existing Land Use*



Scenario #1 - Low Intensity



Property Tax Revenue Per Acre
\$32,690

Rural Ranchette Lot SF Detached

DU/Acre = .2
Average Floors = 2
FAR = 0

Large Lot Detached

DU/Acre = 5.8
FAR = 0.5
Average Floors = 2.1

Industrial Low

Emp/Acre = 7.3
Average Floors = 1.7
FAR = 0.3

Low Intensity Strip Commercial

Emp/Acre = 9.3
Average Floors = 1.1
FAR = 0.2

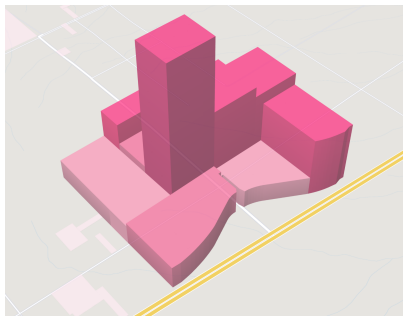
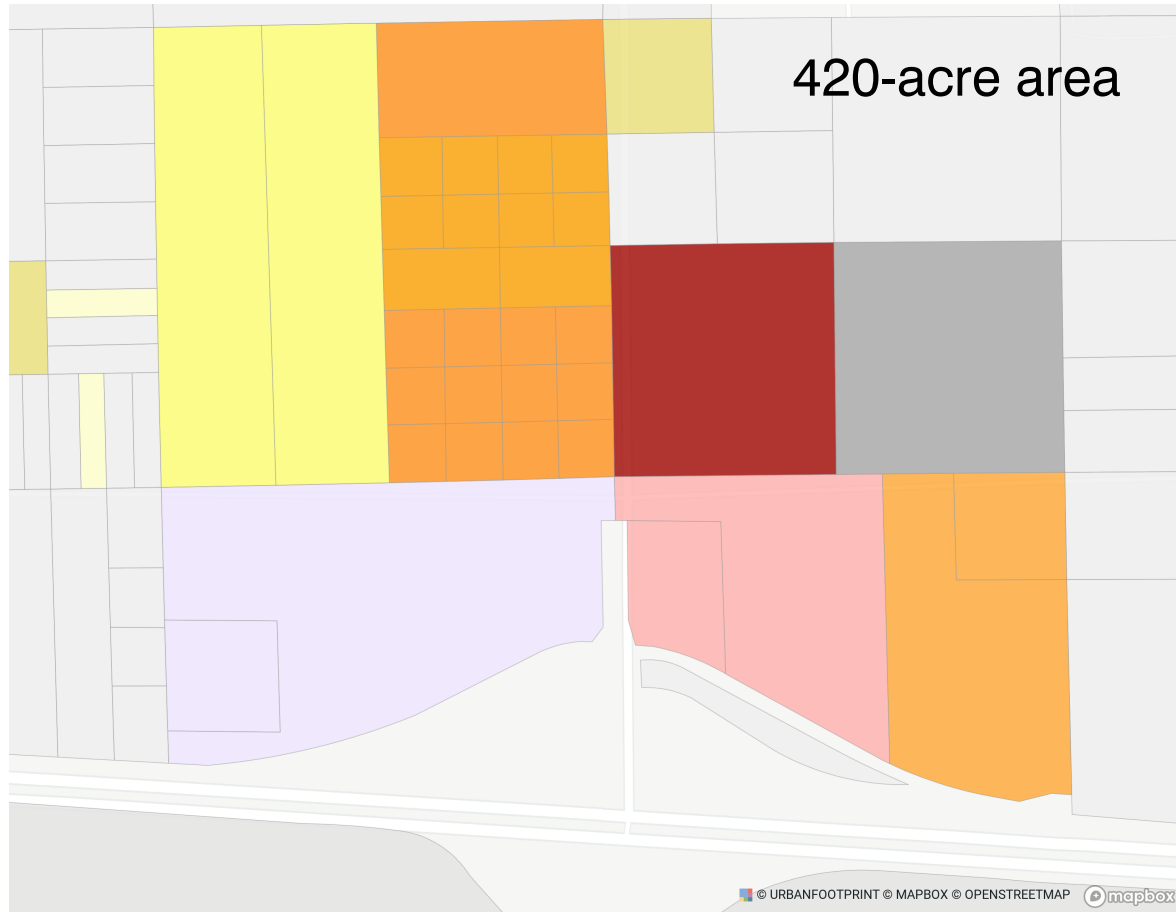
Regional Mall

Emp/Acre = 28
FAR = 0.5
Average Floors = 1.8

Low-Rise Office

Emp/Acre = 252.5
Average Floors = 4.7
FAR = 1.9

Scenario #2 - Medium Intensity



Property Tax Revenue Per Acre
\$53,000

Suburban Multifamily

DU/Acre = 44.3
Average Floors = 3
FAR = 1

Suburban Townhome

DU/Acre = 20.2
Average Floors = 2.6
FAR = 0.8

Urban Multifamily

DU/Acre = 113.8
Average Floors = 3.2
FAR = 4.6

Very Small Lot SF Detached

DU/Acre = 15.9
Average Floors = 2.1
FAR = 0.7

Industrial High

Average Floors = 1.6
FAR = 0.5

Medium Intensity Strip Commercial

Average Floors = 1.8
FAR = 0.4

Urban Townhome/ Live-Work

DU/Acre = 35.5
Average Floors = 1.4
FAR = 2.8

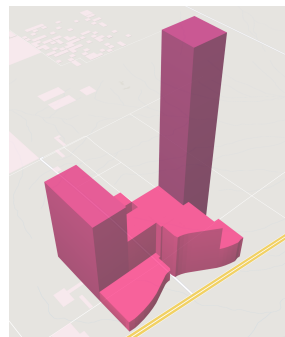
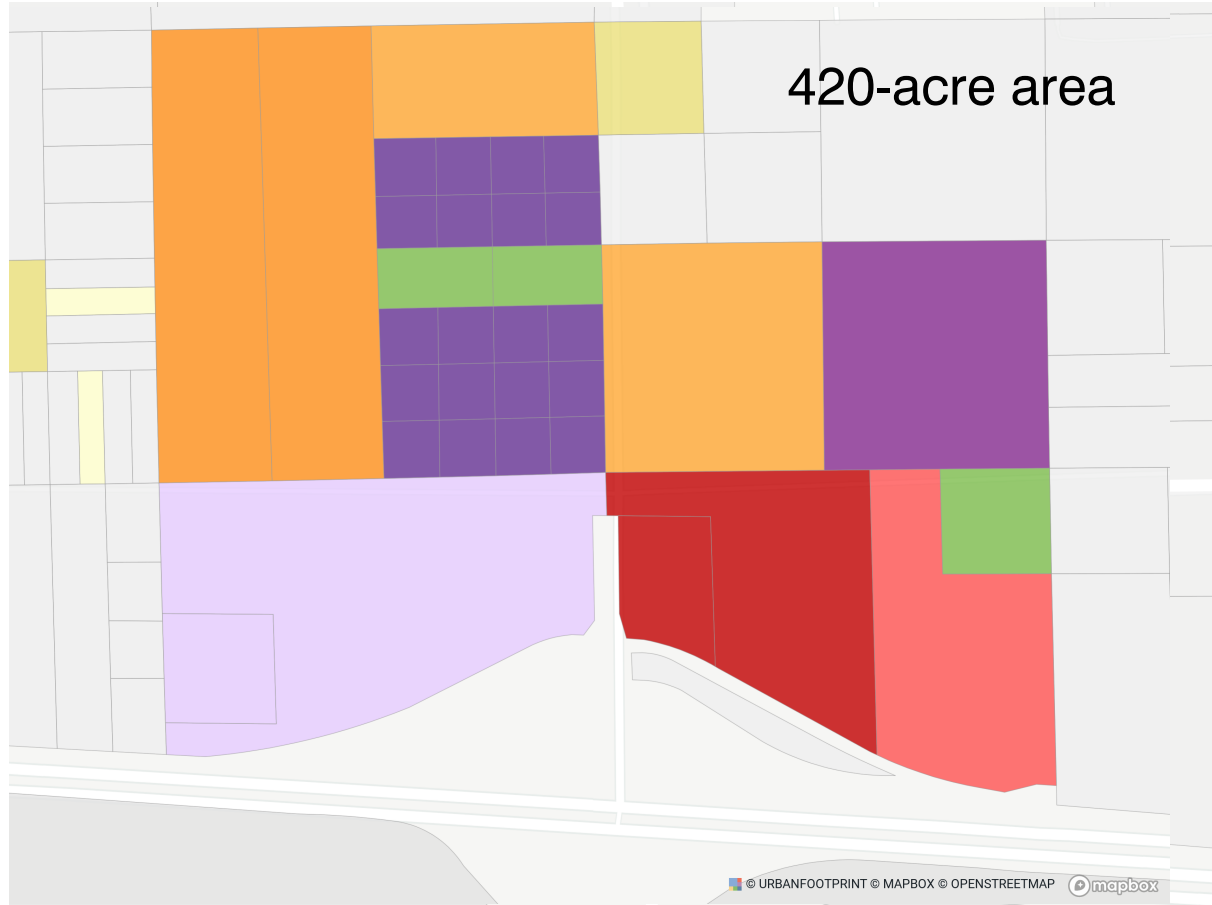
Main Street Commercial

DU/Acre = 48
Average Floors = 2
FAR = 1.7

Office Park High

Average Floors = 4.3
FAR = 0.8

Scenario #3 - High Intensity



Property Tax Revenue Per Acre
\$108,667

Park Space

DU/Acre = 0
Average Floors = 0
FAR = 0

Mid-Rise Mixed-Use

DU/Acre = 164.7
Average Floors = 9.9
FAR = 5.5

Urban Podium

Multifamily

DU/Acre = 133.8
Average Floors = 4.6
FAR = 3.2

Urban Townhome/ Live-Work

DU/Acre = 35.5
Average Floors = 1.4
FAR = 2.8

Warehouse High

DU/Acre = 0
Average Floors = 2
FAR = 0.4

Main Street Commercial High

DU/Acre = 66.4
Average Floors = 3.6
FAR = 2.3

Mid-Rise Office

Average Floors = 9.6
FAR = 4

Low-Rise Mixed Use

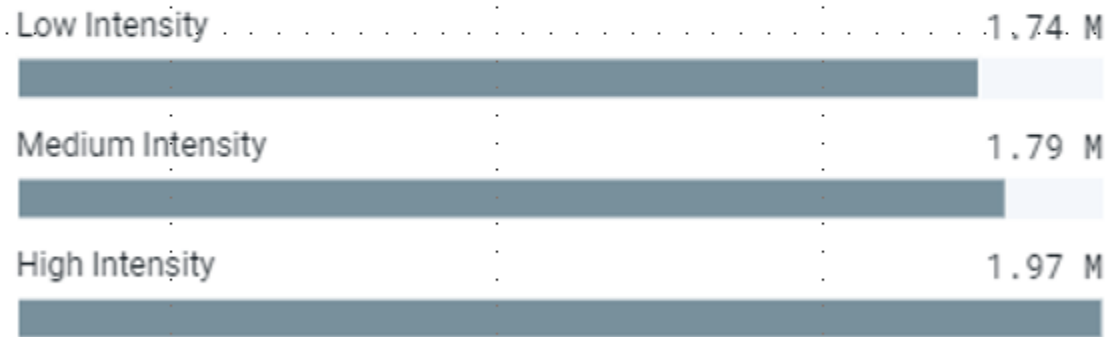
DU/Acre = 95.7
Average Floors = 4.3
FAR = 2.7

Fiscal Infrastructure Costs

Cumulative Network Infrastructure Costs

Dollars (millions)

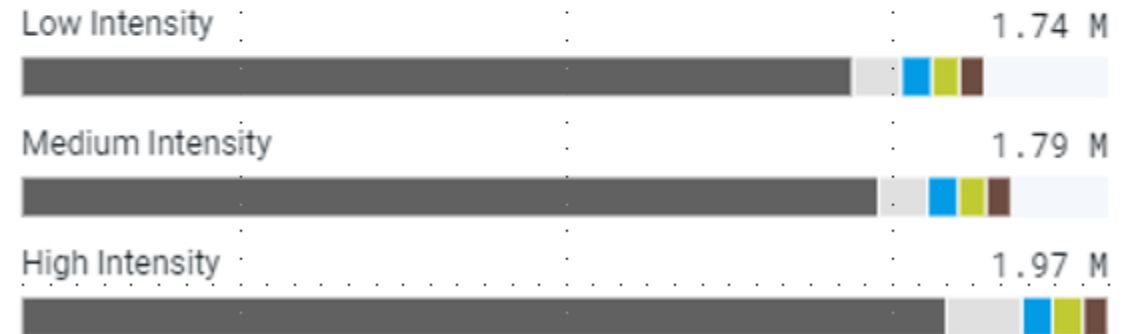
■ Capital ■ Maintenance ■ Reconstruction



Cumulative Network Infrastructure Costs by Category

Dollars (millions)

■ Roads ■ Sidewalks ■ Water mains ■ Sewers ■ Storm drains



Additional Cost Considerations*:

- Public Safety service operational costs
- Capital costs for new Public Safety facilities
- Demand on other city services (increase with population)

* Not available for small acreage example

Lee's Summit – Proposed Scenarios

- Scenario 1: Current land use pattern
 - Low-density, single-family residential focus
 - Strip and corridor development
 - More density downtown
- Scenario 2: Proposed land use map
 - Focuses density and mixed uses in activity centers
 - Variety of housing and development types to meet market demand
- Scenario 3: Proposed land use map with additional industrial development
 - Capture a larger share of industrial market in metro area

Land Use & Fiscal Impact Model

Attributes related to land use, such as lot size and dwelling units per acre, drive the outcomes of the fiscal impact model AND the look and feel of the community.

Future Land Use Categories

RESIDENTIAL

Residential 1

Residential 2

Residential 3

These Categories will be shown on the new land use map.

Subcategories, that describe land use in more detail, will be used for the fiscal model.

NON-RESIDENTIAL

Commercial

Office (Low-Rise, Mid-Rise)

Mixed Use (Low-Rise, Mid-Rise)

Industrial

Civic

Airport

Infrastructure

Open Space/Park

Water Bodies

Future Land Use Categories & Subcategories

RESIDENTIAL 1

Subcategory	Description	Dwelling Units/Acre
Large Lot SF Detached	Single family homes with lot sizes in the range of 10,000 square feet	4
Estate Lot SF Detached	Single family homes with lot sizes in the range of 12,500 square feet	3.4
Rural Residential Lot SF Detached	Single family residential parcels in rural areas with lot sizes in the range of 2 to 5 acres	0.5
Rural Ranchette Lot SF Detached	Single family residential parcels in rural areas with lot sizes in the range of 5 acres and above	0.2

Land currently classified as Agricultural will be Residential 1 on the new land use map

Future Land Use Categories & Subcategories

RESIDENTIAL 2

Subcategory	Description	Dwelling Units/Acre
Medium Lot SF Detached	Single family homes with lot sizes in the range of 5,500 square feet	8.1
Small Lot SF Detached	Single family homes with lot sizes in the range of 4,000 square feet	10.6
Duplex	Low-density suburban single-family attached homes	8
Suburban Townhome	Townhomes and other attached single family building types in suburban areas	16

Future Land Use Categories & Subcategories

RESIDENTIAL 3

Subcategory	Description	Dwelling Units/Acre
Standard Podium Multifamily	Low-rise multifamily buildings of light-frame wood construction over a concrete podium. May include ground-floor retail.	24
Garden Apartment	Multifamily or attached residential complexes built around common green space	25.6
Urban Townhome/Live-Work	Compact townhomes with potential for live-work use	35.5
Suburban Multifamily	Multifamily buildings and complexes in suburban areas	44.3

Future Land Use Categories & Subcategories

Commercial

Subcategory	Description
Daycare	Preschools and day care centers
Private Educational Facility	Private schools
Low Intensity Strip Commercial	Auto-oriented strip malls or mini-malls with a range of retail uses, usually situated along corridors and in suburban areas, with low development and employment density.
Commercial Recreation Facility	Stadiums, zoos, theme parks, fair grounds, casinos, race tracks, country clubs, etc
Large Format Standalone Commercial	Retail "big-box" stores, or shopping centers typically including one or more large magnet stores with smaller shops, restaurants, and services with contiguous interconnected off-street parking.
Medium Intensity Strip Commercial	Auto-oriented strip malls with a range of retail uses, usually situated along corridors and in suburban areas.

Subcategory	Description
Regional Mall	Region-serving retail center with ample parking
Hospital	Hospitals (major public or private health care facilities)
Golf Course	Private golf courses and facilities
Hotel Low	Low-density accommodation as found in suburban areas, including hotels, motels, suites, inns, and motor lodges
Condo Hotel	Multifamily buildings used for short-term rentals (timeshares)
Hotel High	High-density accommodation as found in urban areas.

Future Land Use Categories & Subcategories

Office – Low/Mid Rise

Subcategory	Description
Office Low Rise	Office complexes featuring one-story buildings and ample parking
Office Mid Rise	Office complexes featuring mid-rise buildings and structured parking.

Future Land Use Categories & Subcategories

Mixed Use – Low/Mid Rise

Subcategory	Description	Dwelling Units/Acre
Main Street Commercial Low	One-to-two story small-scale commercial development with minimal parking, as found in walkable "Main Street" areas. Includes a mix of commercial uses, including smaller retail stores, restaurants, services, and offices.	0
Low-Rise Mixed Use	Low-rise (3-6 stories) buildings containing a variable mix of retail, office, hotel, and residential uses	24
Mid-Rise Mixed Use	Mid-rise (7-12 stories) buildings containing a variable mix of retail, office, hotel, and residential uses	164.7

Future Land Use Categories & Subcategories

Industrial

Subcategory	Description
Industrial Low	Industrial uses including light manufacturing, assembly, and industrial services
Mixed Office and R&D	A mixed commercial area that can contain office parks, industrial and warehouses uses, and some retail.

Future Land Use Categories & Subcategories

Civic

Subcategory	Description
Non-Urban Middle School	Middle schools in non-urban areas
Urban Elementary School	Elementary schools in urban areas with limited parking
Non-Urban High School	High schools in non-urban areas
Campus/College Low	Colleges and universities at a lower development and employment density
Urban Middle School	Middle schools in urban areas with limited parking
Urban High School	High schools in urban areas with limited parking

Subcategory	Description
Campus/College High	Colleges and universities at a higher development and employment density
Suburban Civic Complex	Complexes or buildings including public administration, post offices, courthouses, and other civic facilities
Town Civic Complex	Complexes or buildings including public administration, post offices, courthouses, and other civic facilities
Town/Branch Library	Libraries
Non-Urban Civic	Public administration, government offices, post offices, courthouses, school district offices
Urban City Hall	City Hall buildings

Future Land Use Categories & Subcategories

Infrastructure

Subcategory	Description
Right of Way	Public right-of-way areas for roadways and sidewalks
Detention/Utilities	Infrastructure for utilities, communications, and stormwater detention
Communications Facility	Areas used for airwave communications, including radio, radar, television, telephone, and microwave facilities
Transportation Facility	Facilities that serve transit operations, including bus and rail yards
Transit Station	Transit terminals or stations and associated parking areas
Parking Structure	Structured or surface parking facilities

Open Space/Park & Waterbodies

Subcategory	Description
Open Space	Recreation and open space
Park	Neighborhood, city, town, or community parks, and sports fields, and their associated parking facilities
Golf Course	Public golf courses and facilities
Cemetery	Public and private cemeteries, memorial parks, mausoleums, and other burial grounds
Water	Water bodies and adjoining recreational areas

Discussion