

ROAD IMPACT FEE COMPARISON
Existing and Proposed Fees - Proposed Ordinance 2017-02

QUADRANT 1 - COOL SPRINGS AREA				
			PROPOSED Fees	
2016	Permits		RIF Collected ARTERIAL 2016*	Proposed COLLECTOR Fees**
Single Family Detached Dwellings	90	Units	\$409,806	\$150,300
Office	330,736	Sq Ft	\$1,531,970	\$524,217
Restaurant (Quality)	19,406	Sq Ft	\$227,831	\$79,429
Retail	134,101	Sq Ft	\$869,515	\$294,620
Totals			\$3,039,122	\$1,048,565
				\$4,087,687

QUADRANT 2 - BERRY FARMS AREA				
			PROPOSED Fees	
2016	Permits		RIF Collected ARTERIAL 2016*	Proposed COLLECTOR Fees**
Single Family Detached Dwellings	416	Units	\$1,966,080	\$694,720
Townhomes	59	Units	\$183,608	\$62,599
Multi-Family Dwellings	242	Units	\$743,768	\$256,762
Office	22,821	Sq Ft	\$89,421	\$36,171
Mini-Warehouse	79,674	Sq Ft	\$70,511	\$23,982
Manufacturing	57,750	Sq Ft	\$109,321	\$40,079
Totals			\$3,162,709	\$1,114,313
				\$4,277,022

QUADRANT 3 - WESTHAVEN AREA				
			PROPOSED Fees	
2016	Permits		RIF Collected ARTERIAL 2016*	Proposed COLLECTOR Fees**
Single Family Detached Dwellings	138	Units	\$660,510	\$230,460
Townhomes	47	Units	\$135,308	\$49,867
Multi-Family Dwellings	127	Units	\$395,224	\$134,747
Retail	2,208	Sq Ft	\$14,317	\$4,851
Mini-Warehouse	105,936	Sq Ft	\$93,753	\$31,887
Totals			\$1,299,112	\$451,812
				\$1,750,924

QUADRANT 4 - FRANKLIN ROAD AREA				
			PROPOSED Fees	
2016	Permits		RIF Collected ARTERIAL 2016*	Proposed COLLECTOR Fees**
Single Family Detached Dwellings	51	Units	\$230,562	\$85,170
Townhomes	14	Units	\$38,724	\$14,854
Office	1,193	Sq Ft	\$5,528	\$1,891
Totals			\$274,814	\$101,915
				\$376,729

*Road Impact Fees Collected for 2016 do not include RIF fees for additions, interior finish/ build-outs, or changes-in-use. Current Road Impact Fee Schedule varies based on Date of Site Plan approval (Non-res) or Final Plat approval (Res).

**Collector Impact Fees are calculated at 50% of the increase recommended by the January, 2016 RIF Update Study.

***Proposed Impact Fee Schedule - All Major Roadways = ARTERIAL FEES (no increase) + COLLECTOR FEES (calculated at 50%).