

FY 2012-03 Autozone

<i>Annexation name:</i>	FY 2012-03 Autozone
<i>Name of petitioner:</i>	Frankie, Michael & Pamela Wilson, and Triangle Site Design
<i>Acreage and City limits:</i>	2.1 acres – non-contiguous
<i>General location:</i>	4991 Wake Forest Highway
<i>Proposed development description:</i>	6,785 sq. ft. Commercial Building valued at \$900,000
<i>Proposed public streets:</i>	0 linear feet
<i>Expected completion date:</i>	March 2012 (FY2012-12)
<i>Current total assessed tax value:</i>	\$40,162
<i>Estimated value upon completion:</i>	\$900,000
<i>Notes:</i>	This annexation area currently consists of 1 parcel and is adjacent to the previously annexed Ravenstone development. Public Works has confirmed a Utility Extension Agreement is not required for this annexation.

Zoning Analysis:

Current zoning:	RR & RS-20
Requested zoning:	CG(D) Commercial General
Fire Protection:	The Fire Department recommends a one-time debt payment to Bethesda VFD. No additional service costs as the site is within 1 mile of an existing fire station.
Police:	Estimated annual cost at build out in FY2012 , prorated based on citywide service demand: \$936
Transportation:	Estimated annual cost at build out in FY2012: \$0
Parks and Recreation:	Not applicable – no residential
Solid Waste:	Not applicable – no residential
Estimated Annual Costs at Build Out (FY12)	\$936
Estimated Annual Revenues at Build Out (FY12):	\$19,038
Net Gain / (Loss) at Build Out (FY12):	\$18,072