

## Leesville Road II FY2012-04

<i>Annexation name:</i>	FY2012-04 Leesville Road II
<i>Name of petitioner:</i>	Clyde & Sharon Sorrell, Jim Keith, Jean Keith, Ricky Chandler, John Gurley and AIS Forestry and Farming, and Horvath and Associates
<i>Acreage and City limits:</i>	63.54 acres – contiguous
<i>General location:</i>	South of Leesville Road, north and west of Andrews Chapel Road and south and east of Adventure Trail
<i>Proposed development description:</i>	<b>No additional units or structures are proposed.</b> The original scope of development has not changed: 38 Single Family Homes on 5,700 to 18,700 sq. ft. lots Average value at \$300,000
<i>Proposed public streets:</i>	0 additional linear feet
<i>Expected completion date:</i>	December 2018 (FY2018-19) for the entire project
<i>Current total assessed tax value:</i>	These additional parcels are estimated to have a tax value of \$948,614
<i>Estimated value upon completion:</i>	The added parcels are expected to be valued at \$1,495,608 at completion. The original scope of development has not changed: \$380,600,000.
<i>Notes:</i>	This annexation area currently consists of 13 small parcels and is adjacent to a previously annexed non-contiguous area entitled Leesville Road Active Adult Community. This petition includes <u>additional acreage</u> along the perimeter which allows the developer to proceed with original development scope and still meet land use criteria under the UDO. <b>The total number of units for the entire Leesville Road (Del Webb) development will not increase as a result of this annexation action.</b>

### Current Zoning Analysis:

Current zoning:	PDR 4.25
Fire Protection:	The Fire Department recommends making a debt service payment to Bethesda VFD.
Police:	Estimated annual cost at build out: \$10,699
Solid Waste:	Estimated annual cost at build out: \$0
Transportation:	Estimated annual cost at build out: \$0
Estimated Annual Costs at Build Out (FY19)	\$10,699
Estimated Annual Revenues at Build Out (FY19):	\$16,464
Net Gain/(Loss) at Build Out (FY19):	\$5,765
Notes:	<b>Costs for all General Fund city services other than those listed here were captured in the Leesville Road Active Adult Community annexation effective 9/30/11.</b>