

**To:** Hannah E. Van Nimwegen, Planner II, Planning and Development

**From:** Ian Peterson, Analyst II, Fiscal and Strategic Planning Office  
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**Date:** June 21, 2017

**Subject: Banning Lewis Ranch – Village 3  
Master Plan Amendment**

The proposed Banning Lewis Ranch – Village 3 Master Plan Amendment does not merit the City's full fiscal impact analysis. This determination is based on a review of the current and proposed land uses within the amendment and the Planning Department's recommendation of approval. The proposed land uses between versions of the plan offset each other in such a way that precludes any marginal change in service level.

In the City's standard practice of completing a fiscal impact analysis, the methodology utilized is the case study approach. Under the standard approach, a mini-budget process is undertaken in which City units are asked to estimate the 2017 City expenditures and forecast what will be incurred from 2018-2026 to provide municipal services to the development. The Fiscal and Strategic Planning Office will then prepare estimates of city revenues stemming from the proposed development.

For this proposed master plan amendment, an analysis was conducted comparing the two versions of the master plan. The proposed changes to the master plan alter the land use classification from residential high, residential low, park, and retail, to residential medium with parks and open space. Along with the change in the land use, the right of way is being narrowed. It was determined that these modifications will have offsetting fiscal impacts. In the absence of set development plans and build out schedules, there is no indication of a significant fiscal impact within the next decade.

Based on the analysis conducted by the Fiscal and Strategic Planning Office, the City will be able to provide municipal services with little or no additional expenditures on the margin. Therefore, the proposed master plan amendment does not demonstrate an adverse fiscal impact upon the general community.