

Office of the County Auditor
Auditor's Analysis

Council Bill No. 56-2020

Introduced: October 5, 2020

Auditor: Michael A. Martin

Fiscal Impact:

The fiscal impact of this legislation cannot be determined at this time.

According to the Department of Planning and Zoning (DPZ), there are 536 units that could be impacted by this legislation (see **Attachment A**). Should these units lose their exemption status, there would be a fiscal impact. **We have requested additional details on these units from DPZ.**

Purpose:

The purpose of this legislation is to amend current County Code and remove the Adequate Public Facilities Ordinance (APFO) exemption for Conditionally Exempt Residential Subdivision Plans.

Other Comments:

This legislation could delay residential subdivision plans that are currently exempt from APFO's testing requirements, which may result in deferred or lost tax revenue associated with such development. The corresponding expense, such as per pupil cost, would also be deferred.

Previously awarded allocations should not be affected, and it is unknown if developments other than Turf Valley would be impacted, according to DPZ.

Attachment A

Status of Turf Valley Development (as of September 22, 2020)*

APFO Exempt Portion of Turf Valley

Built Units	710
Recorded Unbuilt Lots	100
Units Under Construction	33
Other PB Approved	0
Total	843

Total Units in APFO Exempt Sketch Plan	1,379	S-86-013
Remaining Turf Valley Units APFO Exempt	536	

Non-APFO Exempt Portion of Turf Valley - 258 Units

Built Units	0	
Recorded Unbuilt Lots	7	SDP-20-036 - Ravenwood at Turf Valley SFA Units
Units Under Construction	0	
PB Approved	84	SDP-20-036 - Ravenwood at Turf Valley Apt Units
In Process, not PB Approved	144	P-18-004 - The Villages at Town Square
Remaining - no plans in for yet	23	Housing type TBD
Total	258	

*Information provided by DPZ