

Impact Fees Policy Update

09/29/11

Shopping Center “change of use” policy revision:

A Shopping Center is defined to be a unified development, with shared parking and access, including shopping areas, which contains at least three (3) retail establishments within a minimum of twenty-five thousand (25,000) square feet of gross floor area on a land area of at least two and one-half (2.5) acres in size. Examples of a unified development would include projects developed by a single owner, or centers approved by the city such as planned unit developments, use permits and planned service commercial permits. Free standing buildings developed as part of the shopping center will be charged at the shopping center rate, except those uses not calculated on a per square foot basis.

Any retail development not in a shopping center will be categorized as “General Retail” for the purposes of impact fee calculation, unless it is specific use type such as fast-food restaurant or bank.

Revision Data Source: Trip Generation, 8th Edition, Institute of Transportation Engineers (ITE)

ITE updated definition of variables and terms:

Land Use: 820 Shopping Center

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center provides on-site parking facilities sufficient to serve its own parking demands.

Additional data:

Shopping centers, including neighborhood centers, community centers, regional centers, and super regional centers, were surveyed for this land use. Some of these centers contained non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs, and recreational facilities. The centers ranged from 1,700 to 2.2 million square feet gross leasable area.

Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points.) These buildings are typically drive-in banks, retail stores, restaurants, or small offices.