

Annexation Study: Area #4

S 40th & Yankee Hill Rd

2007 Valuation: **\$2,395,559**

Proposed Annexation Year:	Acres in Area:
2009	167.3 acres
Total:	167.3 acres

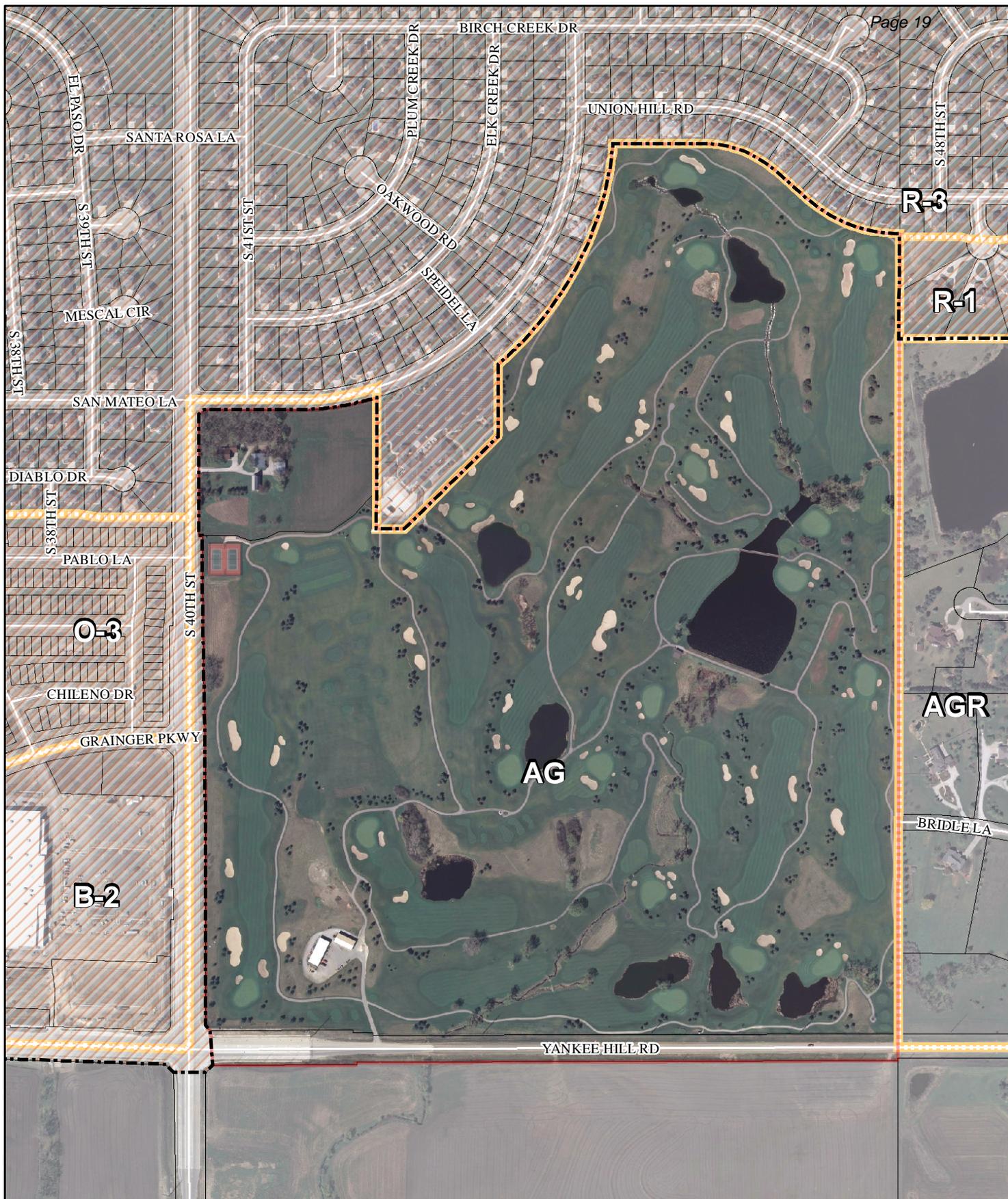
Recommendation:

Area is appropriate for annexation

General Description	Area from S. 40th to approximately S 48th Street, from Yankee Hill Rd to ½ mile north. The area is surrounded on three sides by the City limits. The single dwelling unit is on approximately 7 acres. The remaining area is in use as a golf course.			
Current Jurisdictions	Southeast Rural Fire District Norris Schools District Southern portion is in Rural Water District # 1			
Zoning	AG Agricultural	Surrounding Zoning	North East South West	R-3 Residential R-1 Residential, AGR Agricultural Residential AG B-2 Business, O-3 Office, R-4
Utilities	Wastewater	Initial O&M \$0	Future O&M \$41,000	Capital Costs \$0
	Water	\$0	\$55,200	\$0
	Future development of the area would mean an increase in operation and maintenance costs. Future development would generate impact and user fees.			
Roads	Initial O&M \$1,800	Future O&M \$109,000		
	No initial costs for road improvements however, future development could generate capital, operations, and maintenance costs. Future development would generate impact fees.			
Estimated Revenue	Total Revenue Year 1:		Total Revenue Year 2:	
	(\$7,927)		\$7,074	

Other Comments:

Any future development of this area as residential may require street tree maintenance at a cost of about \$2000 per year. Future trail planned along Yankee Hill Rd.



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Total Area: 167.3 Acres

-  Existing City Limits
-  Annexation Study Area Boundary
-  Zoning District Boundary

