

Summary

The approximately 7.1 years of single family sales will allow time for the Pebble Creek Development Corporation to assess the potential market for clustered or attached single family or multi-family dwelling units. The dwelling types could include garden apartment, townhouse, patio house, and 0 lot line unit types. The potential exists to use other portions of the site to test different attached single family or multi-family development types. If the test sites are successful and market trends justify additional multi-family units, Parcel 2, south of Mountain Creek, and Parcels 5, 6, 7, and 8 should be developed as multi-family. If the trends do not justify such a use, single family homes could be proposed. However, if less dense dwelling unit types are used, the total development yield will decrease.

Fiscal Impact

The following tables indicate the fiscal impact of the Pebble Creek PUD proposal on both the revenues and the costs to the County. A significant deficit exists in the school budget, due to the residential program at Pebble Creek based on existing assessment and tax rates. However, this deficit is considerably less than that which would occur should Pebble Creek build out according to the permitted yield under existing zoning or as a completely single family detached project.