

Annexation Project Narrative

The subject property is approximately 19.35 +/- acres located at the southeast quadrant of Pinebrook road and Curry Lane. The property is located within the Pinebrook Road Neighborhood of the JPA/ILSBA (Area No. 6) as identified in the Comprehensive Plan, which identifies areas for annexation by the City.

The subject property is contiguous to the City's municipal boundaries and can be adequately served by City services.

The anticipated development of the subject property is residential multi-family in the range of nine (9) to thirteen (13) units per acre, and concurrent Comprehensive Plan Amendment and Rezone Applications have been filed toward that end. At the time of development the property will generate revenues to the City by way of Impact Fees, Utility Connection Fees, Ad Valorem taxes, Water and Sewer Fees, Utility Service Taxes, Communication Service Taxes, Franchise Fees, Insurance Premium Fees, Sales Tax, Fuel Tax, and other License and Permitting Fees, thereby assuring the financial feasibility of the annexation.