



Division of Permitting and Development Review

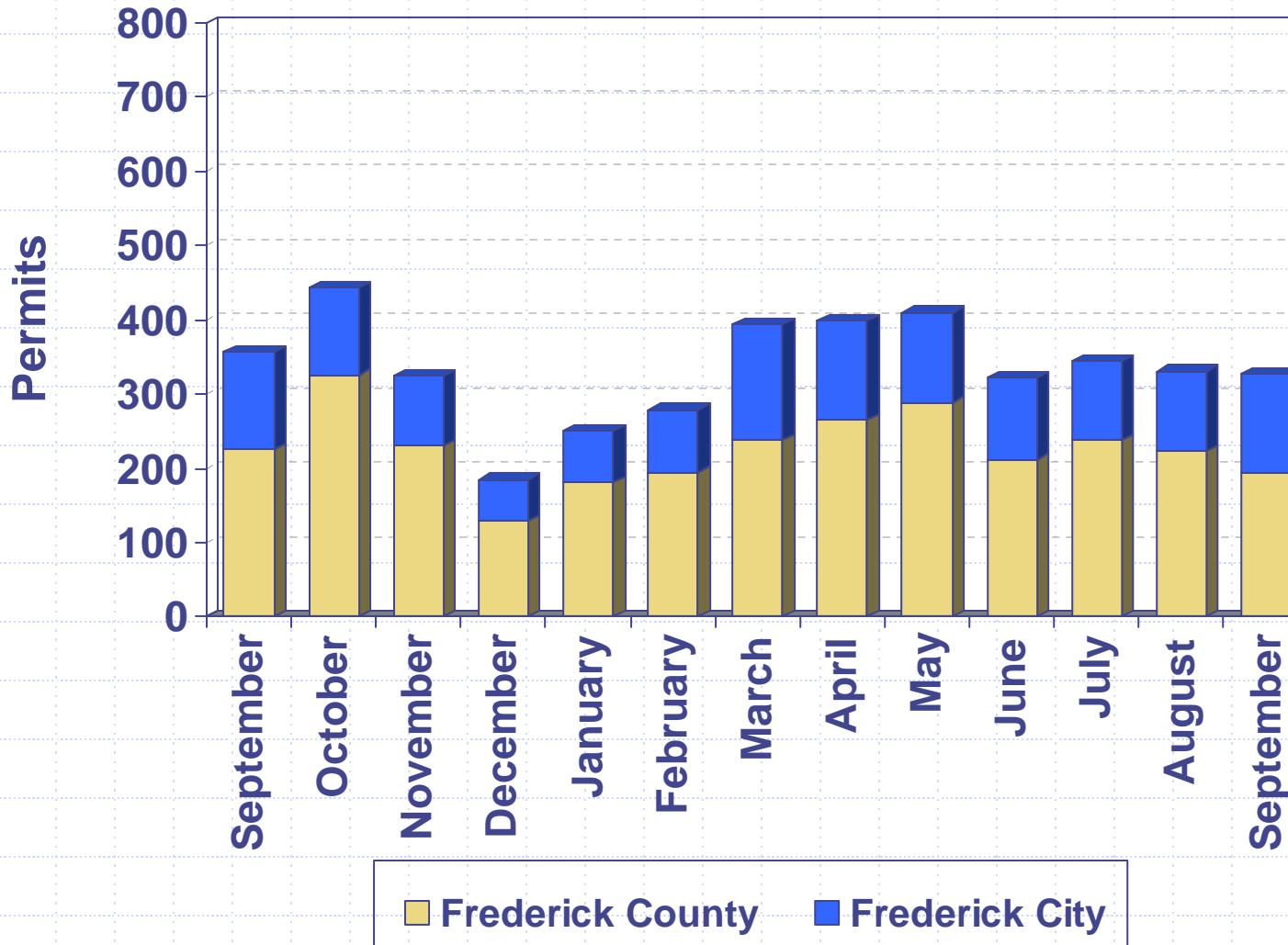


- November 6, 2008
- Director's Development Data/Project
Presentation to the County Commissioners



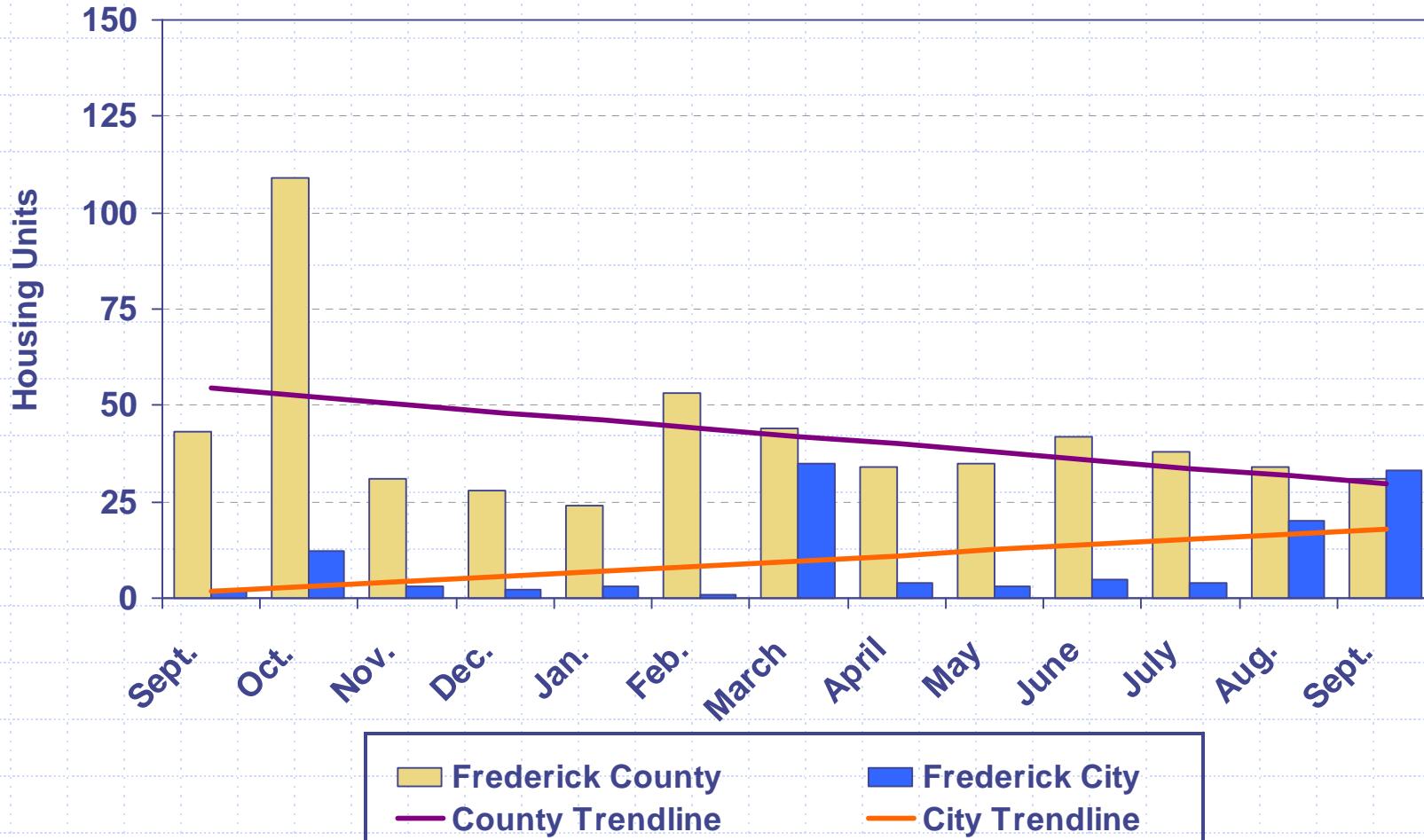
Building Permits Issued

2007 - 2008



Housing Unit Construction 2007 - 2008

Housing units based on issued permits



12 Month Total (October 2007 – September 2008): 628 units

Housing Unit Construction

Comparison of Current Month and YTD Units

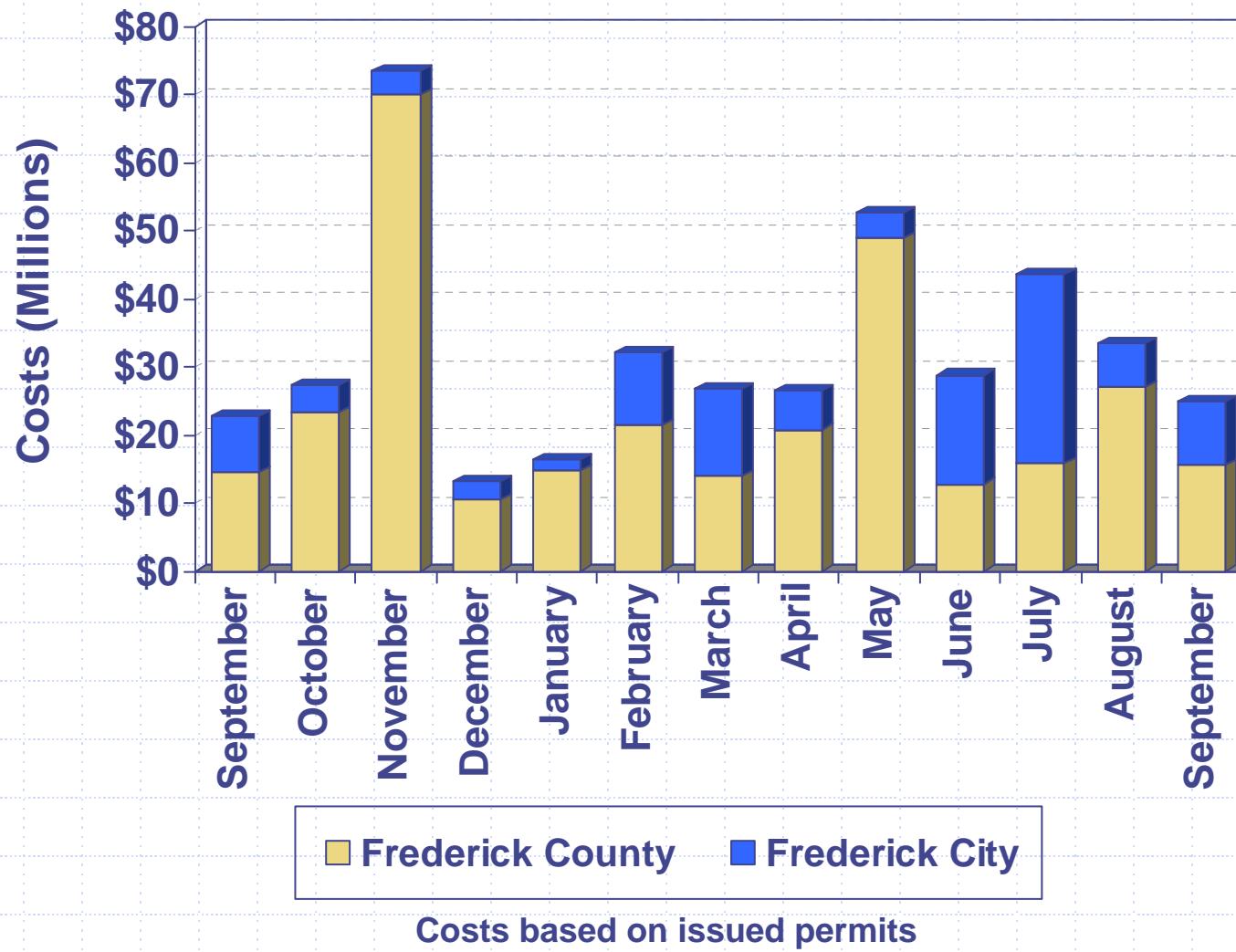
Current Month – September 2008

Year	County	City	Total
2008	31	33	64
2007	43	2	45
2006	82	17	99
2005	127	15	142
2004	93	26	119
5 Year Avg.	75	19	94

YTD – September 2008

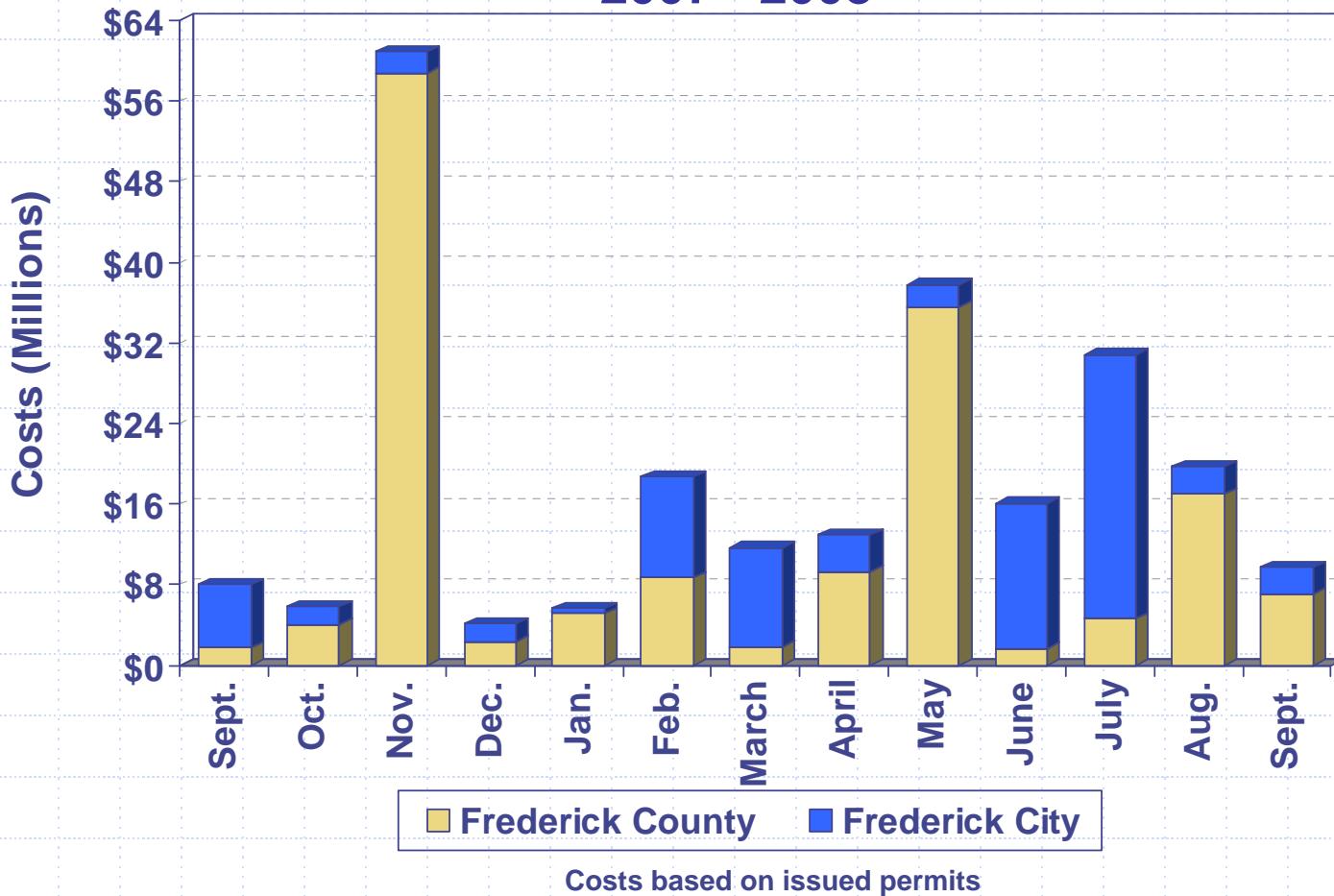
Year	County	City	Total
2008	335	108	443
2007	621	248	869
2006	720	283	1,003
2005	1,267	567	1,834
2004	829	385	1,214
5 Year Avg.	754	318	1,073

Construction Costs 2007 - 2008



Commercial Construction Costs

2007 - 2008



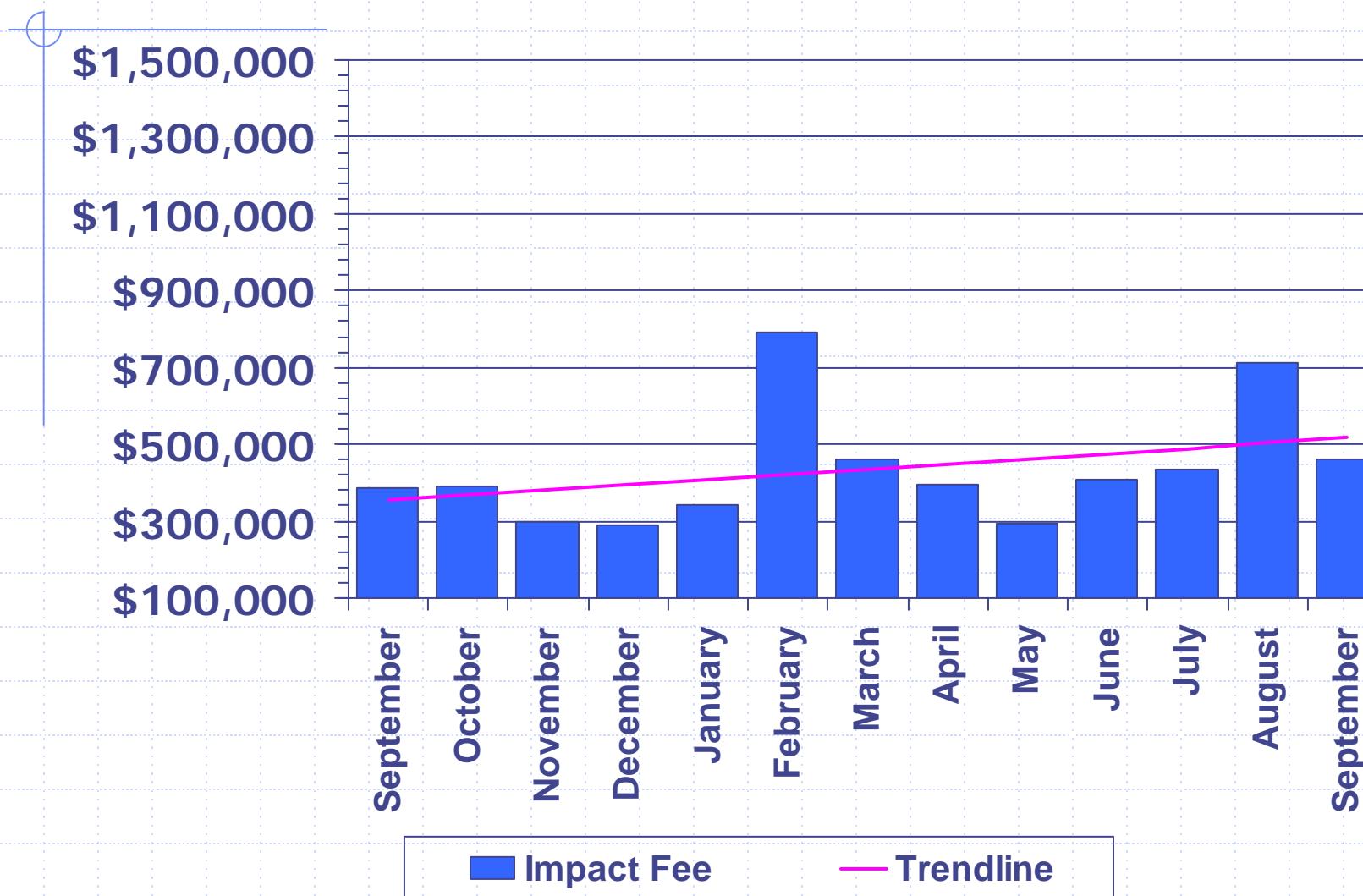
Cost per month:

- Nov. 2007 Co. – New Design Road Treatment Plant (\$51M)
- Feb. 2008 City – Charles River Labs Alteration (\$8.2M)
- March 2008 City – Riverside Corporation (\$6M)
- May 2008 Co. – Mount Saint Mary's University building alterations (\$24M)
- June 2008 City – West Frederick Middle School new construction (\$13.9M)
- July 2008 City – Frederick Community College classrooms/student center (\$18M)
- Aug. 2008 Co. – Ben's Branch Pumping Station (\$4.4M) & Shockley Honda addition (\$4M)

Excise Tax 2007 - 2008



Impact Fee 2007 - 2008

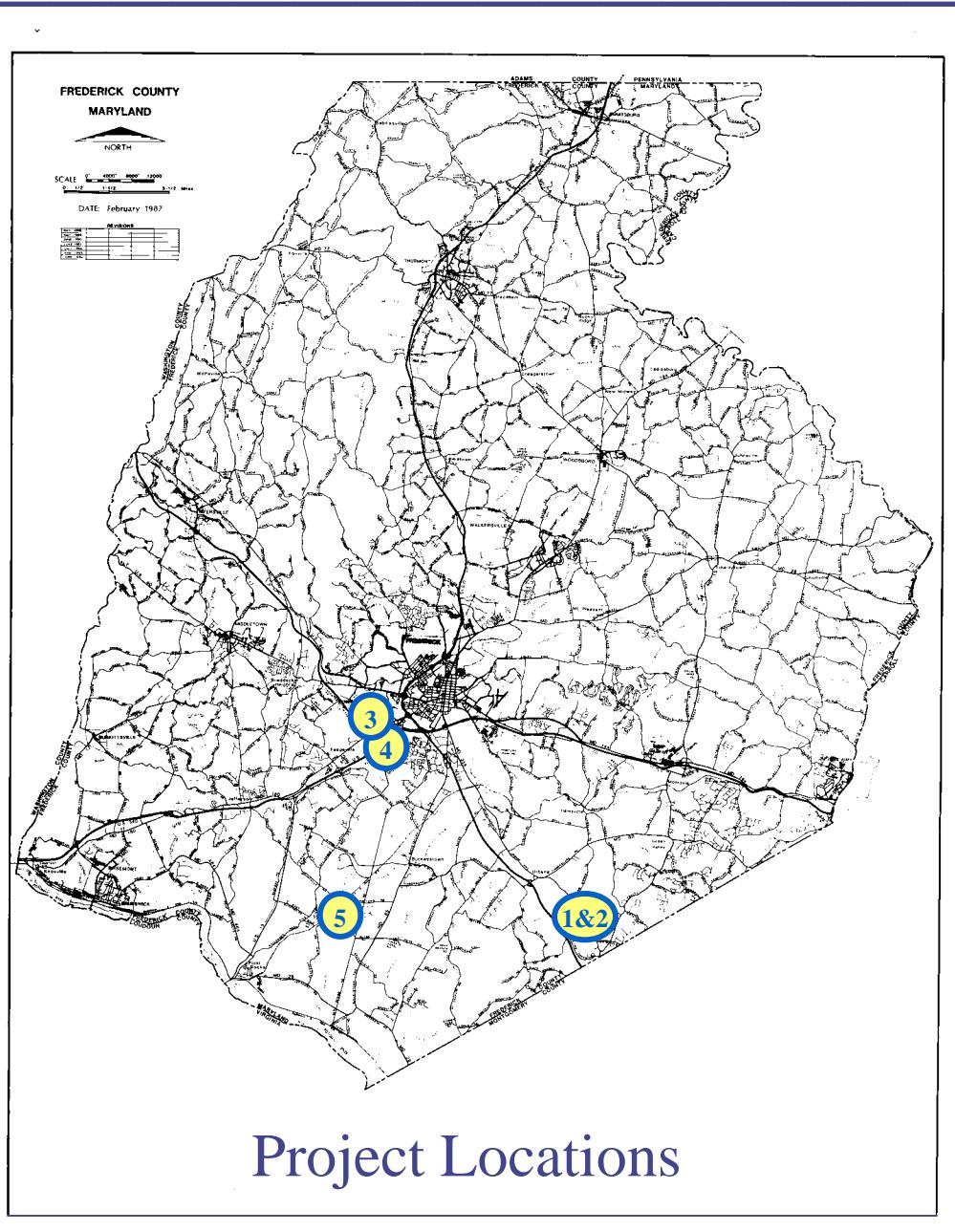


LIST OF PROJECTS

(expected to be presented
at upcoming FcPc meeting)

County Projects

1. Frederick Preserve Lot 1
2. Frederick Preserve Lot 2
3. Creative Landscapes
by Gregory
4. Design of the Times
5. Carroll Manor Fire Company
Property





County Projects

Frederick Preserve Lot 1

- Request: Site Plan Approval
- Location: Dr. Perry Rd., north of Rt. 270
- Total Use: One 22,500 sq. ft. building for contractor office and storage space
- Zoned: LI & Industrial Use
- Applicant: DIW Group
- Engineer: Harris, Smariga & Associates, Inc.



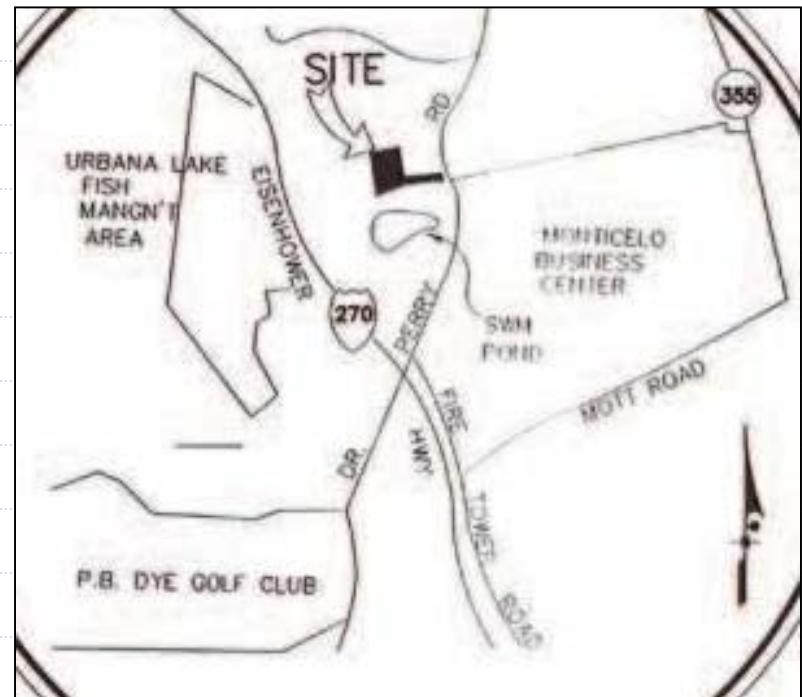
Frederick Preserve Lot 1



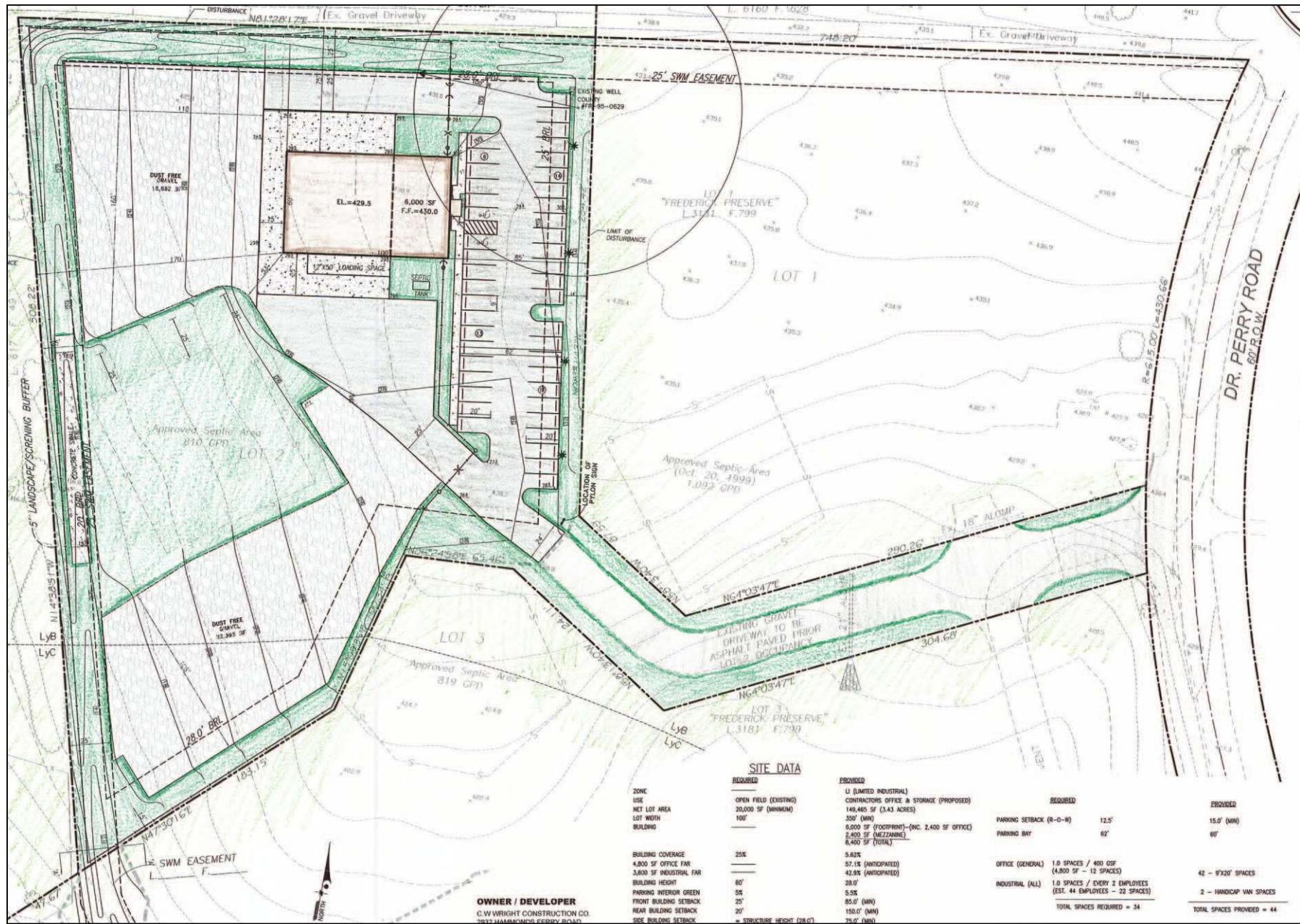
Harris, Smariga & Associates, Inc.
Planners/Engineers/Surveyors
125 South Carroll Street, Suite 100, Frederick, MD 21701

Frederick Preserve Lot 2

- Request: Site Plan Approval
- Location: Dr. Perry Rd., north of Rt. 270
- Total Use: One 8,400 sq ft. building for contractor office and storage space
- Zoned: LI & Industrial Use
- Applicant: C.W. Wright
- Engineer: J.B.A. Engineering

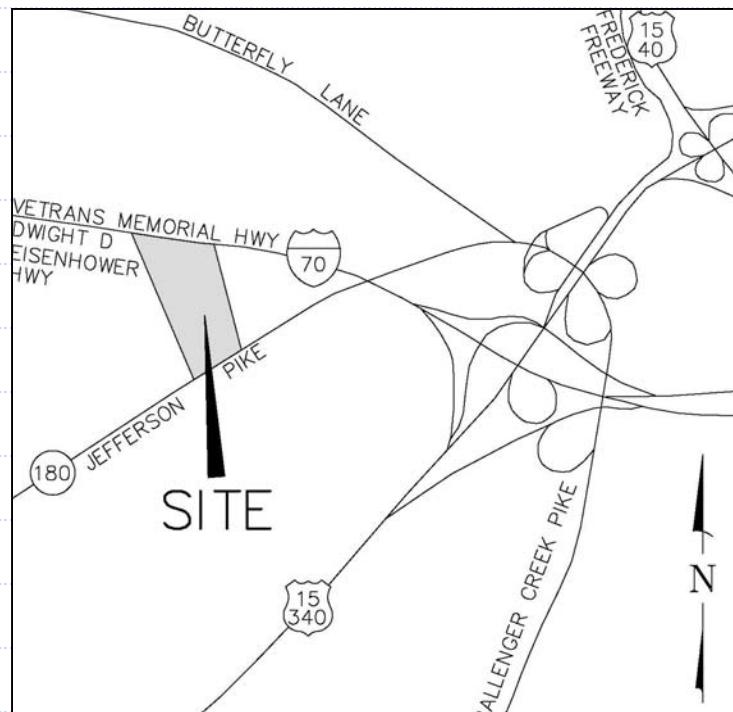


Frederick Preserve Lot 2



Creative Landscapes by Gregory

- Request: Site Plan Approval
- Location: North side of Rt. 180, West of Butterfly Lane
- Total Use: Addition of one 4,800 sq. ft. building to existing wholesale landscaping operation
- Zoned: AG
- Applicant: Creative Landscapes by Gregory
- Engineer: Harris, Smariga & Associates, Inc.

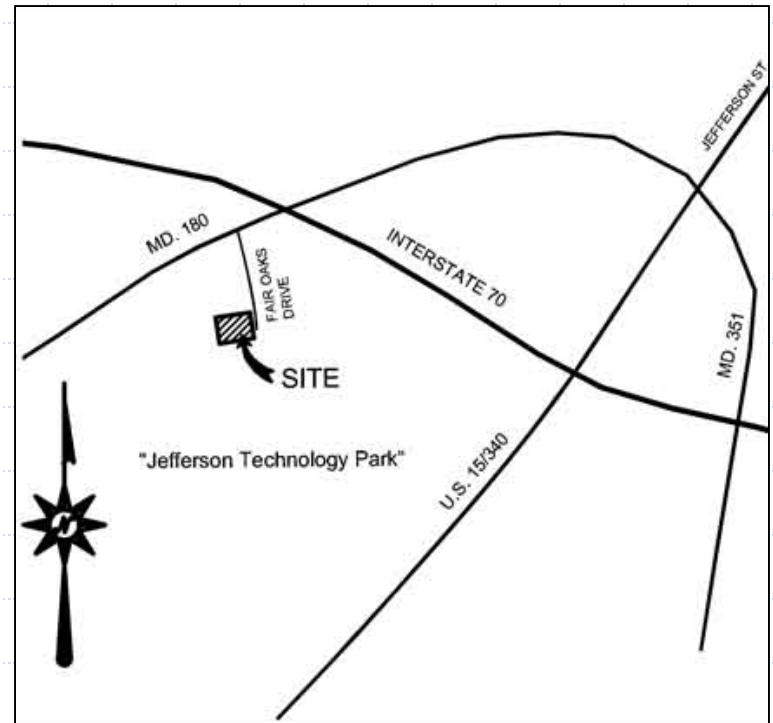


Creative Landscapes by Gregory

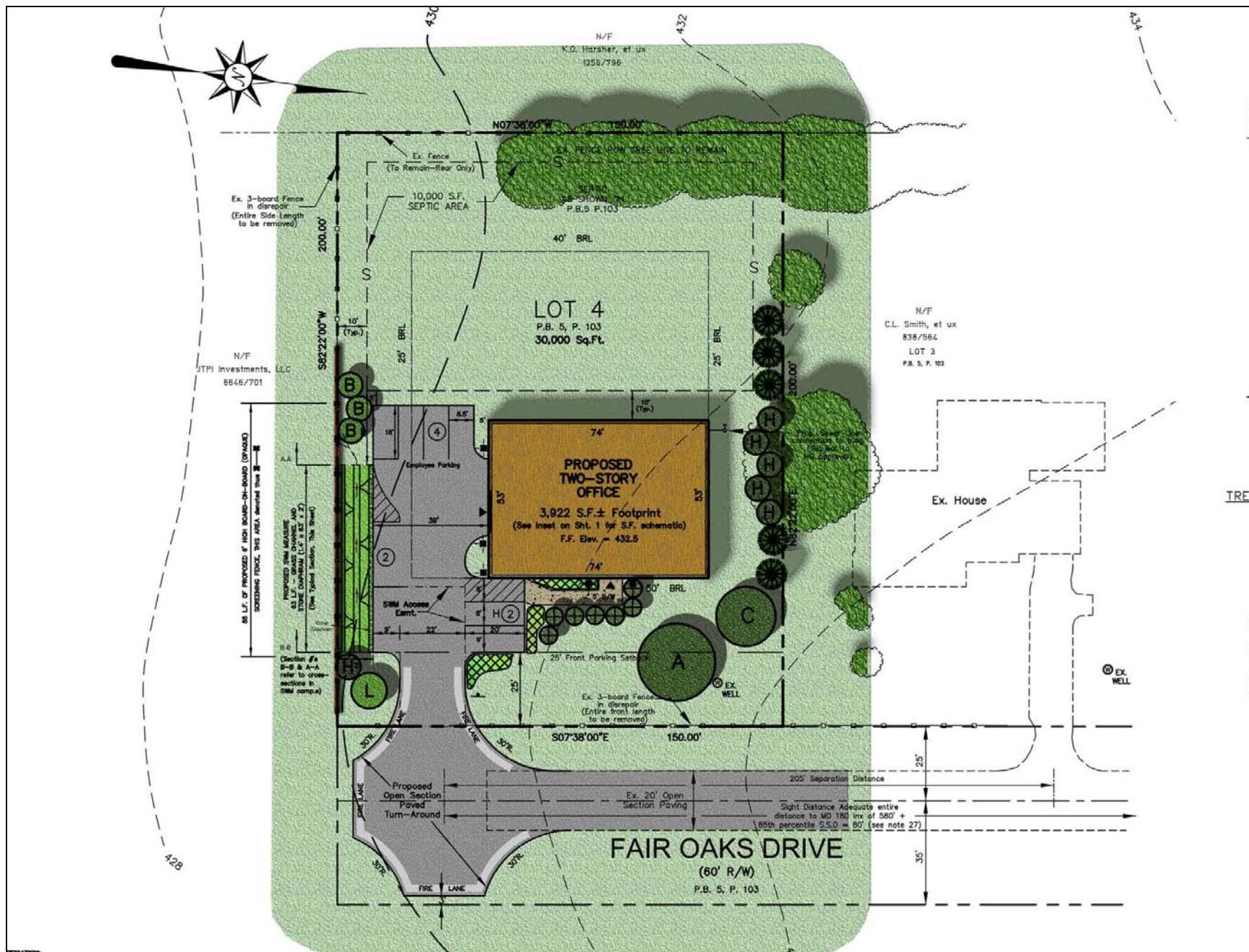


Design of the Times

- Request: Site Plan Approval
- Location: Terminus of Fair Oaks Dr.
- Total Use: One 3,922 sq. ft. office building
- Zoned: ORI
- Applicant: Custom Structures, Inc.
- Engineer: Lingg Properties Consulting

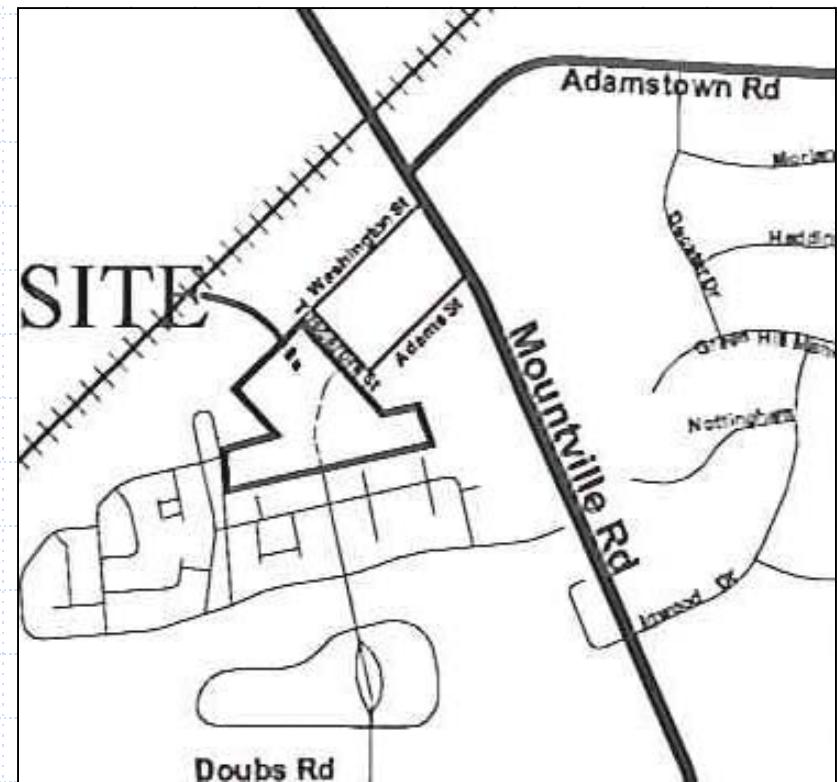


Design of the Times

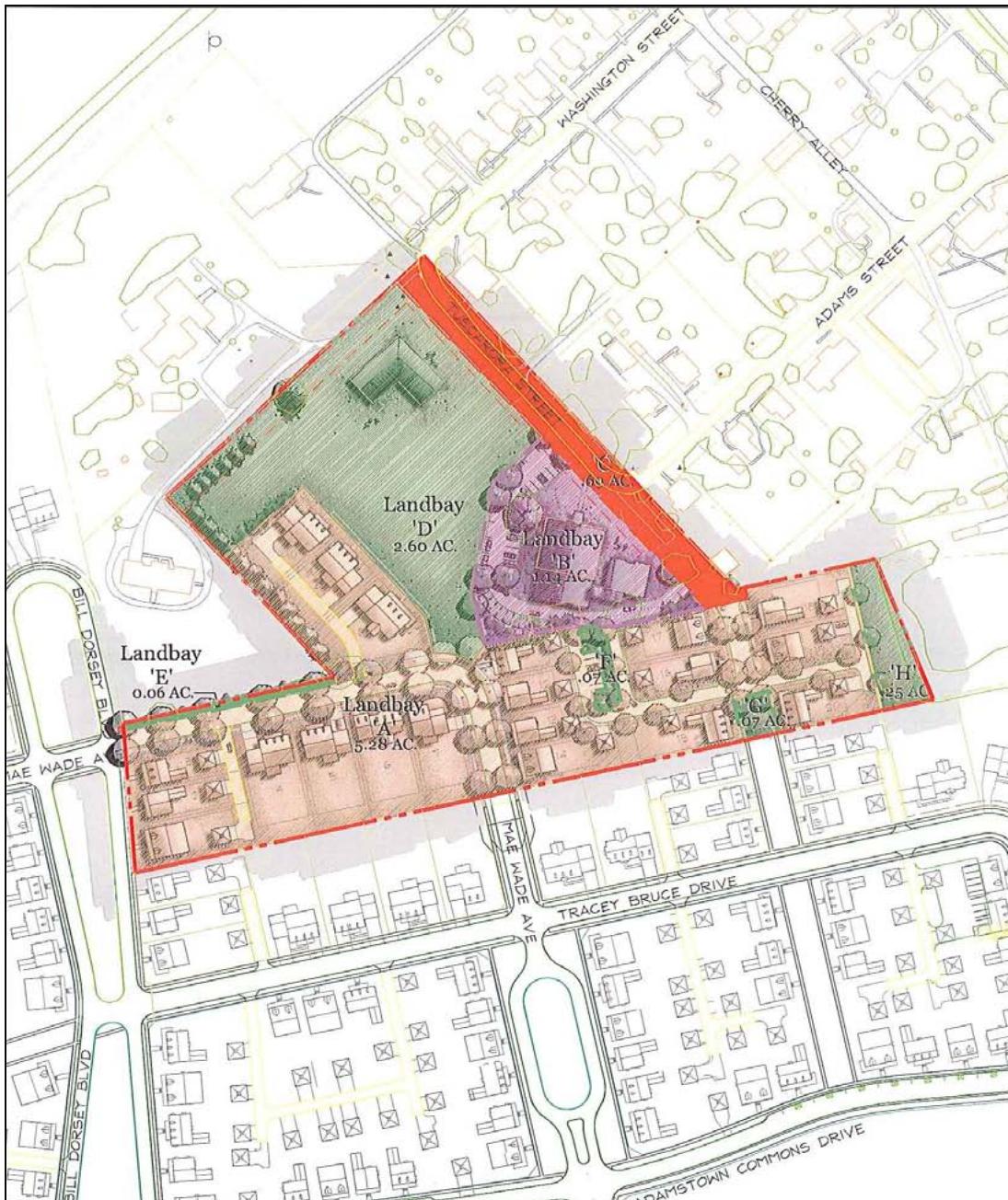


Carroll Manor Fire Company Property

- Request: Phase II (Land Use & Density) Plan Approval
- Location: Terminus of Washington & Adams Streets in Adamstown
- Total Use: 25 single family and 25 multi-family homes
- Zoned: PUD
- Applicant: Carroll Manor Fire Company
- Engineer: Rodgers Consulting



Carroll Manor Fire Company Property



Land Use Summary:

Landbay	Use	Acres	Percent
Residential Areas			
A	Single Family	± 5.28	52%
B	Multifamily / Interfaith	± 1.14	11%
ROW Areas			
C	Tuscarora ROW	± 0.69	7%
Open Space Areas			
D	Community Amenity	± 2.6	
E	Community Amenity	± 0.06	
F	Community Amenity	± 0.07	
G	Community Amenity	± 0.07	
H	Community Amenity	± 0.25	
Open Space Sub-Total			30%
Grand Total			± 10.16

Development Summary:

Gross Property Area 10.16 Ac

Max density allowed 5 du/ ac of Total Gross Area 50 units

Unit Summary:

	Low	High
Single Family	20 - 25	
Multifamily Units	25 - 30	

Maximum yield will not exceed 50 total units

Phasing Narrative:

Anticipated 2 construction phases over a 2 - 3 year period with initial occupancy projected to occur in 2011-2013.

Justification for Phase II:

-Phase I completed and signed Ordinance No. 06-41-437 Rezoning Application

THE EFFECTIVE DATE OF THIS ORDINANCE IS NOVEMBER 30, 2006

ORDINANCE NO. 06-41-437

OPINION, FINDINGS AND ORDINANCE

THE BOARD OF COUNTY COMMISSIONERS
OF
FREDERICK COUNTY, MARYLAND

RE: APPLICATION OF CARROLL MANOR FIRE CO., INC.

REZONING CASE NO. R-06-05

The undersigned hereby certify that this Ordinance was approved and adopted on the 30th day of November, 2006.

BOARD OF COUNTY COMMISSIONERS
OF FREDERICK COUNTY, MARYLAND

By: Michael L. Cady, Vice President

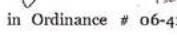


Michael L. Cady

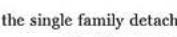
Attest: 

Douglas D. Brown

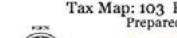
County Manager

Attest: 

John H. Gardner

Attest: 

Robert L. Lovell, Jr.

Attest: 

Douglas D. Brown

Attest: 

John H. Gardner

Attest: 

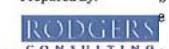
Robert L. Lovell, Jr.

Conditions as outlined in Ordinance # 06-41-437, dated November 30, 2006:

- As an infill project, the single family detached dwellings

Election District: 1

Tax Map: 103 Parcel: 822, 9

Prepared By: 

Carroll Manor Fire Co.
P.O. Box 7
Adamstown, MD
21710



Carroll Manor Fire Company Property



PROPOSED NORTH ELEVATION

CE-1

—13 AUGUST 2008—
IN COOPERATION WITH:
CARROLL MANOR FIRE CO.,
ADAMSTOWN, MD 21701



FPC Sheet 6 of 7

ADAMSTOWN SCHOOL

INTERFAITH HOUSING ALLIANCE, INC. 731 North Market St., Frederick Maryland 21701

Carroll Manor Fire Company Property



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

CE-2



FcPc Sheet 7 of 7

ADAMSTOWN SCHOOL
Proposed Renovations and Additions to
INTERFAITH HOUSING ALLIANCE, INC. 731 North Market St., Frederick Maryland 21701

—13 AUGUST 2008—
IN COOPERATION WITH:
CARROLL MANOR FIRE CO.
ADAMSTOWN, MD 21710