

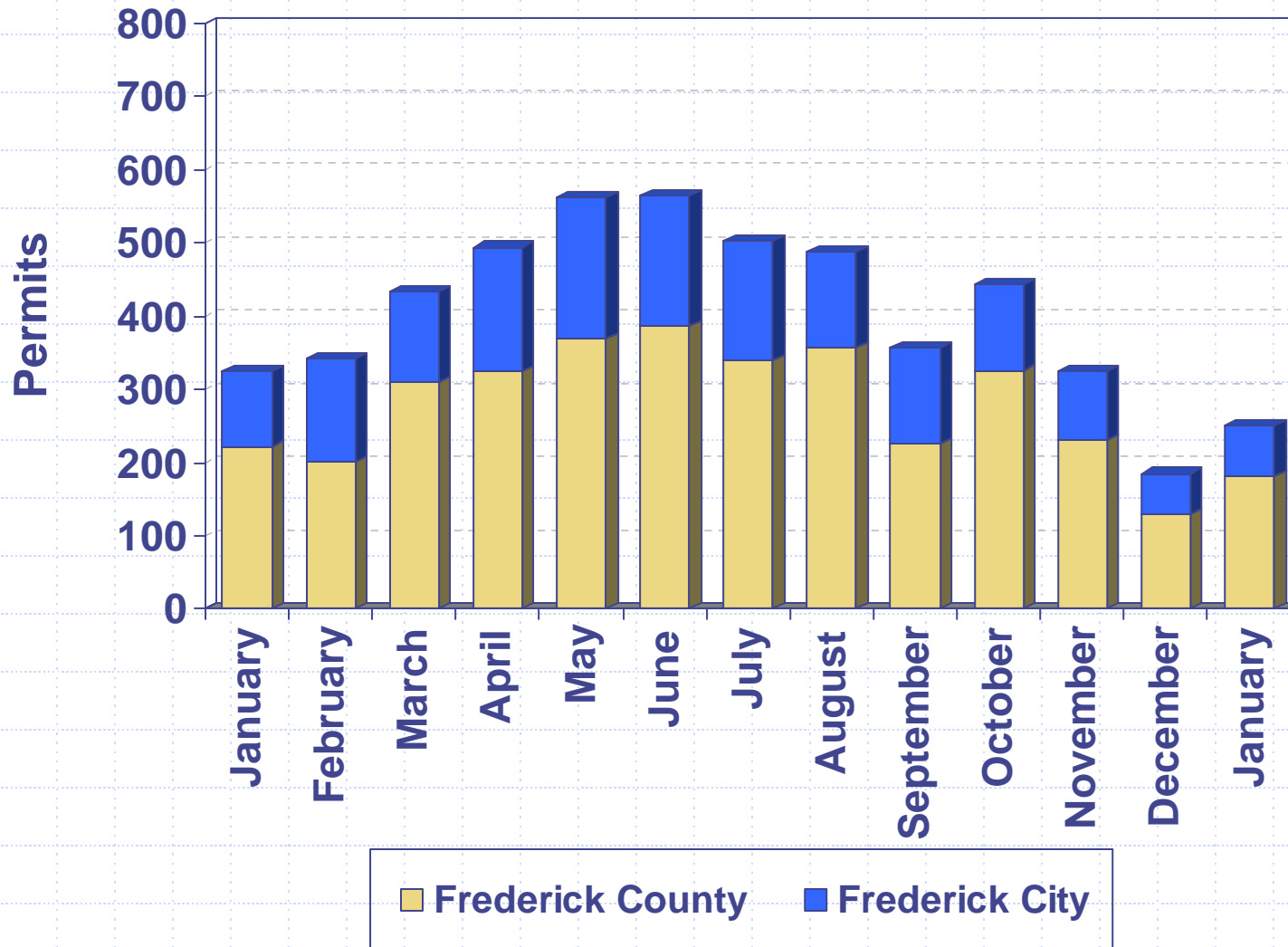


# Division of Permitting and Development Review

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

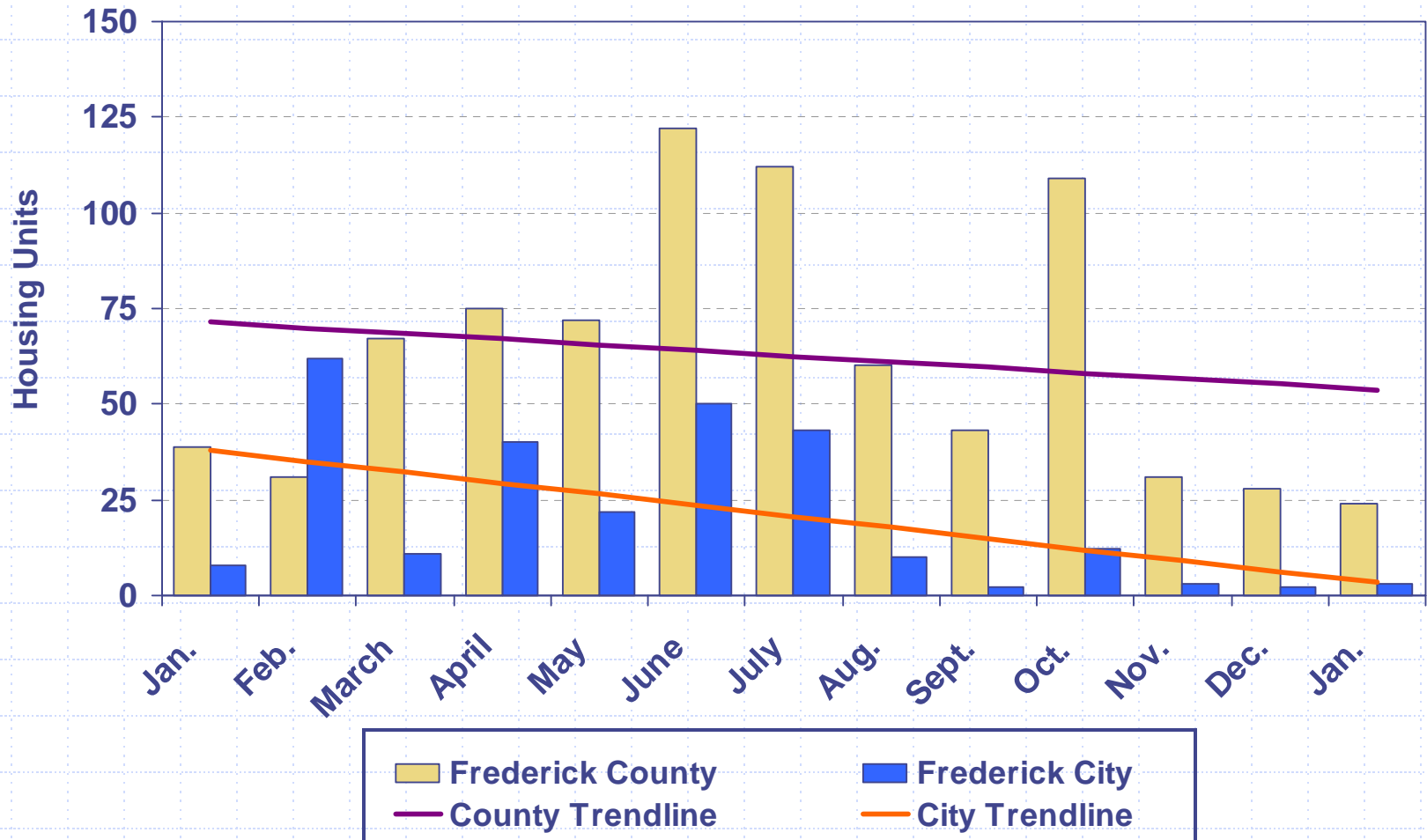


# Building Permits Issued 2007 - 2008



# Housing Unit Construction 2007 - 2008

Housing units based on issued permits



12 Month Total (February 2007 – January 2008): 1,034 units

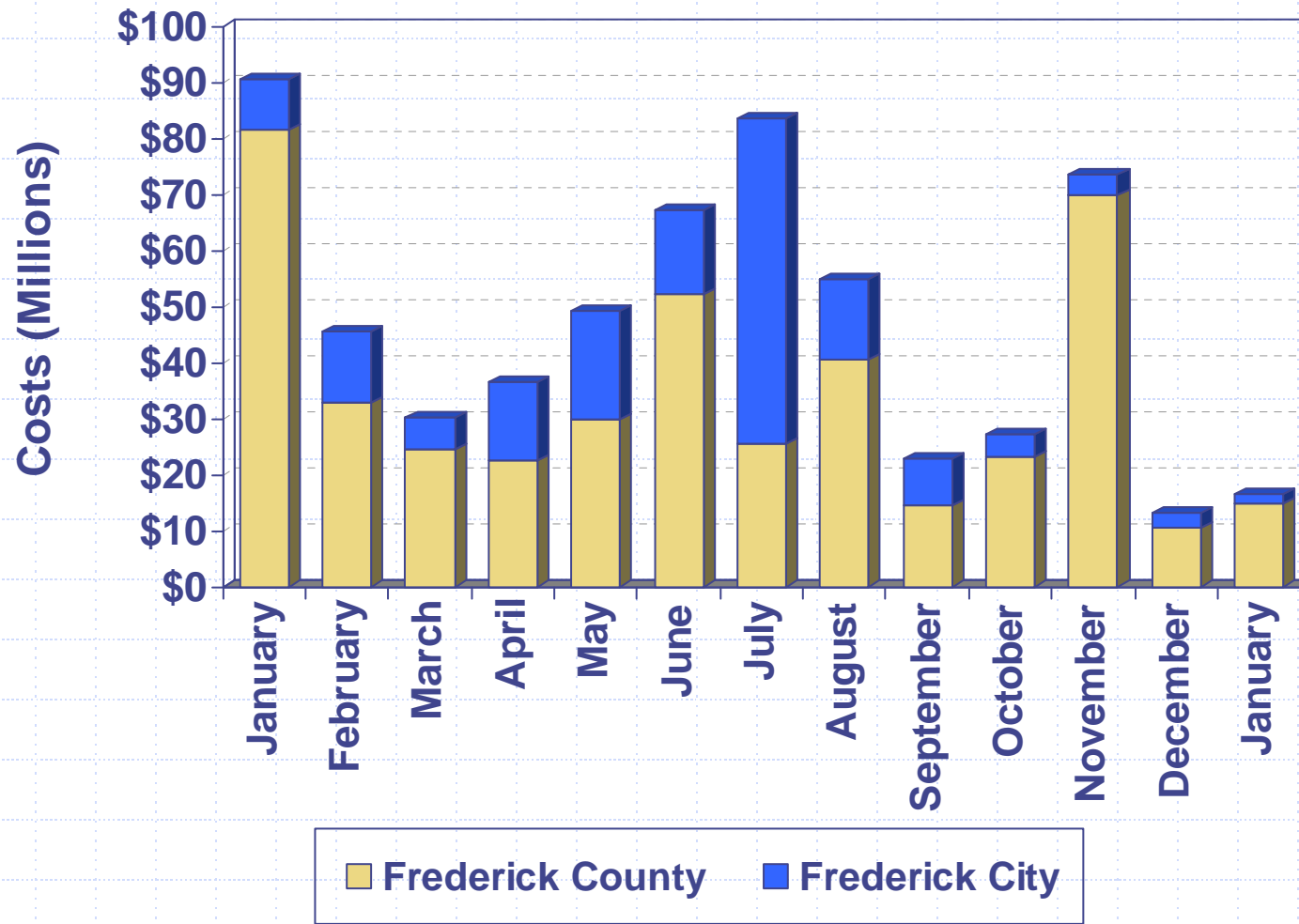
# Housing Unit Construction

## Comparison of Current Month and YTD Units

Current Month – January			
Year	County	City	Total
2008	24	3	27
2007	39	8	47
2006	91	71	162
2005	56	28	84
2004	84	34	118
5 Year Avg.	59	29	88

YTD – January			
Year	County	City	Total
2008	24	3	27
2007	39	8	47
2006	91	71	162
2005	56	28	84
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5 Year Avg.	59	29	88

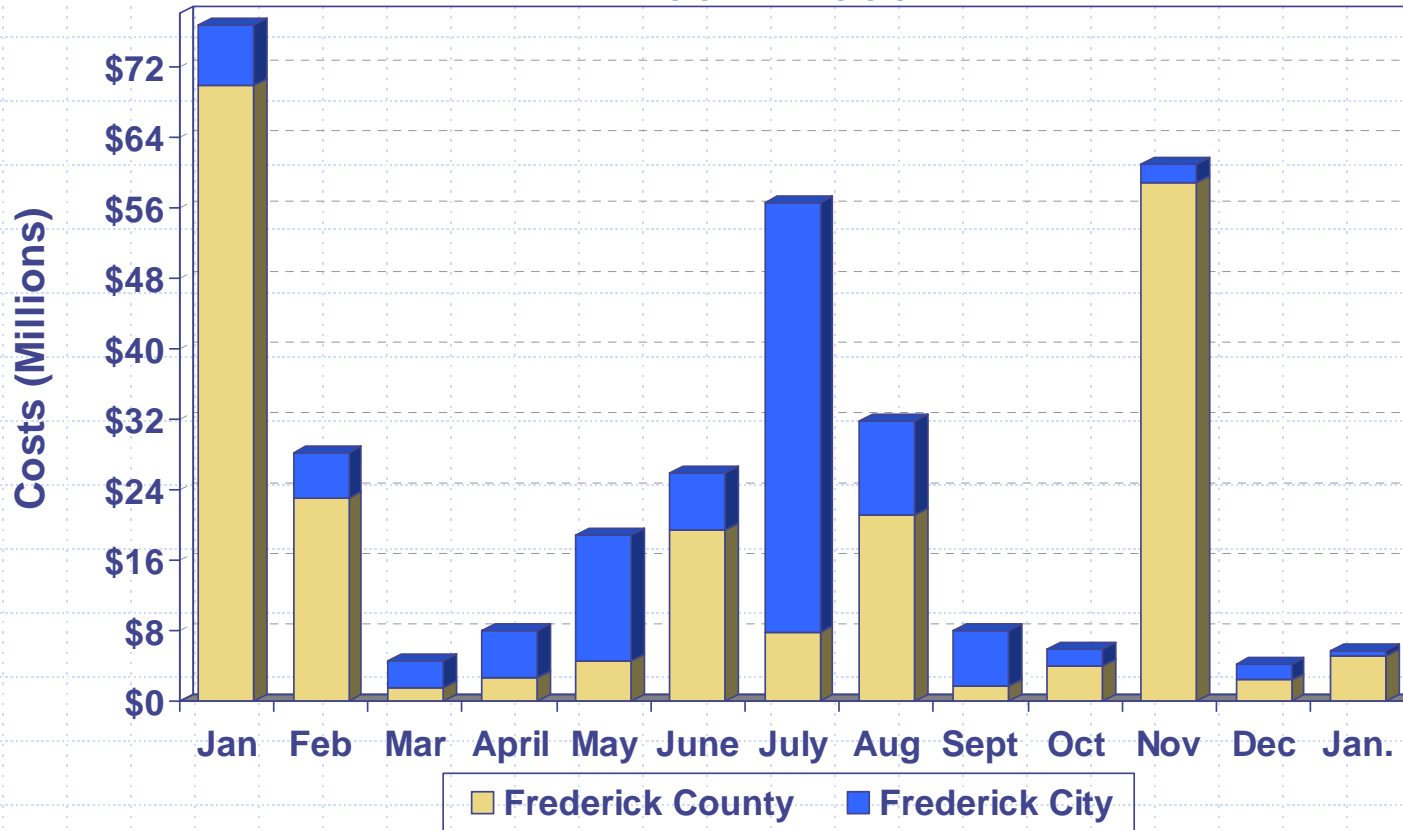
# Construction Costs 2007 - 2008



Costs based on issued permits

# Commercial Construction Costs

2007 - 2008



Costs based on issued permits

## Cost per month:

Jan. 2007 Co. – Oakdale High School (\$58M)

Feb. 2007 Co. – Mount St. Mary's University (\$9.5M) and Conley Farm Corporate Center Shell (\$4M)

May 2007 City – BP Solar Alteration (\$12M)

June 2007 Co. – Wellington I, LLC Foundation & Core (\$6.7M) & Old Chapel Corporation Core Buildings (\$6.4M)

July 2007 City – Medimmune Inc. Alteration (\$47.9M)

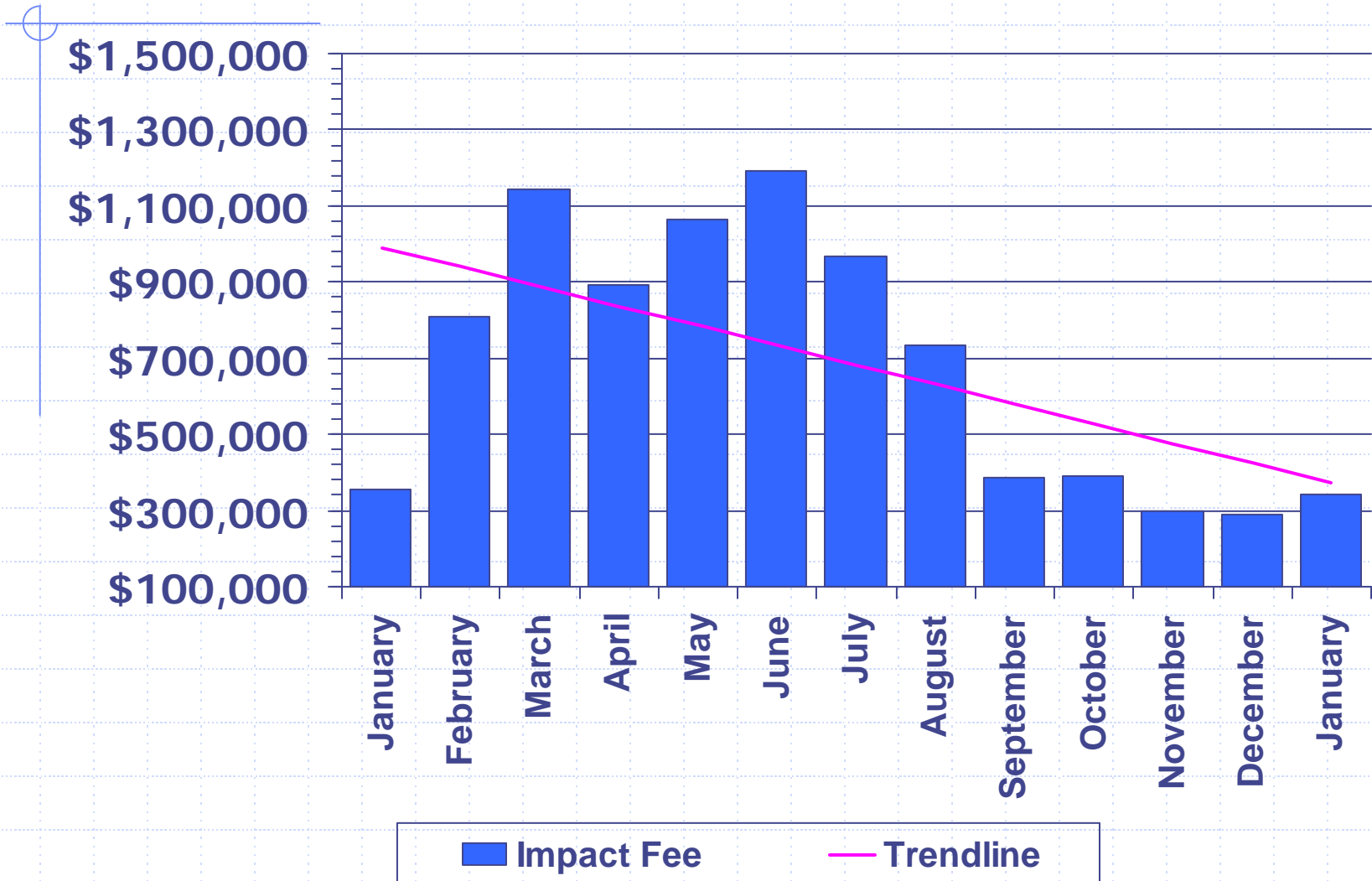
Aug. 2007 Co. - County Transfer Station (\$13M); City - BP Solar Alter. (\$9M)

Nov. 2007 Co. – New Design Road Treatment Plant (\$51M)

# Excise Tax 2007 - 2008



# Impact Fee 2007 - 2008



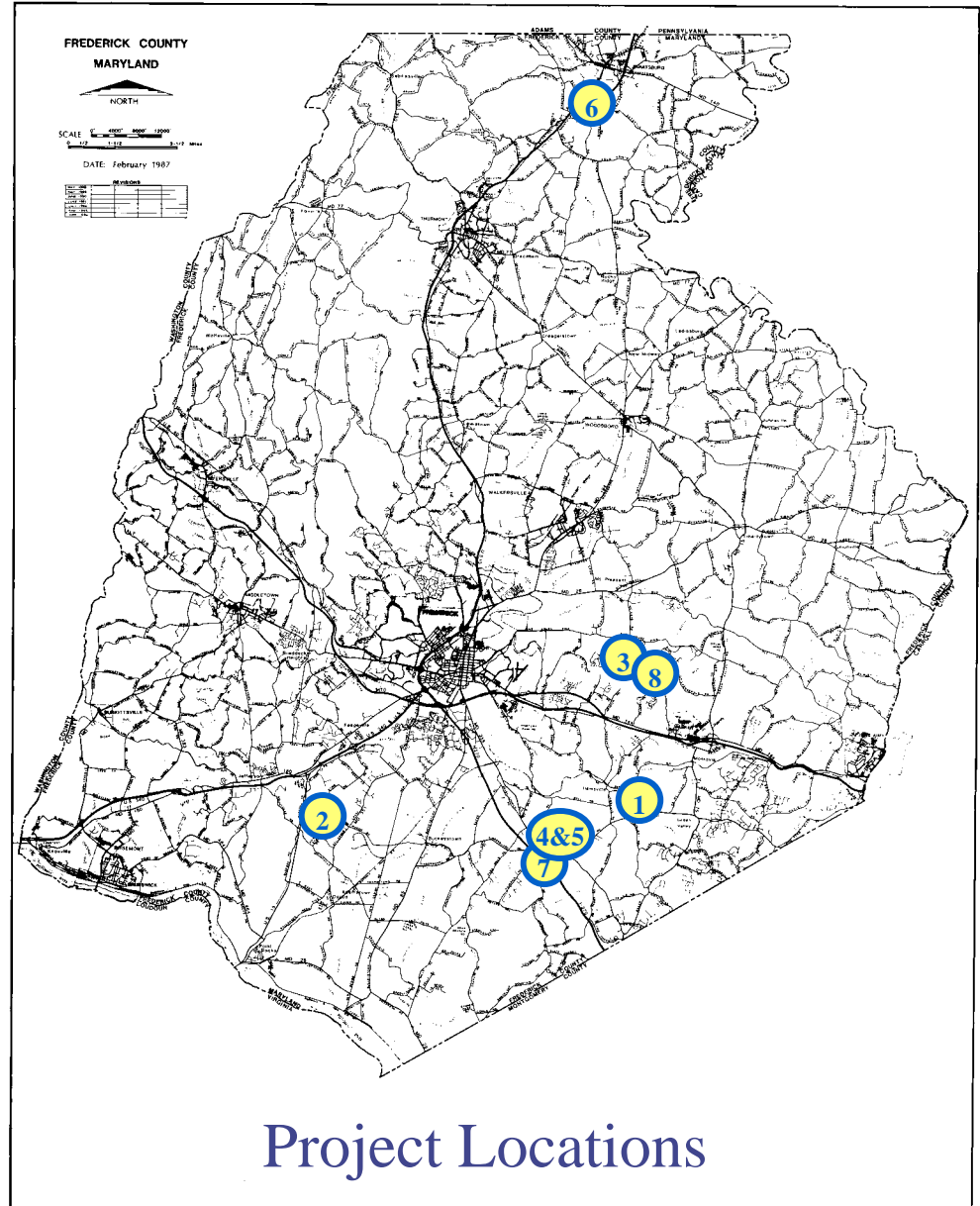


# LIST OF PROJECTS

(expected to be presented  
at upcoming FcPc meeting)

## County Projects

1. The Country Inn at Seth's Folly
2. Stanford Industrial Park,  
Section 2, Lots 25 & 26
3. Woodridge IV, Lake Linganore PUD
4. Village Commons, Patel - North
5. Village Commons, Patel - South
6. Northern Maryland Self Storage
7. Greenbriar Kennels
8. Eaglehead-on-the-Lakes PUD:  
Heritage Ridge and Town Center  
Commercial APFO

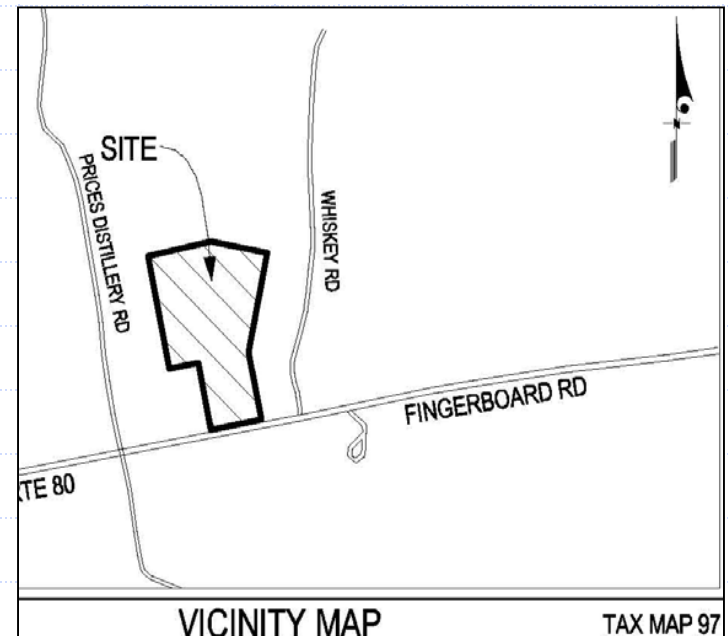




# County Projects

# The Country Inn at Seth's Folly

- ❑ Request: Site Plan Approval
- ❑ Location: Northwest of the Fingerboard Road and Whiskey Road intersection
- ❑ Total Use: Conversion of existing home & accessory structures to a Country Inn  
15,690 total sq. ft.: house – 10,370 sq. ft. (includes 5,930 sq. ft. addition)  
patio – 1,420 sq. ft. & barn – 3,900 sq. ft.
- ❑ Zoned: Agricultural
- ❑ Applicant: S. Ronald Furman, American National Properties, Inc.
- ❑ Engineer: Loiederman Soltesz Associates, Inc.

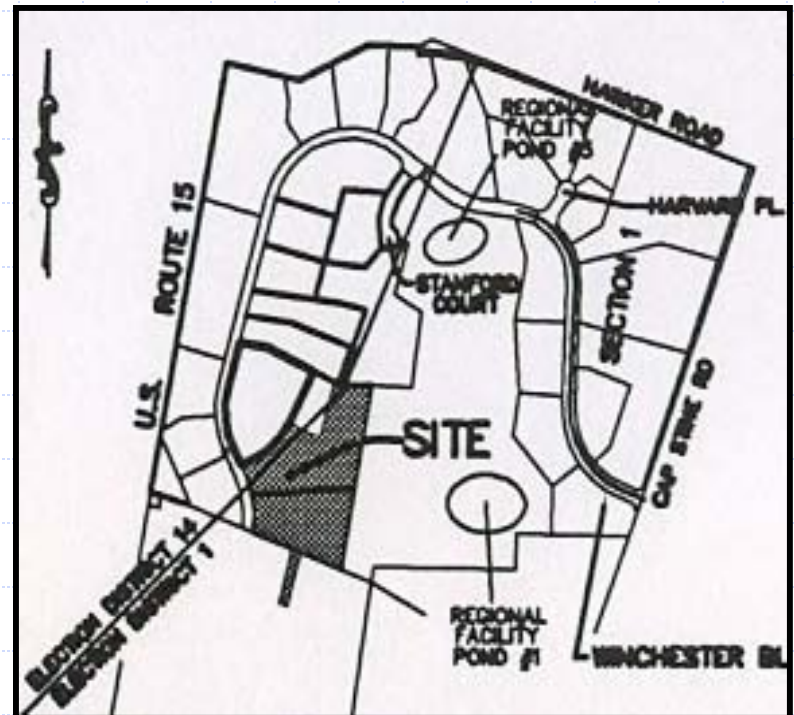


## The Country Inn at Seth's Folly



# Stanford Industrial Park, Section 2, Lots 25 & 26

- ❑ Request: Site Plan Approval
- ❑ Location: East side of Winchester Blvd., North of Cornell Place
- ❑ Total Use: 104,500 sq. ft. office/warehouse building
- ❑ Zoned: Limited Industrial
- ❑ Applicant: Stanford Limited Partnership
- ❑ Engineer: Harris, Smariga & Associates, Inc.



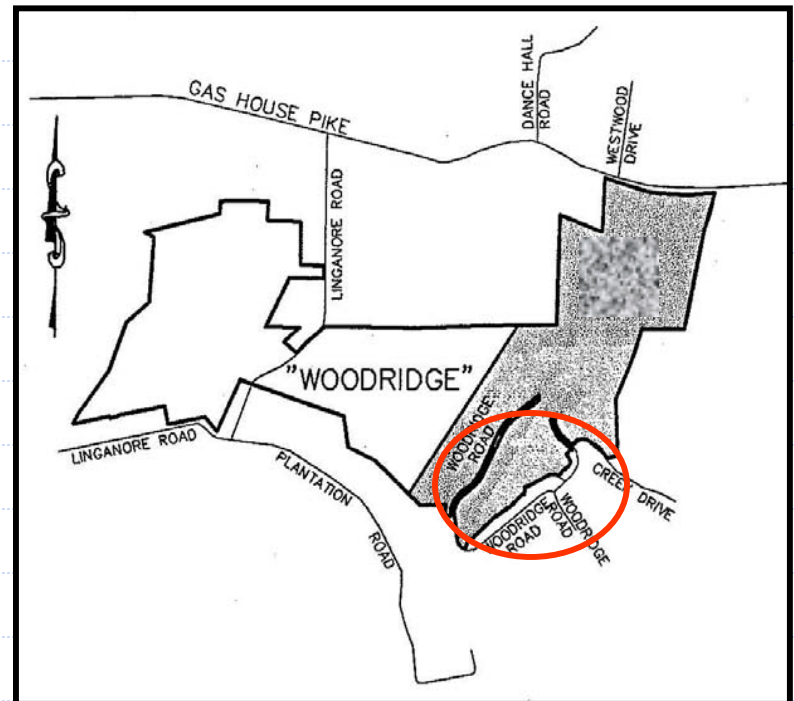


[illegible]



# Woodridge IV, Lake Linganore PUD

- ❑ Request: Combined Preliminary/Site Plan Approval
- ❑ Location: North of the current terminus of Woodridge Road  
(Southeast portion of Woodridge/Westridge section)
- ❑ Total Use: 84 single-family lots on 44 acres
- ❑ Zoned: PUD
- ❑ Applicant: Land Stewards LC
- ❑ Engineer: Harris, Smariga & Associates, Inc.



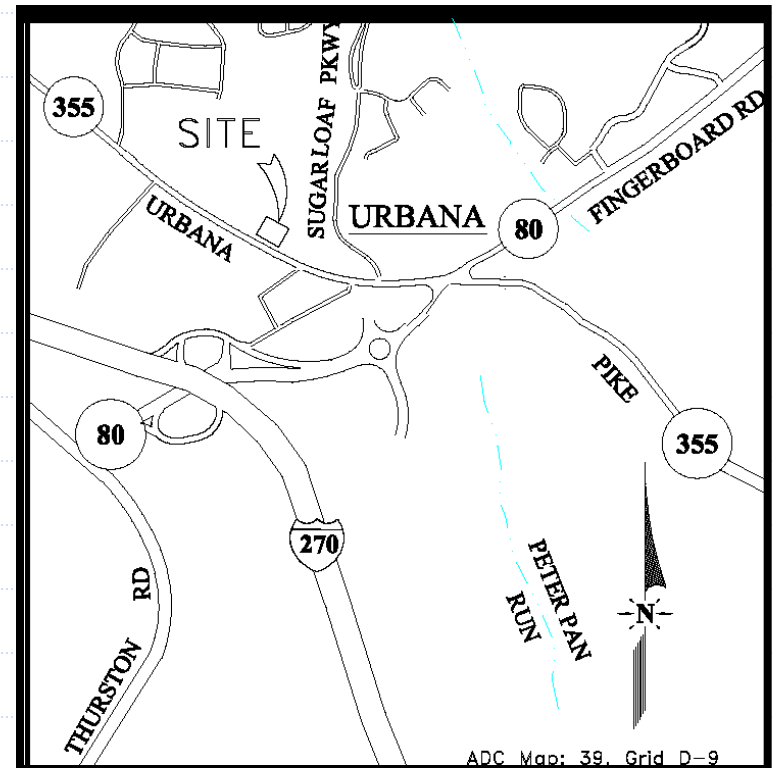
# Woodridge IV, Lake Linganore PUD





# Village Commons, Patel - North

- ☐ Request: Concept Plan Approval
- ☐ Location: North side of Urbana Pike, opposite Urbana Elementary school
- ☐ Total Use: 5 live/work units and 3 commercial units
- ☐ Zoned: VC
- ☐ Applicant: Swaminarayan Investments, LLC
- ☐ Engineer: DMW Daft McCune Walker Inc.

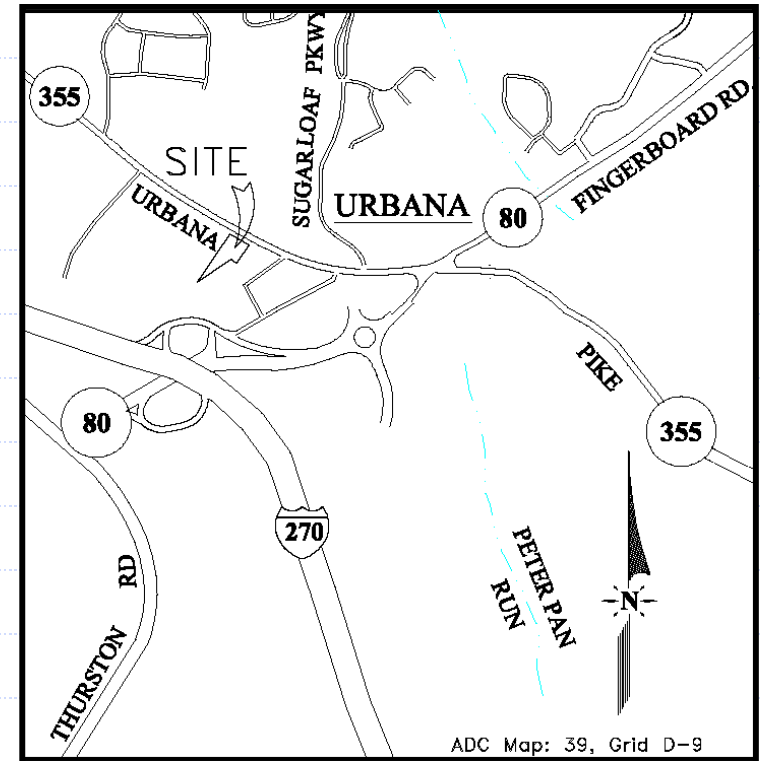


Tax Map 96 P. 115  
N/F  
Darryl Jewell  
L 5567 F 550  
Zoning: VC  
Use: Residential



# Village Commons, Patel - South

- ☐ Request: Concept Plan Approval
- ☐ Location: South side of Urbana Pike, adjacent to Urbana Elementary School
- ☐ Total Use: 2 live/work units, 7 commercial units and 1 single family unit
- ☐ Zoned: VC
- ☐ Applicant: Allstar Group LLC
- ☐ Engineer: DMW Daft McCune Walker Inc.



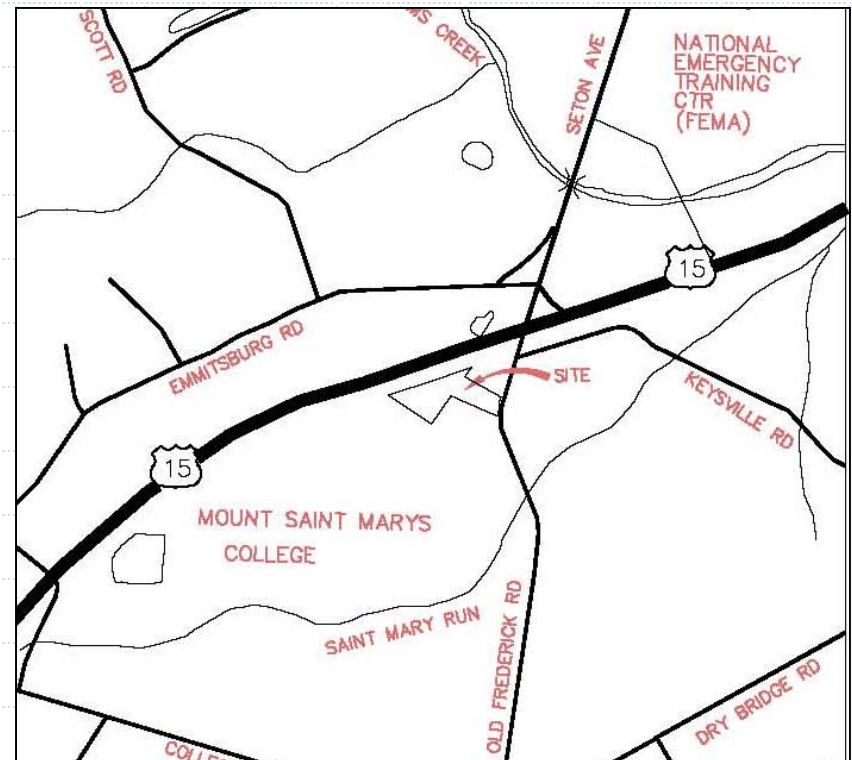


# Village Commons, Patel - South



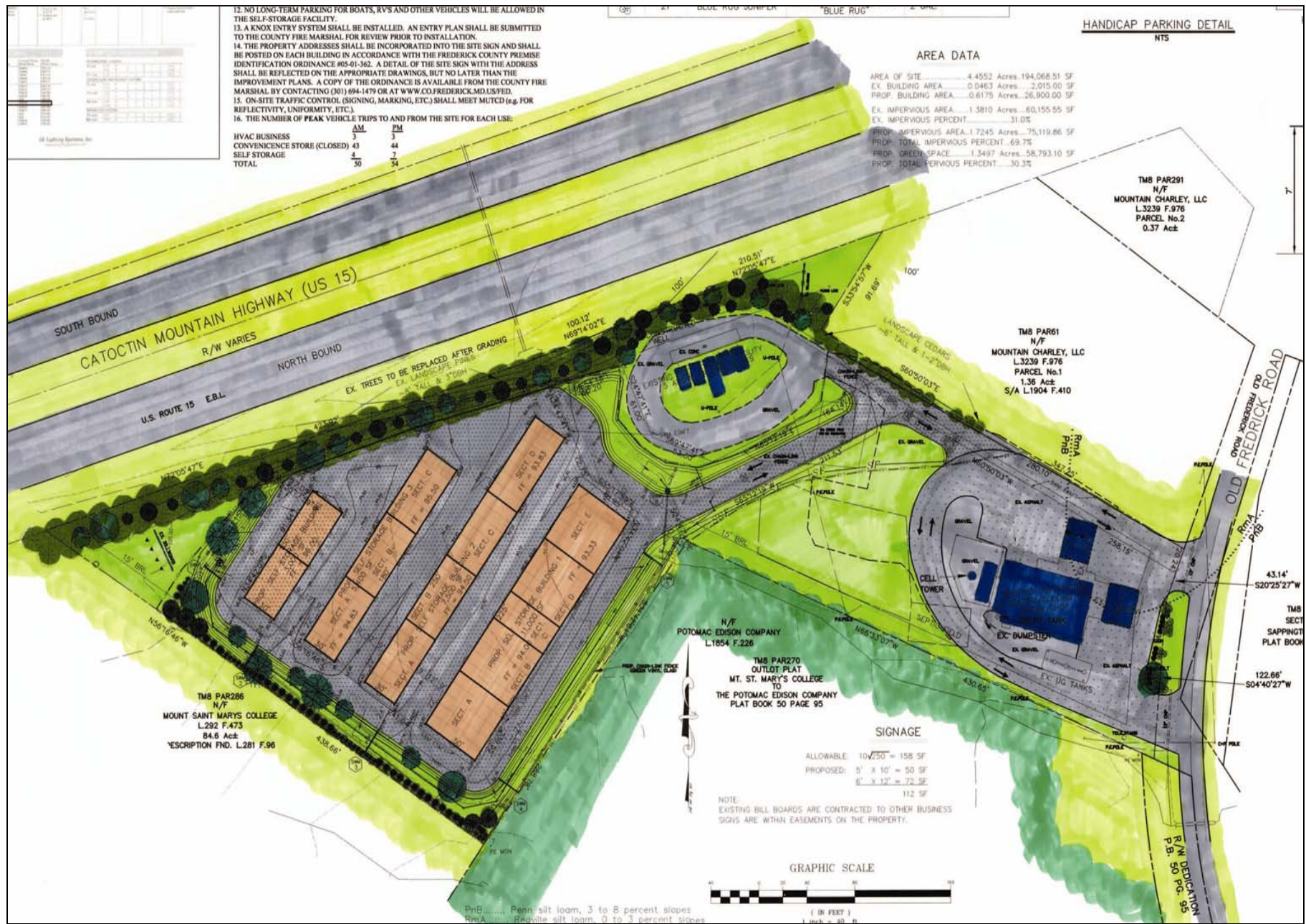
# Northern Maryland Self Storage

- ❑ Request: Site Plan Approval
- ❑ Location: Southwest quadrant of Old Frederick Rd. and Route 15
- ❑ Total Use: Self storage (total 26,900 sq. ft.): building 1 – 3,000 sq. ft.;  
building 2- 5,400 sq. ft.; building 3- 7,500 sq. ft. & building 4- 9,400 sq. ft.
- ❑ Zoned: General Industrial
- ❑ Applicant: Holtzople's Inc.
- ❑ Engineer: Antrec Engineering, Inc.



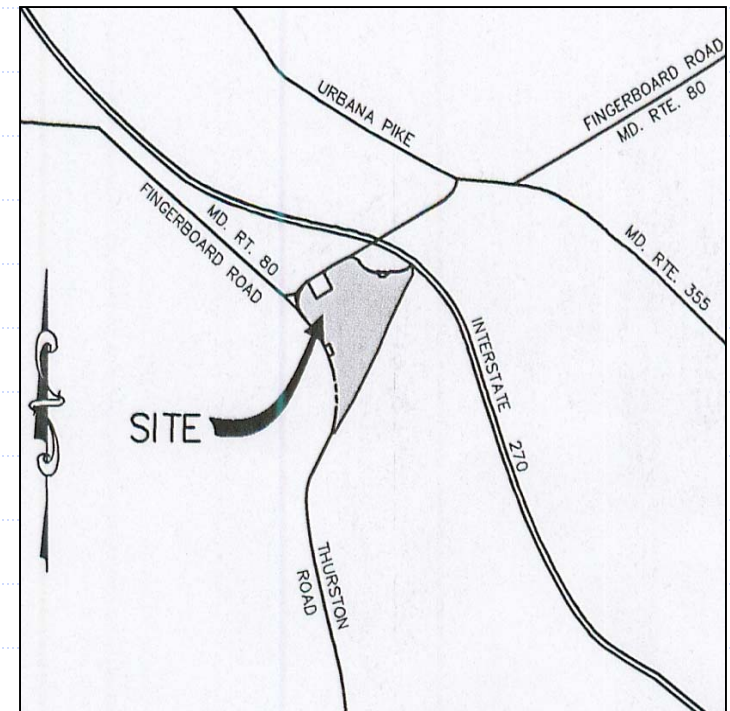


# Northern Maryland Self Storage



# Greenbriar Kennels

- ❑ Request: Site Plan Approval
- ❑ Location: Southeast corner of Thurston Road and Route 80 intersection
- ❑ Total Use: Expansion of veterinary clinic and kennel to include a 4,000 sq. ft. animal incinerator and 3,867 sq. ft. memorial gardens on 28-acre parcel
- ❑ Zoned: Agricultural
- ❑ Applicant: Heavenly Days Crematorium LLC
- ❑ Engineer: Harris, Smariga & Associates, Inc.





MARYLAND ROUTE 80 (FINGERBOARD ROAD)

MINOR ARTERIAL (80' R/W)

EX. 16" R.C.P.

EX. 72" R.C.P.

(M.S.H. & PLAT NOS. 8557, 8560, 8773, 8554 & 53577)

JEWIS REAL ESTATE  
L 2314 F 223

EX. BLDG

25' WETLANDS BUFFER

25' WETLANDS BUFFER

25' WETLANDS BUFFER

11,000 S.F. B.V.

STORMWATER ACCESS & MAINTENANCE EASEMENT  
L 4272 F 54

EX. VETERINARY CLINIC & KENNELS  
R 6667 S.F.

MEMORIAL GARDEN  
3,867 S.F.

THURSTON ROAD  
(COLLECTOR ROAD)  
60' R/W

UNIMPROVED SLOPED AREA

EX. OPEN FIELD

SCALE: 1"=100'

Site Plan Notes

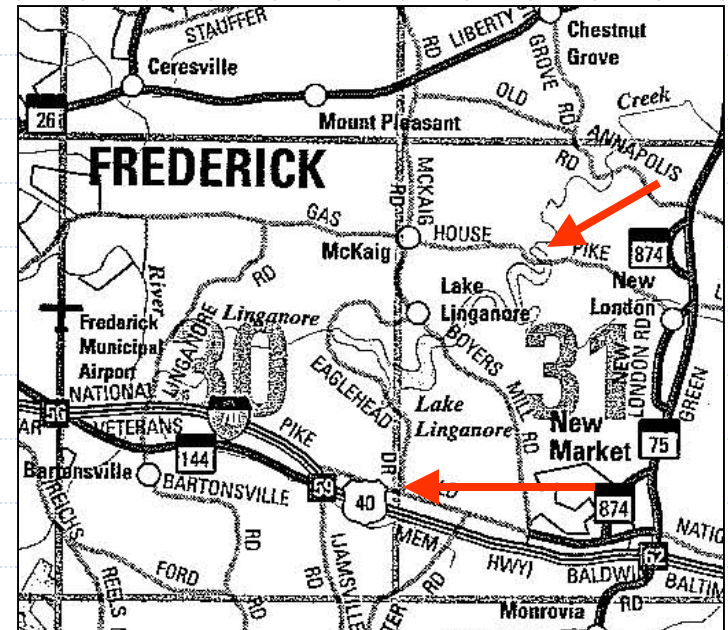
1. SITE INFORMATION: The 28th Street and Md. Rt. 80 Intersection is located in the U.S. 323. It is located in the U.S. 323.
2. ZONING: Agriculture
3. USE: The site is currently used as a Memorial Gardens and is for a Memorial Gardens and to operate a facility allowing its use for the inclusion of cremated remains or metal monument in the Memorial Gardens or thereabouts. The client may remain to be processed in our site on approved, permanently sealed. The size of the container shall be no larger than 20 inches in diameter and 20 inches in height. A client may visit the site from 8AM to 7PM. The Incinerator Day, Christmas Day, Thanksgiving Day, and other applicable State and Federal holidays.
4. SUBMISSION AND APPROVAL:
  - a) Board of Appeals, Case # 21-07-02
  - b) Site Plan Case # SP-002
  - c) Staff review revised Site Plan
  - d) Site Plan for Memorial Gardens
  - e) Text Amendment 21-07-02
  - f) On September 27, 2007, the Board of Appeals (Case #B-07-28) to locate Greenbrier Veterinary Clinic.
  1. All testimony and evidence shall be submitted to the Board of Appeals.
  2. All agency comments shall be submitted to the Board of Appeals.
5. DESIGN REQUIREMENTS FOR





# Eaglehead-on-the-Lakes PUD: Heritage Ridge and Town Center Commercial APFO

- ❑ Request: APFO Approval
- ❑ Location: Heritage Ridge – Northeast corner of PUD along Gas House Pike  
Town Center – intersection of Rt. 144 and Eaglehead Drive
- ❑ Total Use: Town Center - 200,000 sq. ft. commercial use  
Heritage Ridge - 1,100 age-restricted (active adult) units
- ❑ Zoned: PUD
- ❑ Applicant: Town Center – Land Stewards L.C. and Linganore Development Group  
Heritage Ridge – Land Stewards L.C., Linganore Development Group & Hampton L.L.C.



**LEGEND**

(EXISTING APPROVED PHASE I LAND USES)

- SINGLE FAMILY DETACHED
- SINGLE FAMILY ATTACHED
- MULTI-FAMILY
- LAKES
- OPEN SPACE
- COMMUNITY FACILITIES (INSTITUTIONAL)
- COMMERCIAL
- VILLAGE CENTERS

Registered on the Lake Phase II PUD Plan by the  
 1973 Lake Lingore Phase II PUD Plan on those  
 who previously owned a share of ownership in  
 1973 Lake Lingore Phase II PUD Plan.  
 Land use changes and other new changes will  
 be made at the discretion of the Lake Lingore  
 Board of Directors.

**Highlighted on the Latest Phase II EUD Plan represent:**  
**1975 Late Language Phase II EUD Plan on these**  
**other properties under a different ownership remain:**  
**1975 Late Language Phase II EUD Plan.**  
**Lead use layout and new design may change with**  
**Criteria set forth in the Adequate Public Facilities**  
**Preliminary Plan or Site Plan.**