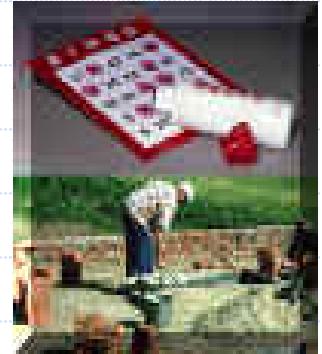


# Division of Permitting and Development Review

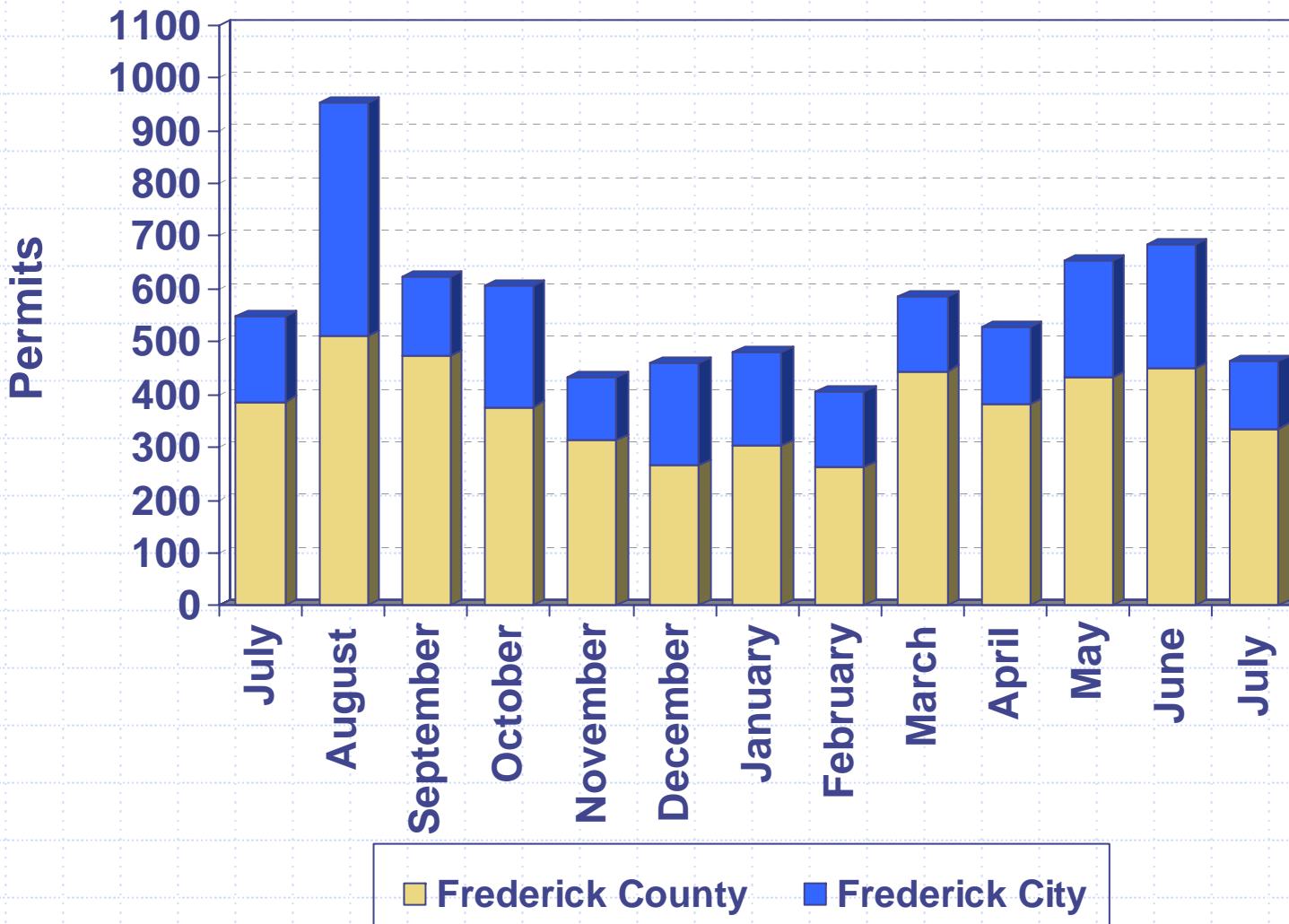


- August 31, 2006
- Director's Development Data/Project Presentation to the County Commissioners



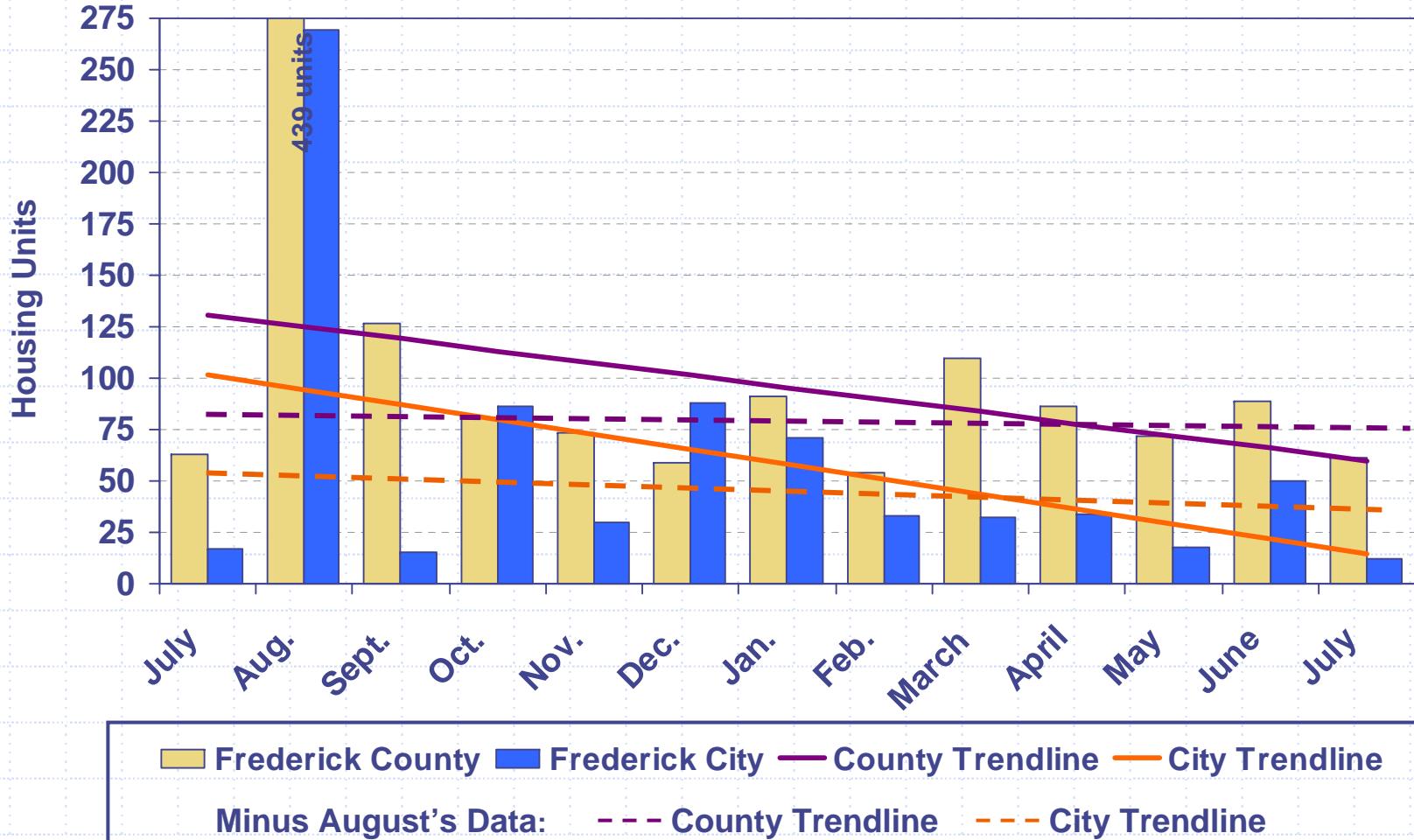
# Building Permits Issued

## 2005 - 2006



# Housing Unit Construction 2005 - 2006

Housing units are based on issued permits



12 Month Total (August 2005 – July 2006): 2080 units

Aug. 2005 - Co. includes 297 Summit Clearbrook Apts. & City includes 144 Riverwalk Apts.

# Housing Unit Construction

## Comparison of Current Month and YTD Units

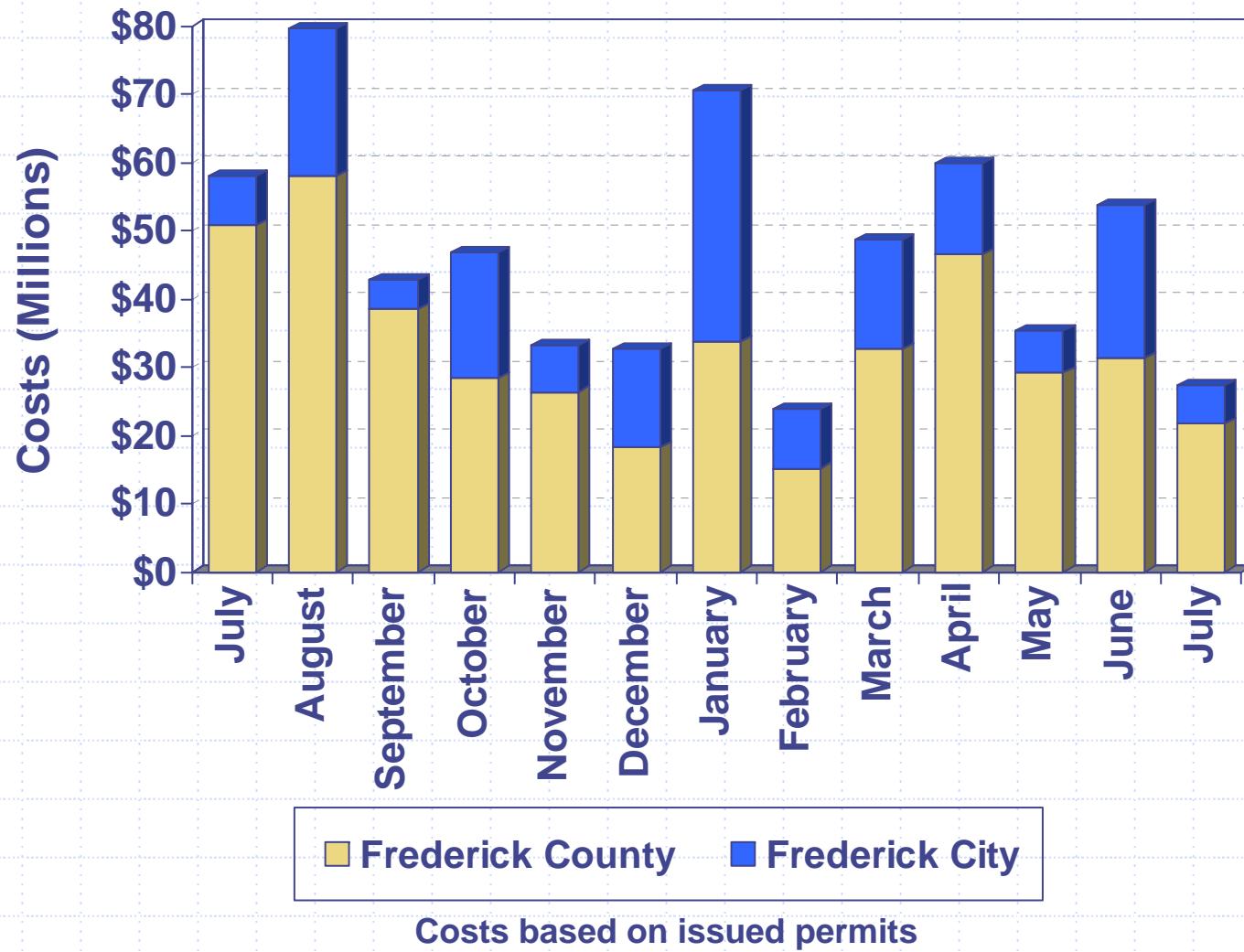
**Current Month – July**

Year	County	City	Total
2006	61	12	73
2005	63	17	80
2004	74	127	201
2003	152	32	184
2002	106	0	106
<b>5 Year Avg.</b>	<b>91</b>	<b>38</b>	<b>129</b>

**YTD - January – July**

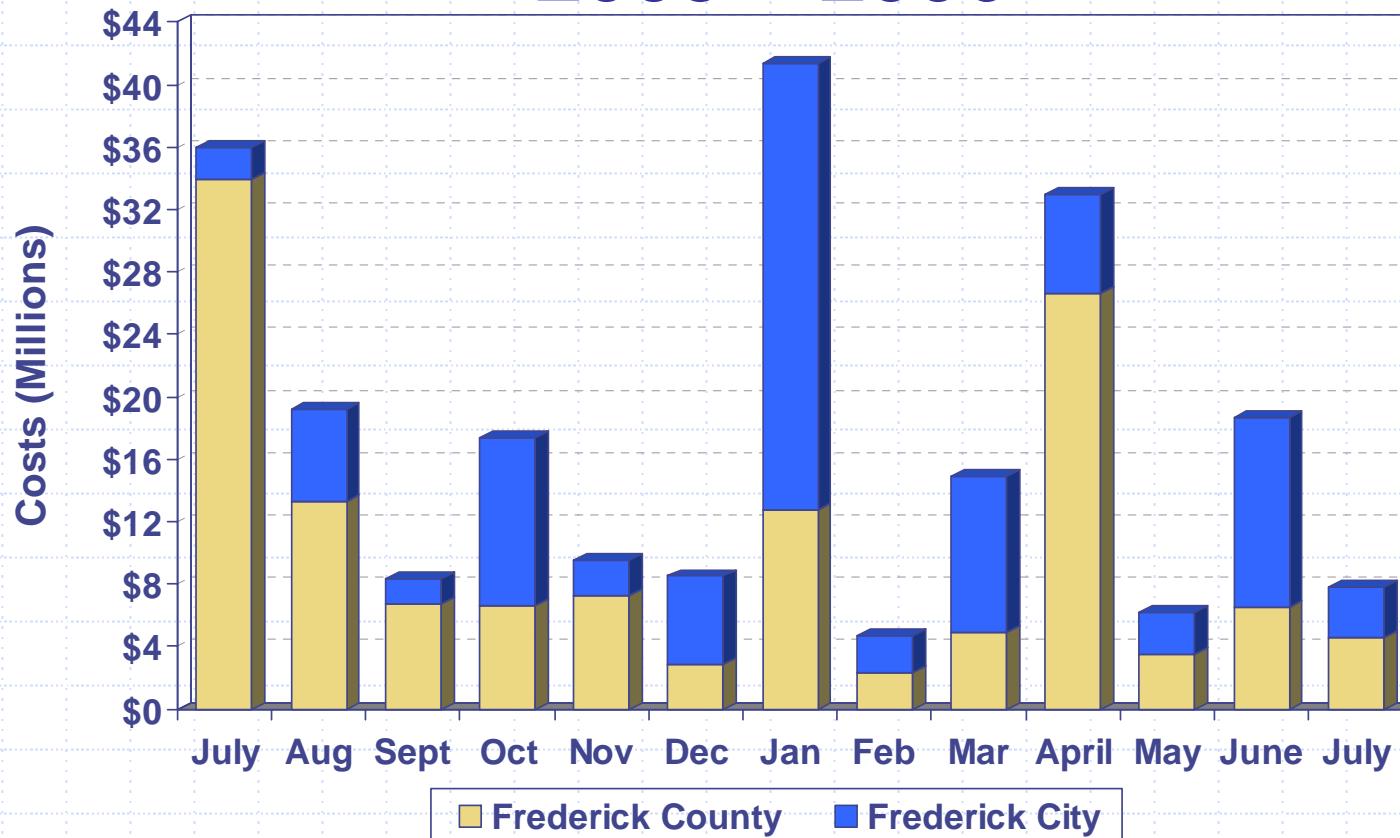
Year	County	City	Total
2006	563	250	813
2005	701	283	984
2004	684	338	1,022
2003	863	285	1,148
2002	1,027	38	1,065
<b>5 Year Avg.</b>	<b>768</b>	<b>239</b>	<b>1,006</b>

# Construction Costs 2005 - 2006



# Commercial Construction Costs

## 2005 – 2006



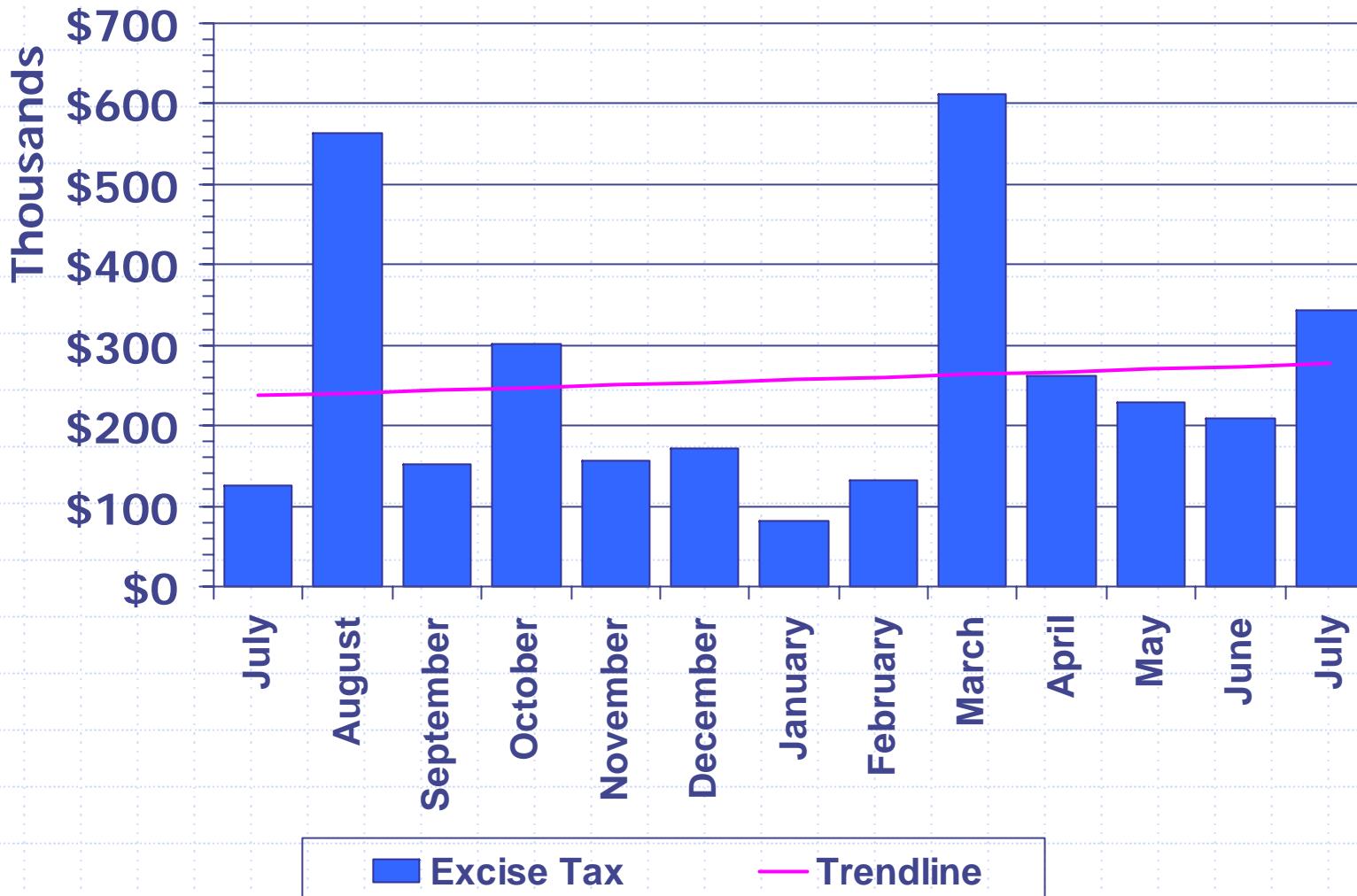
Costs based on issued permits

### Cost per month:

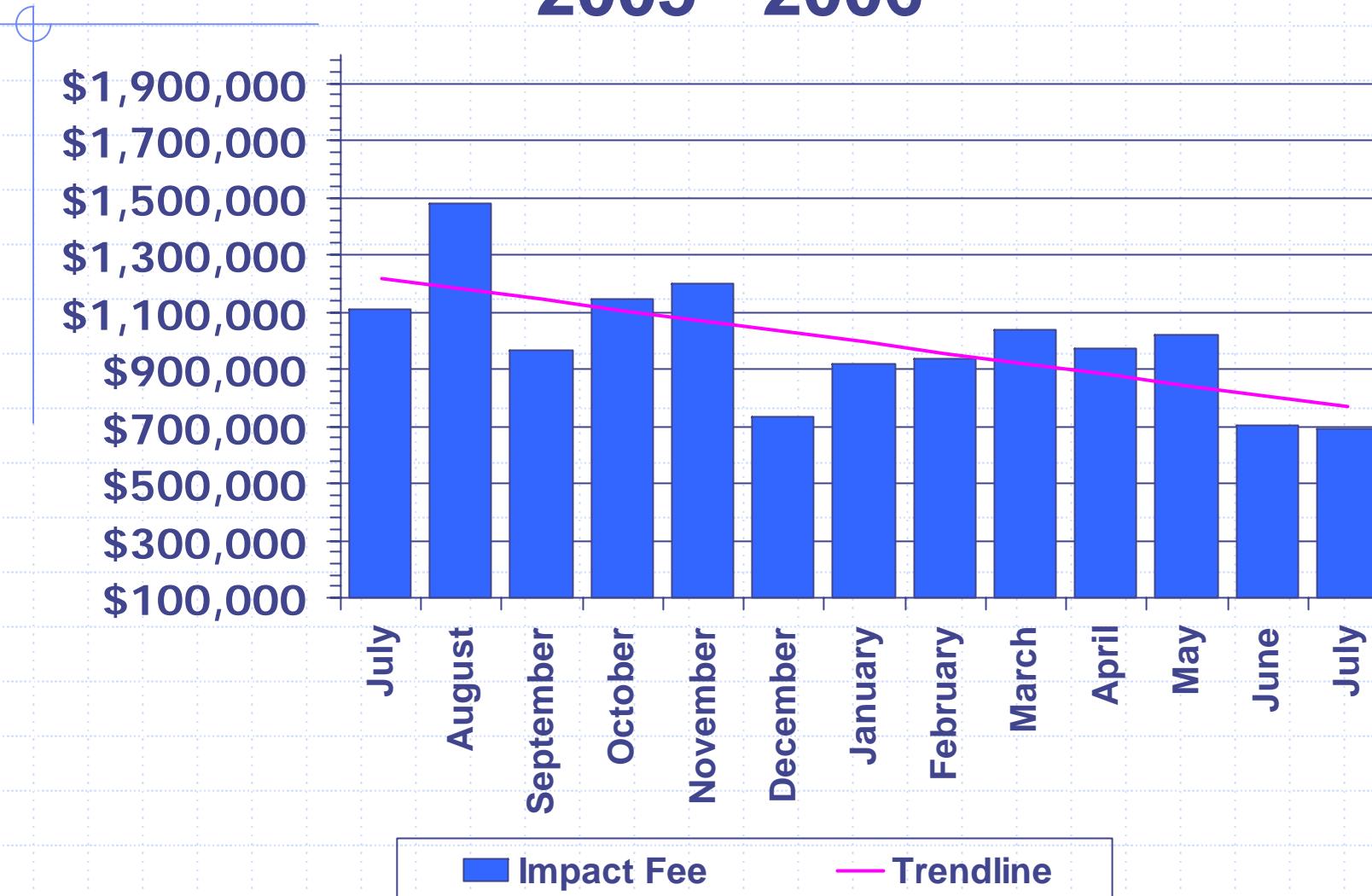
- July 2005 Co. - Urbana Regional Library & Senior Ctr(\$6.3 M), Cambrex Bio Sci.(\$22 M) & Knowledge Farms Shell (\$3.8M)
- August 2005 Co. – Wedgewood building finish (\$7M) & Walmart Renovation (\$3.5M)
- October 2005 City – Riverside Tech Park I & II Shell Buildings (\$5M) & 7<sup>th</sup> Street Shopping Center Renovation (\$2.2M)
- January 2006 Co. – Frederick Nissan (\$3M) & Weis Market (\$3.3M); City – ALDI Inc. Food Warehouse (\$27.8M)
- March 2006 City – Creekside Plaza (\$6.3M)
- April 2006 Co. – Hilton Garden Inn (\$9.3M), Super Giant (\$5M) & Country Meadows Retirement Community Addition (\$4M)
- June 2006 City – Riverside flex-commercial warehouse space (\$2.3M, \$2.4M, \$2M) & Riverside Bakery (\$1.9M)

# Excise Tax

## 2005 - 2006



# Impact Fee 2005 - 2006

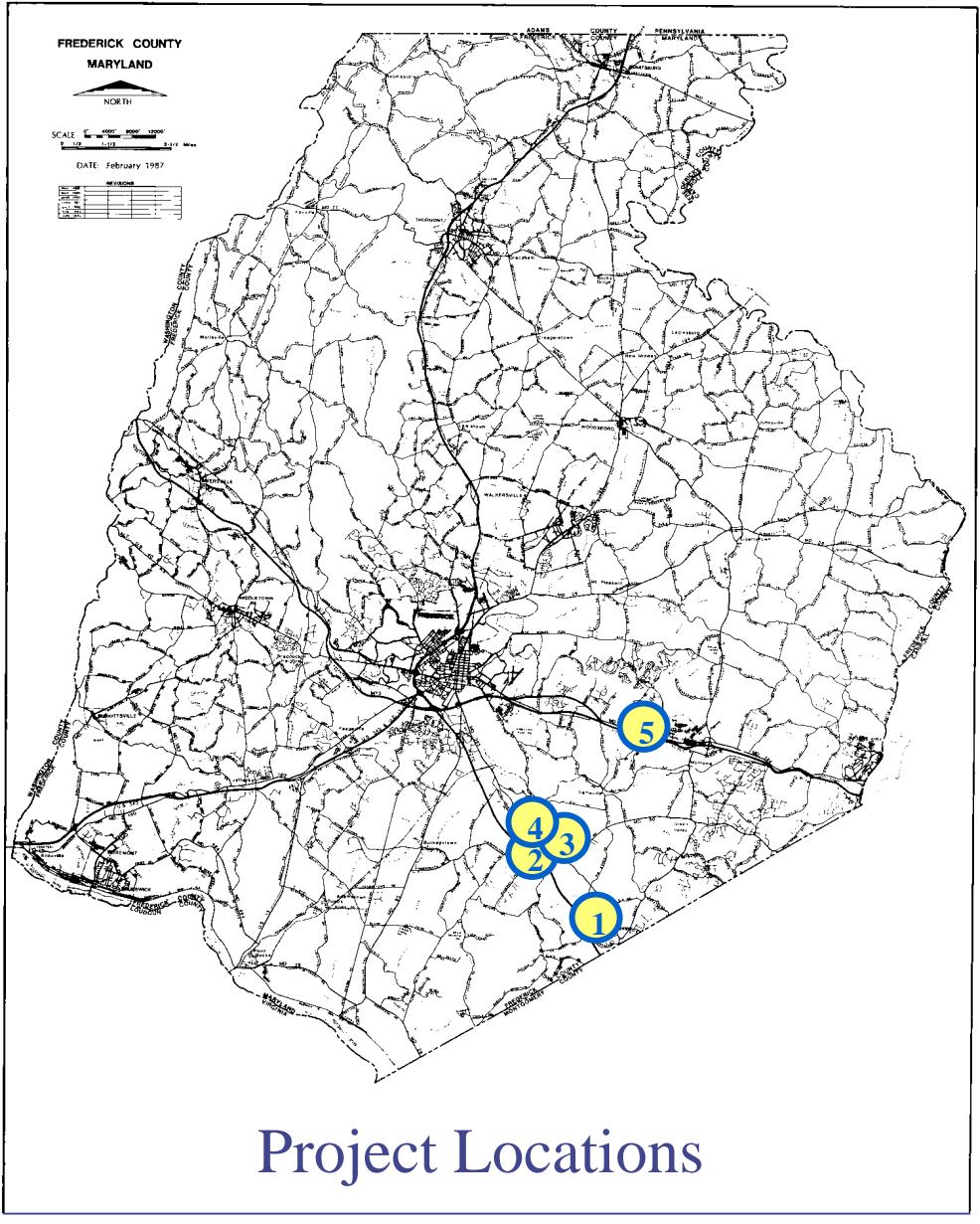


# LIST OF PROJECTS

(expected to be presented  
at upcoming FcPc meeting)

## County Projects

1. Dustin Construction
2. Village Commons,  
(Patel Property – North Side)
3. Villages of Urbana, M-1C
4. Villages of Urbana,  
M-1D & p/o M-1E
5. New Market Shopping Center





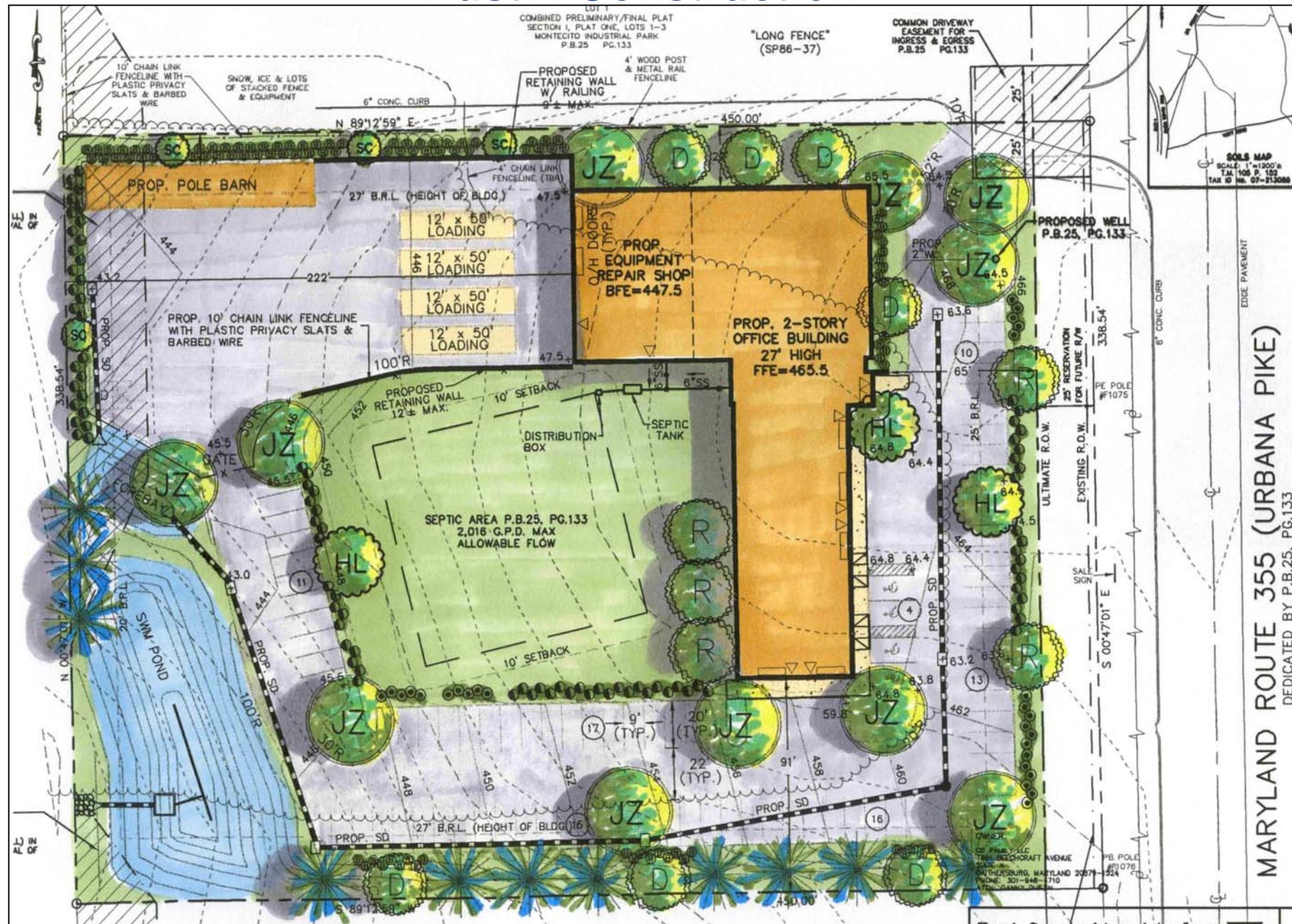
# County Projects

# Dustin Construction

- Request: Site Plan Approval
- Location: West side of Rt. 355, North of Mott Road
- Total Use: 30,000 sq. ft. office/warehouse/equipment repair building
- Zoned: Limited Industrial
- Applicant: CD Family LLC, Attn: Danny Dustin
- Engineer: Harris, Smariga & Associates, Inc.



# Dustin Construction

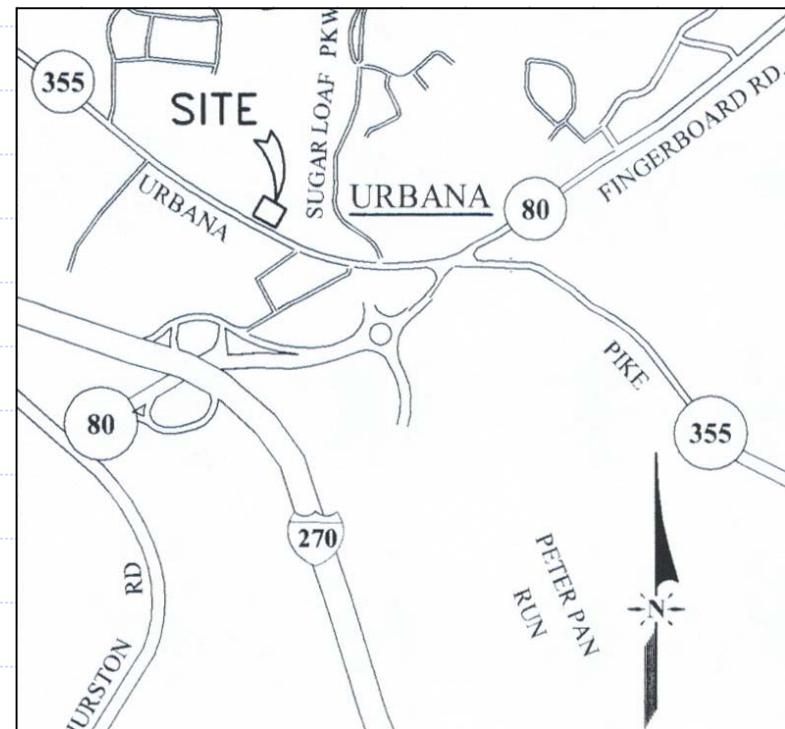


# Dustin Construction



# Village Commons (Patel Property - North Side)

- Request: Presentation of three Sketch Plan Concepts
- Location: North side of Urbana Pike, Rt. 355, nearly opposite Urbana Elementary Sch.
- Total Use: 8 -14 Townhomes and 0 -2 Single Family Lots
- Zoned: Village Center
- Applicant: Swaminarayan Investments, LLC
- Engineer: GLM Enterprises



# **Village Commons (Patel Property – North Side) Sketch “1”**



# **Village Commons (Patel Property – North Side) Sketch “2”**

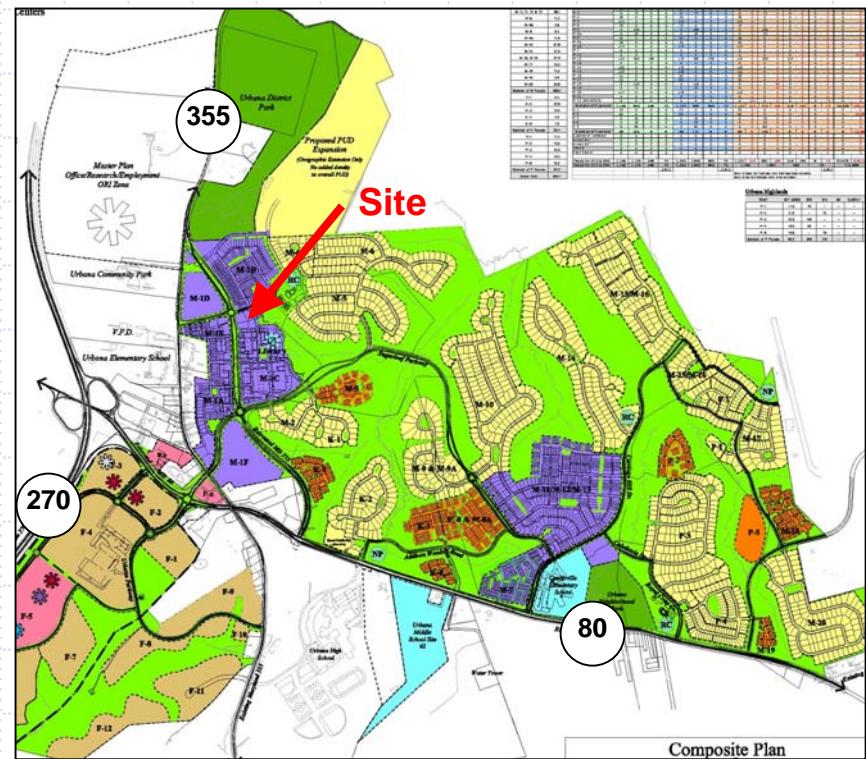


# **Village Commons (Patel Property – North Side) Sketch “3”**



# Villages of Urbana, M-1C

- Request: Combined Preliminary Plat/Site Plan Approval
- Location: Northeast quadrant of Relocated Rt. 355 and Sprigg Street
- Total Use: 34 “Two-over-Two” Condominium Units
- Zoned: PUD
- Applicant: Monocacy Land Company LLC; c/o Natelli Communities
- Engineer: Rodgers Consulting

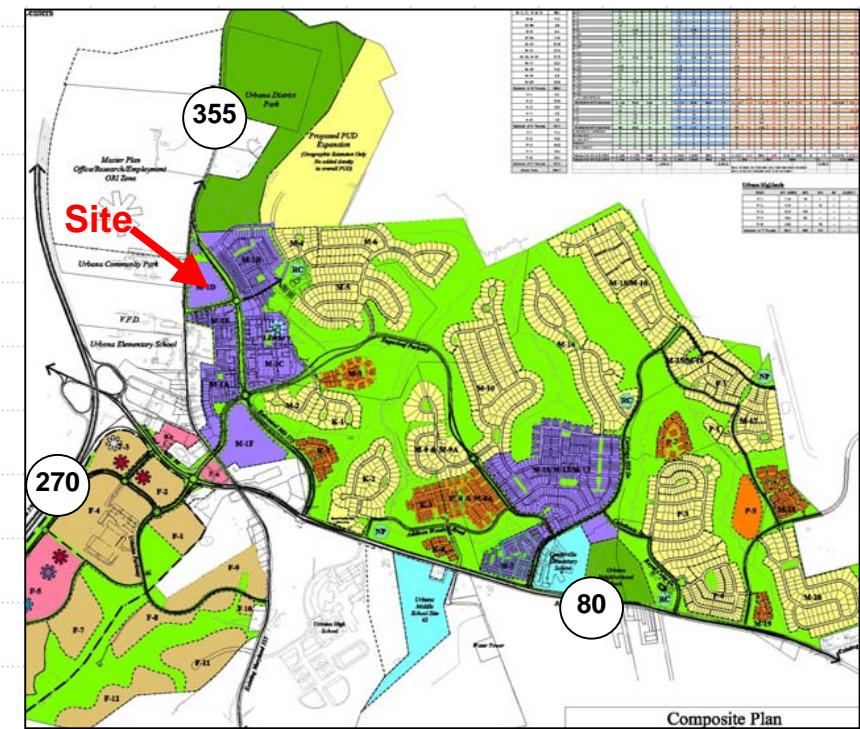


# Villages of Urbana, M-1C



# Villages of Urbana, M-1D & p/o M-1E

- Request: Combined Preliminary Plat/Site Plan Approval
- Location: Southeast and Southwest quadrants of Relocated Rt. 355 and Sprigg St.
- Total Use: 41 Townhomes, 11 Live/Work Townhomes, 2 Commercial Pad Sites and 2 Large Commercial Lots
- Zoned: PUD
- Applicant: Monocacy Land Company LLC; c/o Natelli Communities
- Engineer: Rodgers Consulting



# Villages of Urbana, M-1D & p/o M-1E



# New Market Shopping Center

- Request: Site Plan Approval
- Location: Northeast quadrant of Rt. 144 and Mussetter Road
- Total Use: Shopping Center with 6 pad sites - 146,182 total sq. ft.
  - Shopping Center – 116,298 sq. ft.
  - Pad sites – 29,884 total sq. ft. (9,230 sq. ft. daycare, 429 sq. ft. gas station, 9,000 sq. ft. warehouse & 3 undetermined sites)
- Zoned: General Commercial
- Applicant: New Market SC, LLC
- Engineer: Harris, Smariga & Associates, Inc.

# New Market Shopping Center

# **Mussetter Rd.**

Route 144

