

Development Trends | 2016

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November 2016	Permits Issued			Average Permit Value					
	Monthly Report			Calendar Year (11 month average)			Fiscal Year (2 month average)		
	November 2015	November 2016	% Change	2015	2016	% Change	FY 2016	FY 2016	% Change
Total Number									
Valuation ⁱ	\$43,695,814	\$42,935,422	-2%	\$151,722	\$145,624	-4%	\$141,690	\$121,453	-14%
Building Permits ⁱ	288	336	17%	N/A	N/A	N/A	N/A	N/A	N/A
Total New Residential Construction (includes single family dwellings and multifamily unit construction)									
Valuation	\$24,775,282	\$25,552,190	3%	\$175,711	\$188,500	7%	\$195,240	\$194,679	0%
Residential Units	141	130	-8%	N/A	N/A	N/A	N/A	N/A	N/A
Residential Single Family Dwelling units issued (includes duplexes)									
Valuation	\$13,088,578	\$20,715,858	58%	\$257,484	\$270,226	5%	\$321,541	\$286,604	-11%
Building Permits	45	73	62%	N/A	N/A	N/A	N/A	N/A	N/A
Commercial									
Valuation	\$16,525,512	\$14,154,162	-14%	\$349,339	\$287,785	-18%	\$249,625	\$231,461	-7%
Building Permits	91	86	-5%	N/A	N/A	N/A	N/A	N/A	N/A
Trades									
Valuation	\$9,591,526	\$9,442,096	-2%	\$8,362	\$7,842	-6%	\$11,257	\$7,557	-33%
Permits	1303	1400	7%	N/A	N/A	N/A	N/A	N/A	N/A

Positive Trends:

Building: November 2016 showed an increase in residential construction from 2015, particularly in single family dwelling units. There was also a 17% jump in the total number of building permits and a 7% increase in issued trade permits.

Planning: There was a 13% increase in the number of staff-level applications submitted during November 2016, and the total number of planning applications for calendar year 2016 has remained fairly steady, with a 1% decrease from 2,276 in 2015 to 2,262 in 2016.

Notable Projects

Building: A permit valued at \$1,000,000 was issued to Big D Builders for the BA Fischer warehouse & office building, a 17,720 sq. ft. project at 2403 S Liberty Rd. Doug Tamura & K2 Construction obtained a permit valued at \$4,023,500 for their 43,986 sq. ft. project, Grace Memory Care at Englefield Green, located at 350 S Allumbaugh Way. And for the Havenwood apartments, ten new apartment buildings at 3502-3590 E Grand Forest Drive with a total of 42 units in 50,502 sq. ft., permits valued at \$3,983,332 were issued to Havenwood Partners LLC. The top contractors for November 2016 were Hale Development with nine permits valued at \$1,423,339.32, Tahoe Homes LLC with 9 permits valued at \$2,547,671.27, and CBH homes with 7 permits and a value of \$1,883,087.83.

Planning: There were five single-family residential subdivision preliminary plats approved in November – Hollowrose Subdivision (SUB16-00038) with 10 lots, Roe Street Townhomes Subdivision (SUB16-00046) with 154 lots, Echelon Ridge Subdivision (SUB16-00033) with 28 lots, Dallas Harris Estates #17 (SUB16-00054) with 12 lots, and the Kirsten Subdivision (SUB15-00055) with 452 lots.

ⁱ Doesn't include trade permits

Areas of Concern:

Building: The total value of the building permits issued in November 2016 decreased slightly from the number seen in 2015. However, the lower value is apparently due to a higher number of single family residential permits and a slight decrease in commercial projects.

Planning: There have been slight decreases in planning application numbers from 2015 to 2016. However, all of these decreases have been 4% or less, and still show a significant increase from the 2012-2014 trends. The decrease appears to be an aftereffect of a jump in application numbers in 2015.

5 Year Trends

Building: November 2016 shows some of the highest building permit and value numbers of the last five years. The total number of permits during the month has increased from 219 in 2012 to 336 this year, with values growing from \$23,397,974 to \$42,935,422. Commercial development has had a slightly more conservative increase, going from 71 permits at \$12,399,332 in 2012 to 86 permits at \$14,154,162 in November 2016.

Planning: Planning applications have also been increasing steadily, with a jump in 2015 that caused a slight decrease in numbers this year. The November applications have increased from 109 in 2012 to 171 in 2015 and 167 this year. This is also shown in the fiscal year (264-FY13; 362-FY16; 348-FY17) and calendar year (1,573-2012; 2,276-2015; 2,262-2016) numbers.