



# Riley County Development Trends

May 2007

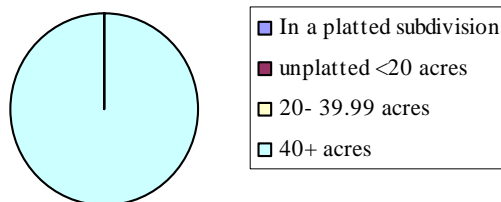
## Introduction

The purpose of this report is to illustrate the current residential building activity occurring in Riley County. The primary focus is to demonstrate the number of building permits issued over the course of a month/year, and the size and status (platted/unplatted) of the tract for which the permit was issued.

## Current Activity

Only one (1) residential building permit was issued in the month of May. The permit was issued for a tract of land larger than 40 acres.

**Residential Building Permits Issued  
May 2007**



*Chart I*

## Comparison with Previous Years

With the exception of years 2001 and 2005, the month of May appears to be a slow month, with relatively few total residential building permits issued.

*Chart II*

**Total Residential Building Permits  
MAY**

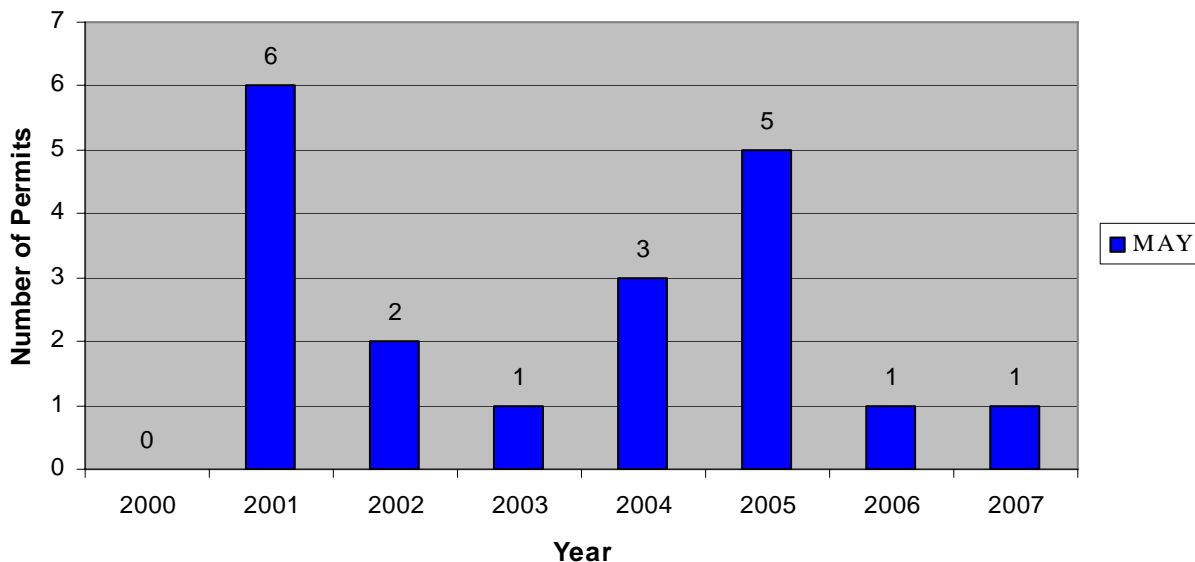
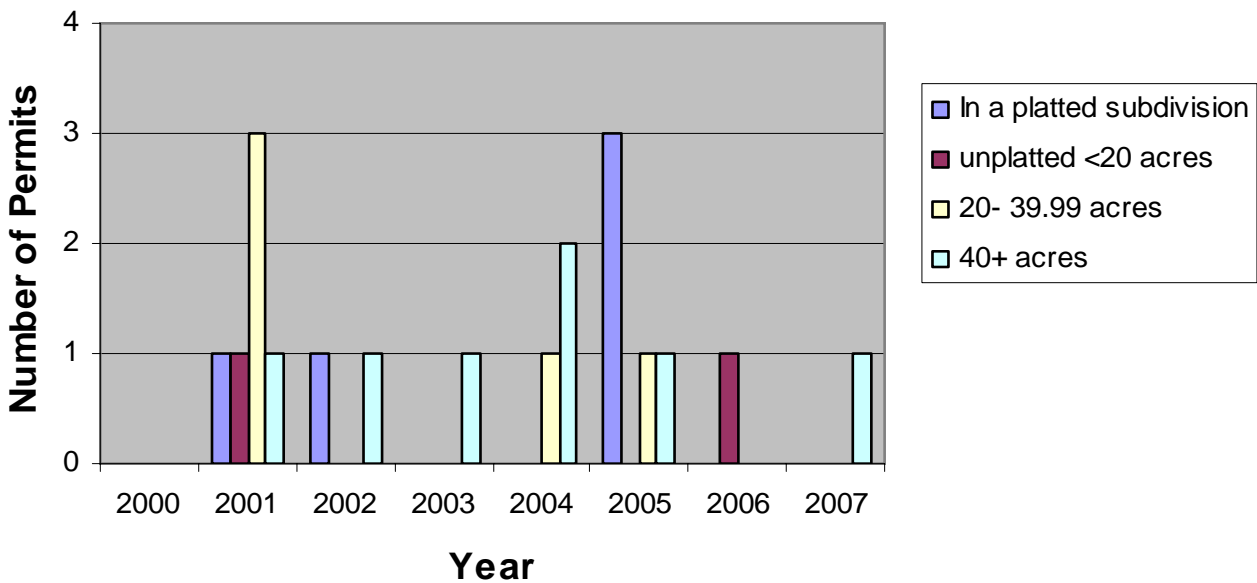


Chart III (below) illustrates the total number of residential building permits issued for the month of May, from 2000 to 2007, categorized according to size and platted/unplatted status of the property. Similar to May 2007, a single residential building permit was issued for May 2006, but for an unplatted tract of land less than 20 acres. For clarification, tracts of land that are less than 20 acres and are not required to plat prior to receiving a building permit, are “grandfathered”. In other words, the size of the tract was established prior to the “20-acre” rule (1980).

**Chart III** Total Residential Building Permits for the month of May



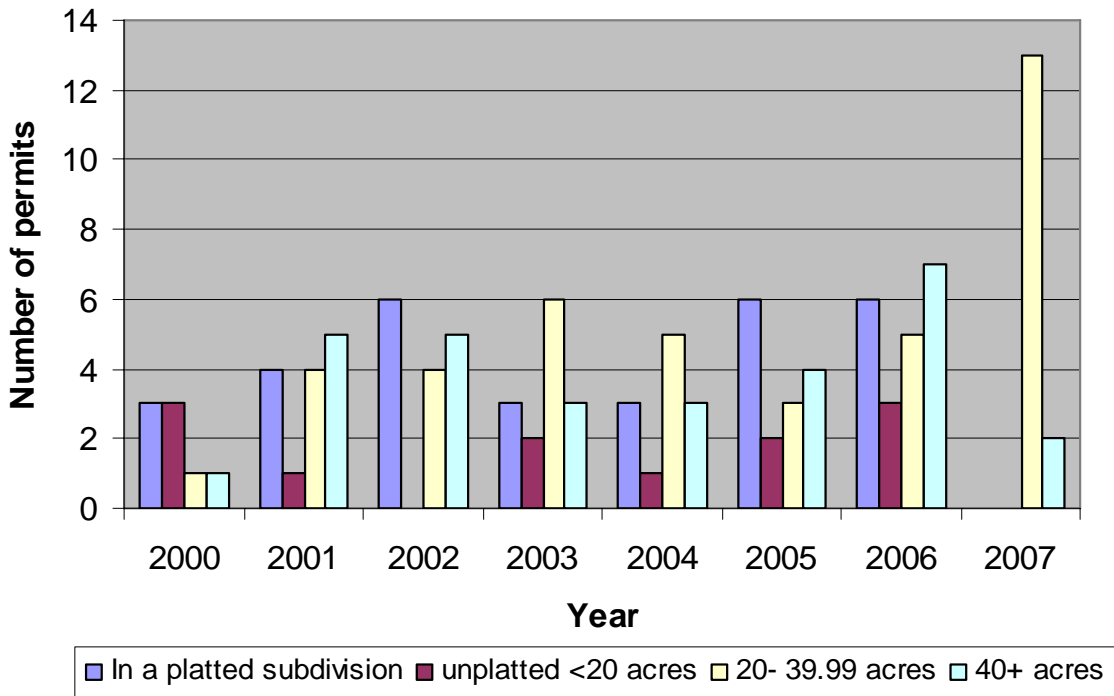
**Analysis:**

As previously mentioned, with the exception of years 2001 and 2005, the month of May doesn't appear to be a high volume month in regard to residential building permits. However, the majority of building permits (12 of 19) issued for the month of May from 2000 through 2007 were issued for tracts 20 acres or more.

Although the issuing of building permits for May appears to be somewhat normal, the year-to-date (YTD) totals (January – May) indicate more residential building permits have been issued for tracts 20-40 acres than at any other time since 2000 (see Chart IV). This could be attributed to factors such as the current population expansion of Ft. Riley and/or a reaction to possible regulatory changes as a result of the pending Riley County Comprehensive Plan update. Nonetheless, reasons for the spike in residential building permits for tracts of land 20-40 acres, cannot be accurately concluded without further study.

**Chart IV**

**Residential Building Permits  
January - May**



**20-acre Splits**

Comparatively, there were only two (2) property splits of 20-40 acres this year, which occurred in January (Chart V). It is obvious that the majority of the tracts of land 20-40 acres, for which a building permit was issued (in 2007), were established at some unknown time prior to 2007. Furthermore, the actual number of residential building permits issued for tracts of land this size is unusual (13) and outnumbered permits issued for platted subdivisions only twice (2003 & 2004) prior to 2007 (Chart IV).

**Chart V**

**2007 Property Splits  
20- 39.99 acres**

