



# Riley County Development Trends

June 2007

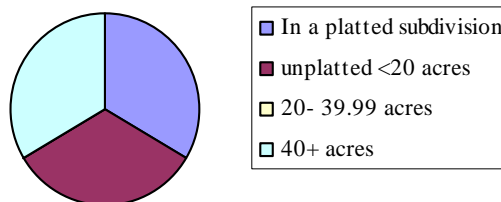
## Introduction

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

Three (3) residential building permits were issued in the month of June; one for a platted lot within an existing subdivision, another for an unplatted tract less than 20 acres in size and finally, one for a tract of land larger than 40 acres.

**Residential Building Permits Issued  
June 2007**



*Chart I*

## Comparison with Previous Years

With the exception of years 2000 and 2005, the month of June appears to be a slow month, averaging between 3-4 total residential building permits issued.

**Chart II Total Residential Building Permits  
June**

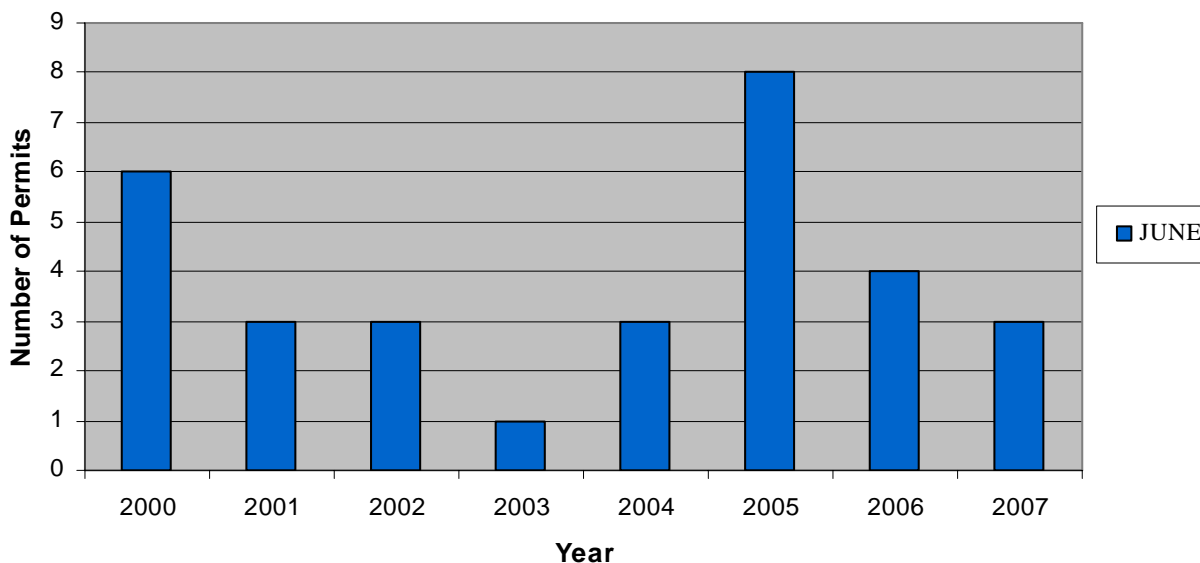
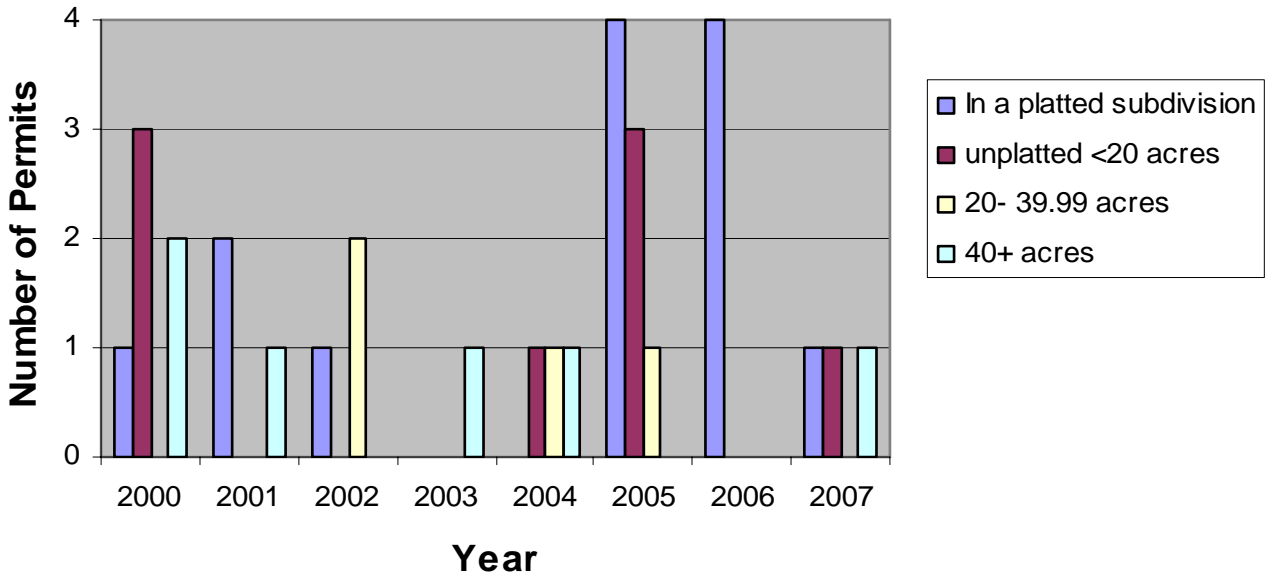


Chart III (below) illustrates the total number of residential building permits issued for the month of June, from 2000 to 2007, categorized according to size and platted/unplatted status of the property. Although there were fewer building permits issued for the month of June 2007 as compared to June 2006, the entire amount of residential permits issued in June 2006 were for platted subdivisions. From 2000 to 2007, there doesn't appear to be any obvious trend(s) in regard to categorical distribution.

\* 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  
June



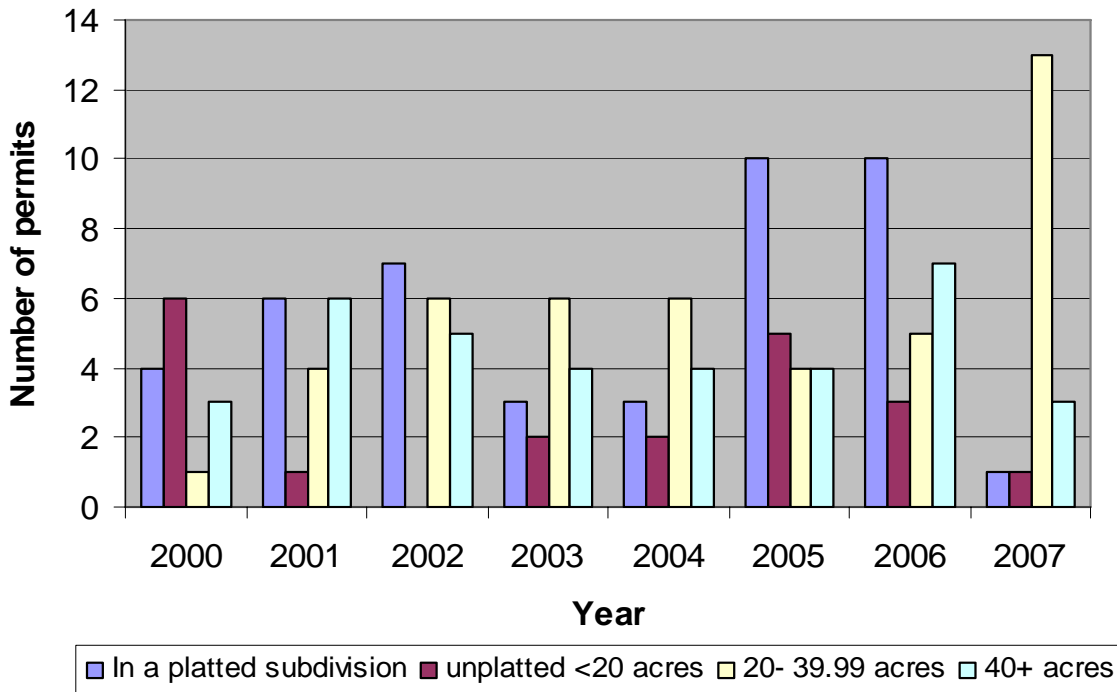
**Analysis:**

As previously mentioned, with the exception of year 2005, the month of June doesn't appear to be a high volume month in regard to residential building permits. Interestingly, the majority of building permits issued for the month of June from 2000 through 2007 were issued for platted subdivisions.

Although the issuing of building permits for June appears to be somewhat normal, the year-to-date (YTD) totals (January – June) indicate more residential building permits have been issued for tracts 20-40 acres than at any other time since 2000 (see Chart IV). The majority of permits issued in the previous two years (2006 & 2005) were for platted subdivisions. The two years prior to that (2004 & 2003), the majority of residential building permits were issued for unplatted tracts of land of 20-39.99 acres in size. Thus far, the number of permits issued for tracts of land 40+ acres is less than half of those issued in 2006. Finally, as indicated by Chart III, there were no residential building permits issued for tracts 20-39.99 acres in size.

**Chart IV**

**Residential Building Permits  
January - June**



**20-acre Splits**

Comparatively, there was one (1) property split of 20-39.99 acres for the month of June (Chart V), bringing the total number of splits of this size to three (3) for the year. It is obvious that the timing of a “20-acre” split of property doesn’t necessarily correspond to the issuance of a residential building permit for a tract of the same size. It is possible that a newly established 20-acre tract could remain vacant or undeveloped for several months or years before a building permit is issued.

**Chart V**  
**2007 Property Splits  
20- 39.99 acres**

