



# Riley County Development Trends

July 2007

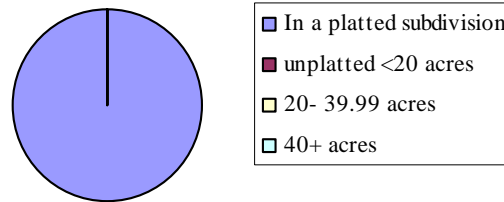
## Introduction

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

The development trends of July were identical to those of June. 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  
August 2007**



*Chart I*

## Comparison with Previous Years

With the exception of 2001, the month of July 2007 exhibited nothing unusual, averaging between 2-3 total residential building permits issued.

**Chart II Total Residential Building Permits  
August**

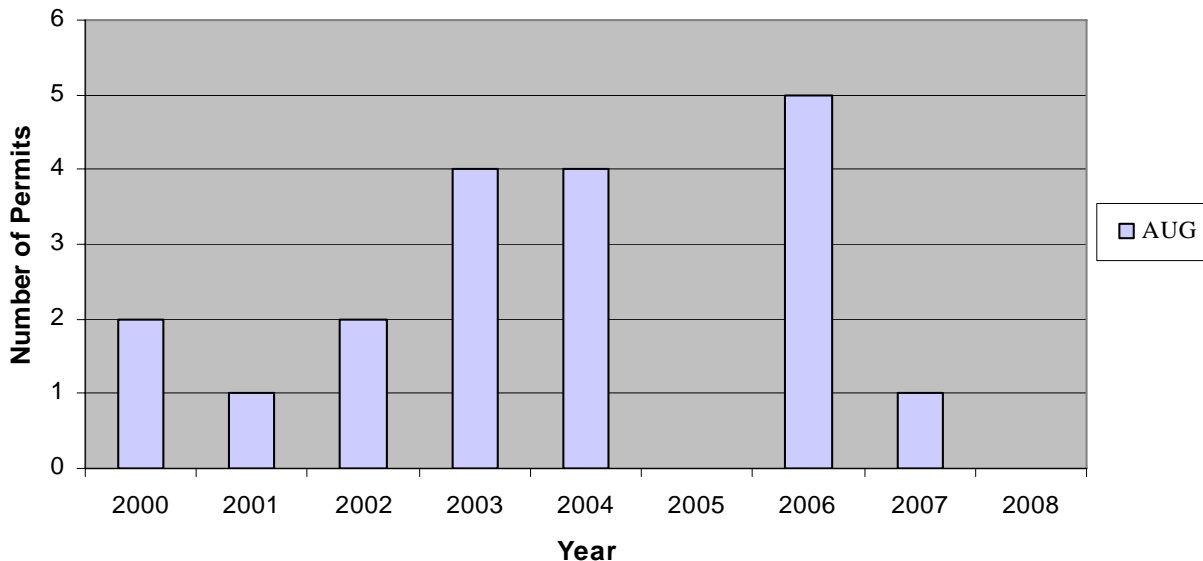
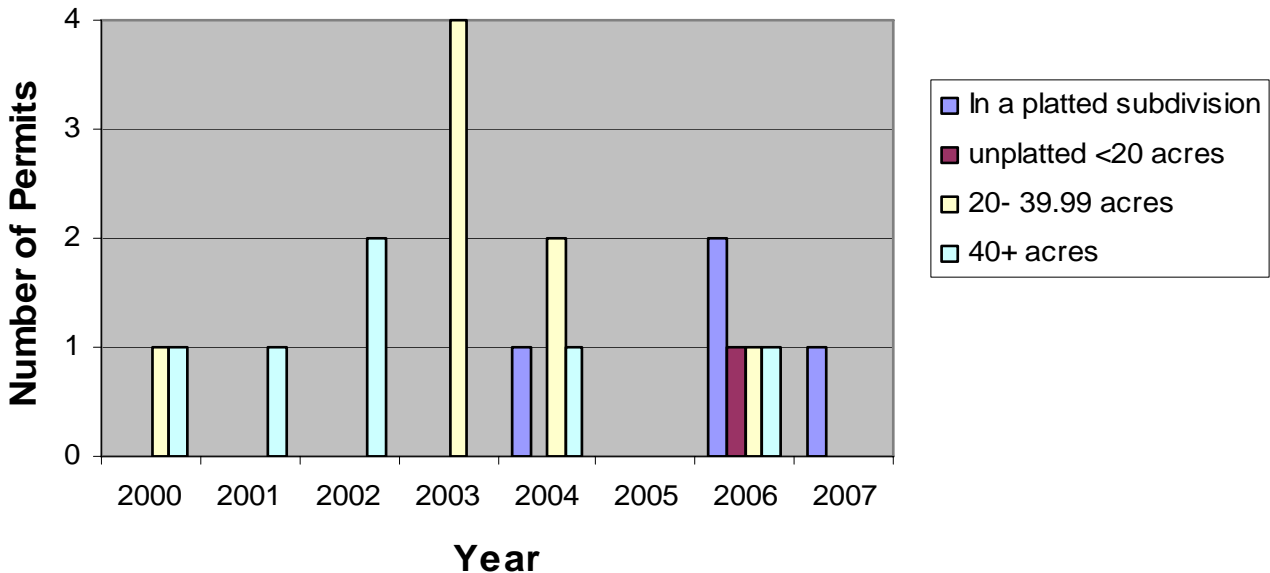


Chart III (below) illustrates the total number of residential building permits issued for the month of July, from 2000 to 2007, categorized according to size and platted/unplatted status of the property. Although there was one more building permit issued for the month of July 2007 (3 total) as compared to July 2006 (2 total), the permits issued were diversified amongst various categories, including one permit for a platted subdivision. Note that the building permit trend for July 2005 and 2007 are identical. Furthermore, a residential building permit, for a tract 20-39.99 acres, has not been issued for the month of July since 2003.

\* 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  
August



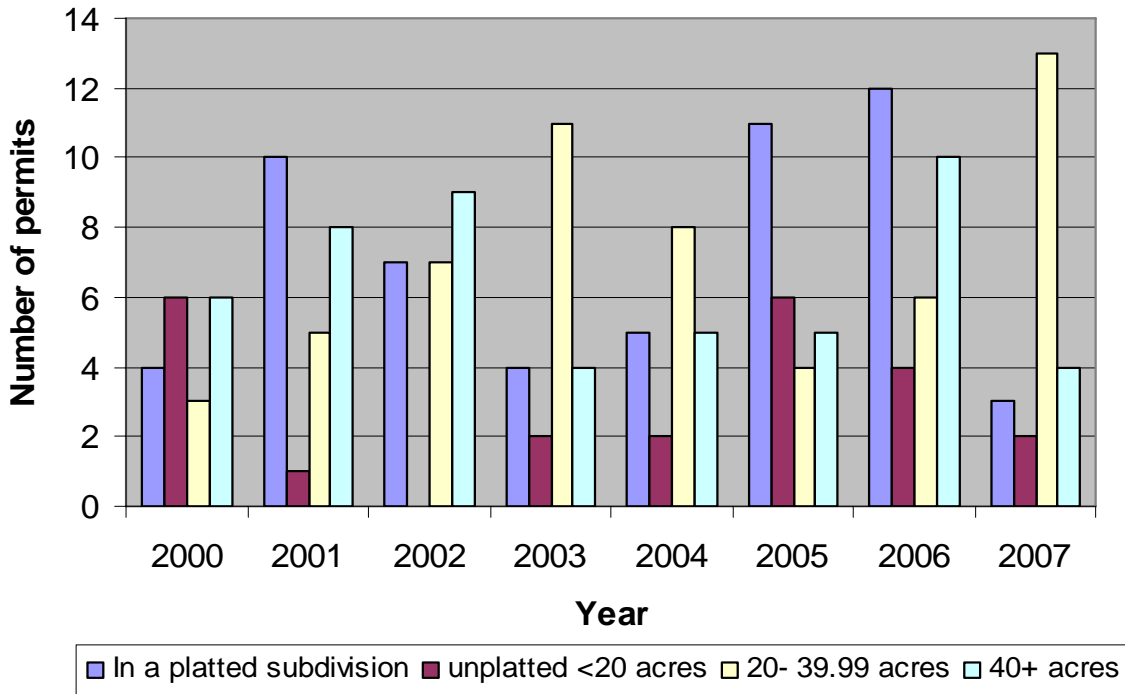
**Analysis:**

As previously mentioned, with the exception of year 2001, the month of July doesn’t appear to be a high volume month in regard to residential building permits.

Although the issuing of building permits for July appears to be normal, the year-to-date (YTD) totals (January – July) indicate more residential building permits have been issued for tracts 20-40 acres than at any other time since 2000 (see Chart IV). However, those permits were issued earlier this year. 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 - August**



**20-acre Splits**

Comparatively, there was three (3) property splits of 20-39.99 acres for the month of July (Chart V), bringing the total number of splits of this size to six (6) 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**

