

# Johnston

## 2012 Development Summary

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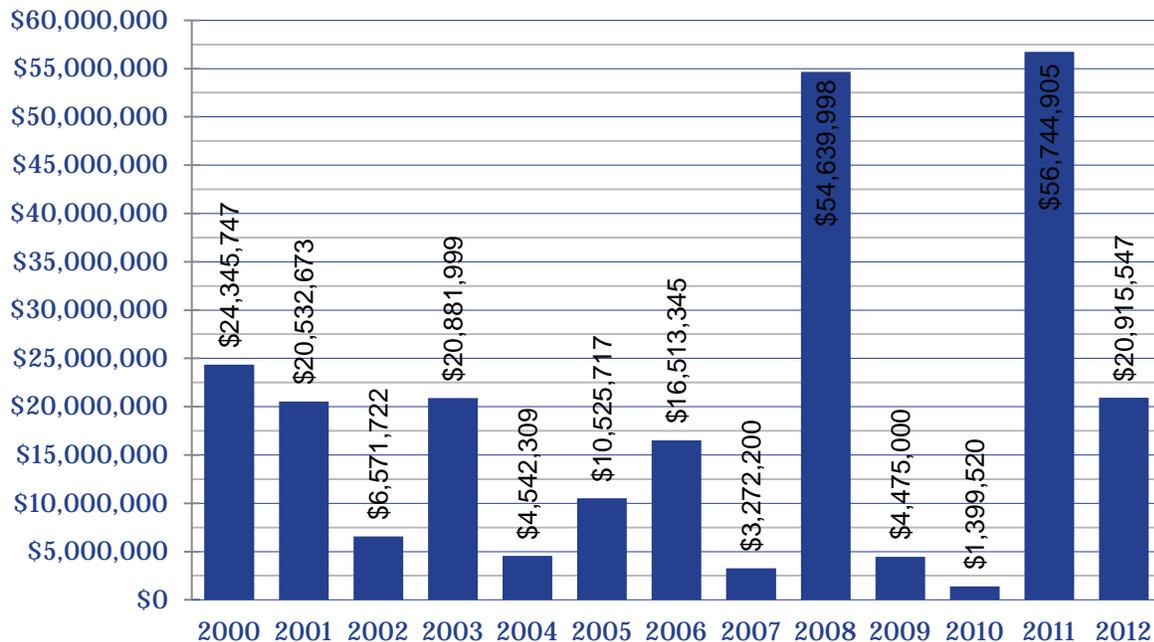
## Introduction

The City of Johnston has been fortunate to have weathered the recession of the past few years relatively well with continued commercial and residential growth. While this growth has been at a slower pace than years past, Johnston continues to be a place businesses choose to locate and residents choose to live. In total, \$116,790,624 in new valuation was permitted in 2012. This document is a summary of that development activity which occurred in 2012.

## Commercial Development

In 2012, 3 new commercial permits were issued totaling an assessed valuation of \$20,915,547; additionally 18 commercial remodel permits were issued totaling an investment of \$5,403,827. While this was down from the record valuation of 2011, this exceeds the \$18.8 million average over the past 13 years as noted in the table below:

2000-2012 Commercial & Industrial New Construction Valuation



## Residential Permits

The most common measure of development activity in a community is the number of residential permits issued during the year. In 2012, single family detached permits were down from 2011, totaling 113 residential units and \$37,121,000 in valuation. Without question, the strongest area of residential growth was in the multi family high density residential development with 10 permits issued totaling 275 residential units and a \$36,545,000 investment. As the metro area recovered from the economic downturn starting in 2010, a strong market emerged for multifamily residential apartments. Since 2009, the City has issued permits for 428 units City wide. Prior to that time, no multifamily residential apartments had been permitted in the community since 2003 when the Chapel Ridge Apartments were completed. During the same period, 2010 through 2012, 139, 130 and 113 single family

residential permits were issued respectively. While those numbers are above the 2007-2009 recession years, they remain approximately 45% less than the averages seen between 1998 and 2006 (average of 127 per year versus 226 per year). This peak in one type of housing is not uncommon within the City. Permits for townhome construction went through a similar peak from 1999-2006, and there have been significantly fewer townhome permits issued since that time. A summary of residential building permit history from 1990-2012 is provided below:

### New Dwelling Units Permitted, 1990-2012



### Planning and Zoning Cases

The caseload of planning and zoning cases remain significantly reduced from previous levels (between 2001 and 2008 the department averaged 52.5 cases per year):

- 28 case files were created in 2010, including the following: 3 staff initiated text changes, 3 rezoning requests, 8 site plan amendments, 3 administrative site plan amendments, 3 commercial site plans, 7 plats (mostly minor in nature).
- 28 cases were created in 2011, including the following: 2 staff initiated text changes, 4 rezoning requests, 4 site plan amendments, 2 administrative site plan amendments, 4 commercial site plans, 11 plats (minor, preliminary and/or final).
- 35 cases were created in 2012, including the following: 2 staff initiated text changes, 6 rezoning requests (including PUD Amendments), 2 site plan amendments, 6 administrative site plan amendments, 7 commercial site plans, 10 plats (minor, preliminary and/or final).

This caseload activity is further defined by the site plans and plats approved as noted below:

### Site Plan Approvals

Site plan activity is another measure of development activity within the community, while not all, most of the following projects which had site plans approved in 2012 are reflected in the commercial valuation or residential permits data provided above:

<u>Site Plans</u>	<u>Footprint (square feet)</u>	<u>Description</u>
Traditions Daycare, 9809 White Oak Lane	9,315	Day care facility
Fire Station #2, 10225 NW 62 <sup>nd</sup> Avenue	5,937	Satellite fire station
Pioneer Soybean Research Building, 7230 NW 70 <sup>th</sup> Ave	59,543	Office, research and warehouse facility
Johnston Public Safety Building, 6373 Merle Hay Road	43,330	New police and fire depart. building
Casey's Expansion, 6110 Merle Hay Road	432	Addition to convenience store.
Pioneer RSG Building Expansion , 7220 NW 70 <sup>th</sup> Ave	22,192	Office and warehouse facility
Lot 6 Adam Ridge Apartments, NW 106 <sup>th</sup> Street		3-story 24-unit Apartment complex.
Lot 5 Adam Ridge Apartments, NW 106 <sup>th</sup> Street		3 3-story apartments, 60 total units.
6505 Merle Hay Road Expansion	2,322	Addition to existing office building.

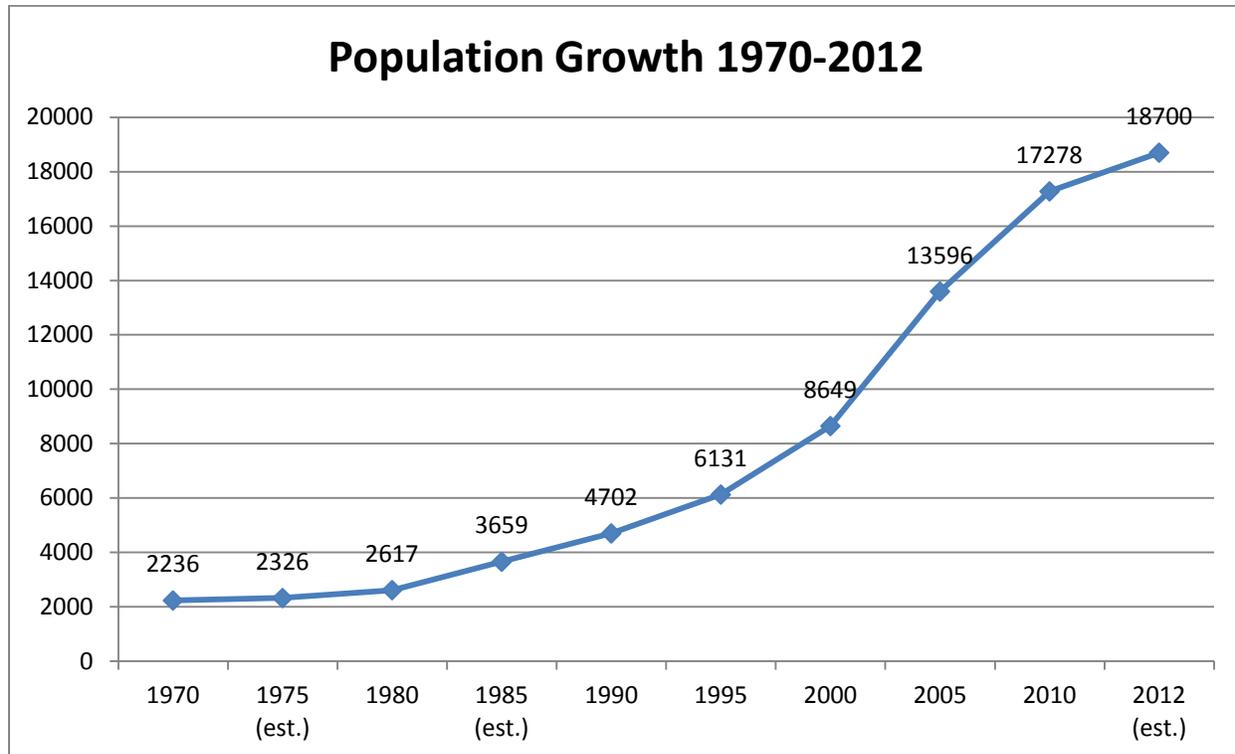
### Plat Approvals

As with the past few years, the number of new lots created through the platting process continued in 2012 at a slower pace than previous years. The plats approved in 2012 are included in the table below:

<u>Plats</u>	<u>New lots</u>	<u>Description</u>
Northwood Estates Plat 5 Preliminary & Final Plat	2	Changed 1 outlot to 2 residential lots
Burr Oak Pines Preliminary Plat (Outside City Limits)	1	Divide 1 single-family lot into 2
Providence Pointe West Final Plat	6	5 high density residential lots, 1 mixed use lot
Brewington Plat 1 Preliminary & Final Plat	1	1 outlot to 1 lot and 3 outlots
Northwood Estates Plat 6 Final Plat	10	Create 11 single family lots
Crescent Chase Plat 3 Final Plat	1	Dividing 1 commercial lot into 2 commercial lots
Silverstone Minor Plat	1	Creating 1 new single family lot from part of an outlot
Beaver Pines Plat 2 Preliminary Plat	35	1 lot into 1 single-family, 34 twin-home, 3 outlots

## Population Projection

The City's population in the 2010 Census was 17,278 and the historical growth is shown in the table below. Based upon the number of permits issued since 2010, it is estimated the City's population as of January 1, 2013 is 18,700, an increase of approximately 1,400 residents.



## Conclusions

As documented in this report, the City has continued to maintain commercial and residential growth, while not at the previous levels, it seems that we've entered a "new normal." Following the growth dip in 2008/2009, there has been a recovery with consistent growth over the last three years. There are a number of trends emerging that would give some insight into what growth expectations we may have for 2013.

- Based upon the site plan approvals over the last two years, it is anticipated the strong high density multifamily permit growth will continue into 2013; however, the rate will likely slow thereafter due to limited additional land zoned at such densities.
- Single family demand is anticipated to remain consistent with the averages since the past few years, however, the number of available lots appears to be reducing at a rapid pace (116 permits were issued and only 15 single family detached lots were approved in 2012). Two plats are known to be coming on line in 2013 (Crosshaven Plat 3 – 33 lots and Canterbury Woods – 17 lots); however, there remains very few "ready" parcels for new single family developments that will likely continue to limit the number of new lots created.

- Commercial growth is likely to be down in 2013 as there have been very few commercial inquiries in late 2012 when many developers are planning their 2013 projects. Dupont Pioneer has announced the exploration of a new building on their Beaver Creek campus that would be a significant investment should they choose to move forward with it.