

BUILDING AND SAFETY DEPARTMENT DEVELOPMENT ACTIVITY REPORT AS OF FEBRUARY 2013

CURRENT 2013 COMMERCIAL DEVELOPMENTS

Plowfield Square – 700 Malerich Drive

The Plowfield Square development, which consists of 42 townhome units and a community center building was granted R-3 Residential District Planned Unit Development approval by the City Council on February 4, 2013 after being recommended for approval by the Plan Commission at the January 17, 2013 meeting. Construction plans and a building permit application for the Plowfield Square development were submitted to the Building and Safety office on February 19, 2013 and are in the process of being reviewed. It is anticipated that review will be completed within a short time and construction likely beginning in March.

Thornton Remodeling – 2903 Woodlawn Road

Plans were recently submitted, and a building permit issued, for the exterior remodeling and upgrading of the Thornton's station at 2903 Woodlawn Road. The proposed work will include improvements to the exterior façade, with the replacement of windows and a redesigned entry and replacement of all signs. The proposed upgrades to the building façade and signage will greatly enhance the appearance of the Thornton's station.

Walmart Remodeling – 825 Malerich Drive

Plans have been submitted for the interior and exterior remodeling of the existing Walmart store at 825 Malerich Drive. A majority of the interior improvements are maintenance related and minor in nature, but will improve the appearance and functionality of the store. The exterior upgrades will include recoating of the dryvit exterior walls and replacement of all wall signs. The refurbished exterior walls and new signs will significantly enhance the appearance of the store, giving the store a more modern, fresh look. According to information provided by the applicant, the remodeling of the Walmart store will begin in June 2013.

Buildout of Final Tenant Space at Childer's Plaza – 3095 Woodlawn Road

Plans and a building permit application have been recently submitted for the buildout of the final tenant space at Childer's Plaza, located at 3095 Woodlawn Road. The tenant space that will soon be occupied by World Finance is between the Rio Grande Restaurant and Subway. The proposed financial office use is a good fit for the plaza, as the use will

not place a large burden on available parking and will allow the plaza to be fully occupied.

Relocation of Nobbe Eye Care Center to 327 N. Kickapoo Street

Plans and a building permit application were recently submitted for the remodeling of the interior of the building at 327 N. Kickapoo for the purpose of conducting the Nobbe Eye Care Center at that location. The Nobbe Eye Care Center is currently located at 1400 Woodlawn Road.

Replacement of Concession / Bathroom Building at Lincoln Park District

Plans were recently submitted by the Lincoln Park District for the construction of a new concession/bathroom building at their property at 1400 Primm Road. The existing building will be demolished and then replaced with a more attractive and functional new concession / bathroom building.

Used Car Dealerships to be Established at 320 S. McLean St. and 103 S. Logan St.

The Building and Safety Department recently prepared zoning verification letters for two prospective used car dealerships that wish to establish a used car dealership in Lincoln. The zoning classification for both proposed locations is C-2 Commercial, which allows automotive sales as a permitted use. The zoning verification letters were requested by Kenneth Fisher, who proposes to establish a used car lot at 320 S. McLean St. and Good Deal Auto Sales, who proposes to establish a used car lot at 103 S. Logan St. Both properties where the used car lots are being proposed were previously used for automotive sales and have been vacant and underutilized for several years.

NOTABLE 2012 DEVELOPMENT ACTIVITIES

BECKS SUBDIVISION AND EXPANSION OF BP STATION AT 1010 HEITMANN DRIVE

In August 2012, the Plan Commission conducted a Public Hearing to consider an application by Boc Real Estate LLC/Beck Oil Co. Inc. and BLP Logan C. Properties, LLC for Preliminary and Final Plat Approval for the Beck's Subdivision, which pertained to Lot 8A, which is part of Lot 8 of the North Heitmann Park Addition, which is located to the east of the existing BP Station / Arbys Restaurant at 1010 Heitmann Drive. Lot 8A, the property subject to subdivision is made up of a total of 3.91 acres and has been used as an agricultural use. The main rationale for the Beck's Subdivision is the expansion of the BP Station with the installation of a canopy and 5 new diesel islands, and tractor/trailer parking spaces. Consideration of the Beck's Subdivision and subsequent expansion of the BP station was not completed by the Plan Commission and will likely again be considered in the spring of 2013.

Rolling Prairie Subdivision on North Union Street

In June 2012, the City Council approved a request by Integrity Holdings LLC. for Preliminary and Final Plat Approval of the Rolling Prairie Subdivision on North Union Street. Integrity Holdings LLC. had recently purchased parcel 4A located on the east side of N. Union Street immediately north of Brainerd's Branch. Lot 4A is made up of a total of 32.185 acres and has been used as an agricultural use. The Rolling Prairies Subdivision is comprised of 9.258 acres and was subdivided into 14 lots, with the remaining 22.927 acres to the east not subject to the proposed subdivision and will be addressed in the future and remains an agricultural use. The Rolling Prairie Subdivision is the first major residential subdivision the City of Lincoln has experienced in several years and represents a very positive development for the city.

Completion of Interior Remodeling and Addition to Lincoln-Chrysler Dodge and Jeep at 103 Taylor Court

The interior remodeling, replacement and enhancement of the front, north façade and the construction of a 36 feet by 68 feet work bay addition at the west side of the Lincoln – Chrysler Dodge dealership at 103 Taylor Court has recently been completed. In addition to the remodeling and construction of the addition, new wall signs were installed on the new façade as a further improvement to the dealership. The improvements to the dealership have greatly enhanced not only the street appeal of the dealership, but will greatly improve the functionality and operation of the facility.

Potential Improvements to the Kroger Plaza at 1475 Woodlawn Road

In October 2012, Kurt Schneider of Maverick Investments from Long Beach, California stopped in the Building and Safety office to inform me that he was one of the new owners of the Kroger Plaza. Mr. Schneider explained that they had plans to make improvements to the plaza in 2013 to improve the appearance of the property. The improvements would include façade improvements, landscaping, parking lot lighting, and signage. As of yet, no plans have been submitted for any improvements to the Kroger plaza, but it hoped that the improvements and enhancements will take place in 2013.

Exterior Renovation and Improvements to the Oak Hills Tumblers Building at 817 Broadway St.

In August 2012, Chris and Amy Cowan, the owners of the Oak Hills Tumblers building at 817 Broadway Street obtained a building permit to install new exterior siding and roofing on the building. The installation of the new siding and roofing has dramatically improved the appearance of the building at 817 Broadway Street and Mr. and Mrs. Cowan should be commended for a job well done.

Restoration of the Twin Sisters at 625 Pulaski Street and 629 Pulaski Street

Work continues on the restoration of the homes known as the Twin Sisters located at 625 Pulaski St. and 629 Pulaski St. The home at 625 Pulaski St. is the first of the two homes to be restored and work has progressed at a fairly rapid rate. The interior of the home has been gutted and new electrical, plumbing and heating systems installed in the home prior to the installation of drywall. The exterior of the home at 625 Pulaski Street is also undergoing significant restoration, with the installation of a new roof and the removal and replacement of exterior siding, replacement of all windows and the reconstruction of the front porch. A majority of the work being performed on the home at 625 Pulaski St. is being performed by high school students from Lincoln Technical, providing the students invaluable experience in the repair and renovation of an old home. Work on the home at 629 Pulaski St. will commence at some point in the future and when the restoration is complete, each of the homes will have a dwelling unit on each floor.

New Residential Homes Constructed in 2012

During 2012, the following three, new single-family homes were constructed in the City:

825 Decatur St. – Habitat for Humanity
501 16th Street – Jay & Libby Anderson
6 Canterbury Lane – Duane & Catherine Walters

In regard to the homes constructed on 16th Street and Canterbury Lane, those homes represent the last lot that was available in those respective subdivisions.

BUILDING ACTIVITY REPORT

	<u>Number Of Permits</u>	<u>Construction Value</u>	<u>Fees Received</u>
January 2013	14	\$543,511.00	\$2,153.73
January 2012	14	\$84,050.00	\$637.90
February 2013	14	\$80,320.00	\$663.60
February 2012	11	\$283,084.00	\$1,144.70
Jan. – Feb. 2013:	28	\$623,831.00	\$2,817.33
Jan. – Feb. 2012:	25	\$367,134.00	\$1,782.60

Upon review of the compiled building activity data from January and February for the years 2012 and 2013, the following can be determined:

- 1.) The total number of building permits issued for January and February 2013 (28 building permits) represents an increase of 11% from the same period of time in 2012 (25 building permits). This increase in the number of total building permits issued is an indication that economy continues to improve and homeowners are undertaking delayed home improvements, but can also be attributed to an improvement in the housing market as home are being purchased and building permits obtained to remodel and repair the homes.
- 2.) Total construction value from January 2013 to February 2013 increased 41% from the same period of time in 2012, or \$623,831.00 in 2013 and \$367,134.00 in 2012. This significant increase in the total construction value is a result of both an overall increase in the number of building permits issued, but is also a result of several large-scale commercial and residential projects that are currently being undertaken.
- 3.) With the increase in the number of total building permits issued and the total construction value there has also been a significant increase in overall building permit revenue. Building permit fee revenue from January 2013 to February 2013 is up by 37% from the same period of time in 2012 or \$2,817.33 in 2013 and \$1,782.60 in 2012. The increase in building permit fee revenue is a direct result of the more substantial permit fees generated by large-scale residential and commercial projects that are now being undertaken.

CODE ENFORCEMENT ACTIVITY REPORT

	<u>2013</u>	<u>2012</u>
January:	74	50
February:	50	67