

Planning & Building Monthly Report

SEPTEMBER 2017

BOARD OF ZONING APPEALS – SEPTEMBER 2017

- A. **SE 17-03 Pecar Park** Approval a special exception to allow gravel parking lots within a park. The subject property is approximately 47 acres, located on N CR 150 E and is zoned R-1a.
- *The petition was approved with a four year time limit*
- B. **VAR 17-09 through 17-12– Avon Spectrum – 7751 US 36**
Request for approval of four development standards variances to allow construction of a new building on an existing site. The property is approximately 1 acre located at 7751 E US Highway 36, is within Tier 1 of the 36 Overlay, and is zoned C-2.
- *VAR 17-09 split face block was approved*
 - *VAR 17-10 front yard setback was approved*
 - *VAR 17-11 foundation landscaping was approved*
 - *VAR 17-12 building orientation was approved*

The next meeting is scheduled for October 19th. There is one special exception request to allow a drive through within Tier 1 of the US 36 Overlay District.

PLAN COMMISSION – SEPTEMBER 2017

- A. **DPR 17-11 Pecar Park** Approval a development plan for a new park located on the south side of E CR 150N, near CR 475 E. The subject property is approximately 47 acres and is zoned R-1a.
- *The petition was approved*
- B. **DPR(A) 17-12 Avon Intermediate School East** Approval of an amendment to a development plan for building entrance and parking and site modifications. The property is approximately 21 acres located at 174 S. Avon Avenue and is zoned R-1a and C-2.
- *The petition was approved*
- C. **ZA 17-02 Zoning Ordinance Chapter 18** Request for a positive recommendation for amendments to Chapter 18 – Signs
- *The petition was given a positive recommendation*
- D. **ZA 17-03 Zoning Ordinance Chapter 13** Request for a positive recommendation for amendments to Chapter 13, Section 13-6 – Home Occupations.
- *Plan commissioners made comments for revisions. The petition will move forward at a future meeting.*

A work session with plan commission and steering committee members was held to finalize goals and objectives. Their comments have been incorporated in the final draft. Staff has scheduled October 17th for a public open house on the Plan. A second open house will be scheduled after the public hearing.

The next Plan Commission meeting is scheduled for October 23rd. Two rezone petitions have been filed; a new PUD proposal (Settlement West) and another for the property at the northeast corner of CR 900 E and CR 200 N.

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ECONOMIC DEVELOPMENT

For the month of September Caitlin met with both HCEDP and the Chamber of Commerce to discuss 2018 contracts. Both will be actual contracts and contain a scope of services section.

Staff also met with three interested parties for the LDS property along 100 S. These meetings came after Town Council's work session with Northpoint on August 24th. Staff received feedback on the CR 100 S improvement project, and desired uses stated in the Comprehensive Plan Update. Feedback was relayed to Town Council in staff's one-on-one monthly meetings.

Caitlin finalized the Economic Development Binder which has been provided to Town Council. This document will not be a formal policy or ordinance. This will allow staff to be proactive and reactive as quickly as possible to the economy and incoming projects.

Caitlin presented to Town Council a plan for a BRE and economic gardening committee. Since the presentation, Town Council expressed a possible desire to expand the committee to include the township, schools, library, chamber board, redevelopment commission, and one citizen at large. Caitlin is waiting for further instruction.

Pulte presented a "Town Center" concept to Town Council during a work session on September 14th. This presentation came after months of discussions with staff. The concept was formed based on public feedback received through the making of the Comprehensive Plan. Since the work session Caitlin and Jodi have met with Pulte to discuss next steps.

Caitlin has also prepared a "year to date" report which is attached.

CODE ENFORCEMENT

The September code enforcement report is attached. As might be expected, tall grass complaints (and violations) have dwindled down to nearly zero. Non-permitted and nuisance signs, although also down significantly, and have comprised the majority of Bill's enforcement activity in September.

BUILDING

The September Building reports are attached. Permit and inspection activity held steady this month, with Regency again being the most active subdivision. Mike is still working solo, but has issued 51 permits during the month. Permit receipts total \$39,836 for the month, reflecting some \$18 million in construction value.

The attached information indicates how many residential lots/units have been approved and built (Buildable Lots spreadsheet).

Mosaic and Satori Pointe apartment projects are quickly building. A total of 264 units have been permitted and/or built between the two projects in just the past couple of months (509 units total were approved for construction).

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The following projects have applied for approval or been approved but not yet platted:

Wynne Farms PUD amendment 81 single family lots (*at TC*)
Reagan Park PUD amendment 165 single family lots, 40 assisted living units; 98 senior apts.
Turner Trace PUD amendment 26 townhome units
Settlement West (new) PUD 127 single family lots proposed (*at PC*)

We have a total (if all above are approved) of 6,764 single family lots approved (5277 built) and 1591 apartments approved (1,128 built).

OTHER ITEMS OF NOTE

- Staff continues to meet with interested developers with potential projects. These will be detailed as they file for plan approvals. We've met with a number of developers interested in the industrial property along 100 S.
- We meet regularly with the town attorney to stay abreast of new legal developments. We've been working on sign amendments (again!), home occupations, and wireless facilities.
- We also meet monthly with town council members to keep them informed.
- Caitlin and I attended two council work sessions recently; one for a project proposed for 100 S and one for a mixed development that would include a new town center site, commercial uses, and a mix of single family options.
- We interviewed 4 prospects for the building inspector position and will be making an offer.
- Caitlin meets regularly with HCEDP and the Chamber of Commerce, and has reviewed the Town's current agreements with both organizations.
- Paul Guckenberger, a long time plan commission and board of zoning appeals member has resigned. We will miss him. Paul was always well prepared and offered thoughtful comments and suggestions. He will be difficult to replace. Both positions are town council president appointments and both expire at the end of 2018.

Town of Avon: Economic Development Year to Date

September marks 6 months since the Town of Avon officially took on Economic Development in house. In that time, Caitlin and staff have worked towards furthering the Town's vision as a safe, vibrant community for active families and thriving businesses. Economic Development takes time, and while the process may seem slow, this is a reminder of what staff has accomplished in this short amount of time.

Economic Development Strategy

Caitlin has worked towards the Economic Development Strategy that was outlined back in February. Among the short term goals, the Future Land Use Map has been approved and has been a critical tool in development meetings with prospective companies by clearly identifying the types of uses we want in town and where.

The Comprehensive Plan update was introduced at the Plan Commission in August, and staff is conducting Open Houses in October to receive public feedback. The plan will go to the October 23rd Plan Commission meeting for a public hearing. Caitlin has worked with HCEDP and the Chamber of Commerce to receive feedback throughout the process. The Comprehensive Plan will be a critical marketing tool for Avon, outlining goals and objectives for housing choices, strategic growth, wayfinding and marketing, thoroughfare connections, government/resident connections, and financial sustainability. Creating the Comprehensive Plan included researching and identifying the types of industrial businesses the community wants to see. Setting up these clear goals helps to guide incoming development and is already being put to use with Avon Landing and the LDS Property on CR 100 S.

The Economic Development binder was finalized in September. The binder includes the ED plan goals and flowchart, Avon community profile, ED plan and future land use map, TIF/abatement guidelines, map of the town, street map with corporate boundaries, TIF District Map, application for tax incentives, example ordinances, utility providers, and the PUD fiscal plan requirement. Caitlin worked closely with FSG and HCEDP to help create an incentive package that was competitive and comprehensive. Thanks to recent development projects (Avon Landing and potentially LDS Property CR 100 S) staff was able to get feedback from developers during the creative process improving the binder as the end result.

Caitlin is also reviewing current economic development plans to identify goals to include in the Comprehensive Plan update.

Industrial Development

Just this year Avon has experienced new interest in undeveloped industrial properties. These properties include the old airport property on the north end of Ronald Reagan Parkway, and the LDS property along CR 100 South. Caitlin and staff worked closely with the Hageman Group during the creation of the Avon Landing PUD, and had numerous meetings to ensure the land would be developed for the best and highest use. The PUD was ultimately approved in June. Now, the Town has 65 acres of industrial property and 48 acres of commercial property to market to prospective companies.

Town Center & Arts Center

During public outreach for the Comprehensive Plan one of the biggest things residents desired was a "downtown". The Steering Committee worked to identify possible locations for a "town center" that would allow for the kind of development the Town would want to see, as well as accommodate growth

over time. Staff and the Steering Committee identified the Comer property (along US 36, west of White Lick Creek) as a future “town center” district. This decision was made due to the proximity of Town Hall, Town Hall Park, Washington Township Park, and the future growth pattern of Avon. It was after this property was identified that developer Mark Sanders became interested in the concept of a “town center” for Avon, and purchased the property. Caitlin and Jodi have worked closely with Mark to convey the types of amenities residents wish to see. Based on public feedback, these included space for the farmers market, gathering space for outdoor events/live music, unique shops, green space, splash pad, unique restaurants, breweries, art, and office space.

Pulte was added to the project to manage and design the residential component to the project. Town Council had a work session in September, and staff has continued to work closely with Pulte to ensure the community’s vision is reached.

BRE Committee

In response to interest expressed by Town Council, Caitlin presented a plan to form a hybrid of economic gardening and a traditional BRE committee at the September 14th meeting. The committee would consist of Caitlin and Tom Downard, focusing on Stage 2 businesses in town. Information and needs of businesses would be gathered through CEO roundtables. This plan was formed after meetings with Cinda Kelley, Greg Anderson of Brownsburg, and Tom Downard. Since that Town Council meeting there has been expressed interest in forming a larger committee than originally proposed. Caitlin is currently conducting research to find ways to best form a successful committee, and is awaiting direction from Town Council.

Monitoring Existing Businesses

CSX hired a new CEO earlier this year, and later announced that the Avon maintenance facility would be closing. While the CSX yard does not pay taxes, many employees live in Avon and were understandably concerned. Caitlin and HCEDP kept in close contact with CSX as information became available, and answered calls and emails from residents. Caitlin is continuing to monitor the situation.

Gander Mountain filed for bankruptcy in March, and was bought out by Camping World in May. According to Indy Star, only stores in Greenwood, Evansville, Fort Wayne, and Lafayette were planned to remain open. Stores in Castleton, Avon, and Terre Haute were still in the negotiating phase. Ultimately only the Greenwood store remained open. At the direction of Town Council Caitlin repeatedly reached out to Camping World Corporate Offices and the landlord of the Gander Mountain space to help facilitate a deal. Unfortunately, there was no response. The experience has led to addressing the need for future financial assistance programs. Caitlin is in the process of drafting a façade assistance program and lease assistance program. These programs would be with the assistance of the RDC.

Caitlin also put together a vacant buildings report to better monitor available spaces in Avon. HCEDP also has a website that connects interested parties to the information pages provided by commercial realtors. Caitlin’s spreadsheet tracks the owner, square footage, lease information, contact info, and latest updates on the buildings.

New Businesses

Caitlin has regular meetings and calls with prospective businesses, and developers looking to build within Avon. These meetings have been included in past monthly reports. Due to the nature of economic development staff is limited in sharing details, but Caitlin shares what details she can.

HCEDP and Chamber of Commerce

Caitlin regularly attends the HCEDP and Chamber of Commerce Board Meetings, luncheons, and has meetings with the executive directors and staff regularly. She has worked to better the relationship between the Town and these entities by establishing open communication and working towards establishing clear expectations for 2018. Caitlin has kept them up to date with Town projects, and has included them and the township, schools, and library, involved in creative processes such as the Comprehensive Plan.

Planning

Because Planning and Economic Development are two sides of the same coin this year to date update will also cover planning projects. Caitlin has overseen 10 plats, 13 development plans, 4 PUDs, and 3 zoning amendments, totaling 34 projects. These projects were filed this year, and do not include projects from 2016 that were approved in 2017, such as Avon Landing.

Plats	Development Plan	PUD	Zoning Amendment
<ul style="list-style-type: none">• Beechwood Farms Lots 36 & 37• Mosaic Apartments• The Village at Turner Trace• Prime Car Wash (primary and final)• Satori Pointe• Grandhaven Section 1B• Reagan Park• Reagan Crossing Lots 2 & 3	<ul style="list-style-type: none">• Mosaic Apartments• Turner Trace Townhouse Pool• Avon Transportation• Avon Starbucks• Prime Car Wash• Satori Pointe• Andy Mohr Nissan Expansion• BAPS Indianapolis• Christ Fellowship• 1312 Dental• Pecar Park• Avon Intermediate School East• Harlan Bakeries	<ul style="list-style-type: none">• Wynne Farms (architectural amendment)• Reagan Park• Parks at Wynne Farms• Settlement West	<ul style="list-style-type: none">• Recreation Impact Fee update• Chapter 18 sign ordinance amendment• Chapter 13 Home Occupations

Dez joined the team in June, and Caitlin and Jodi are working to train him and take over Caitlin's former planning responsibilities. These include conducting preliminary consultation meetings, processing and reviewing all development applications, reviewing plans for the Technical Advisory Committee (TAC), running the TAC meetings, processing revised plans and communicating with petitioners any outstanding comments, writing staff reports, and running the Plan Commission meetings.

Code Enforcement Activity Summary

Month Of: September 2017

Submitted By W. J. Holden

<u>Activity</u>		<u>Comments</u>
Signage		
Investigation Of Nuisance Signs:	22	
Removal Of Nuisance Signs:	22	
Investigation Of Yard Sale Signs	5	
Removal Of Yard Sale Signs	5	
Repositioning Of Yard Sales Signs Out Of ROW:	1	
Investigation Of Real Estate Signs	4	
Removal Of Real Estate Signs	4	
Investigation Of Non-Conforming Commercial Signage		
NTC's For Non- Conforming Commercial Signage Issued:		
NTC's For Prohibited Signage:		
Total Signage Related Activities:	63	

<u>Illegally Parked Vehicles</u>		<u>Comments</u>
Investigations For Illegally Parked Motor Vehicles:		
NTC's Issued For Illegally Parked Motor Vehicles:		
Investigations For Illegally Parked RV's, Campers & Boats:	5	
NTC's Issued For Illegally Parked RV's, Campers & Boats:	5	
Investigations For Illegally Parked Utility Trailers:	5	
NTC's Issued For Illegally Parked Utility Trailers:	4	
Phone Calls Made/Received For Parking Issues	1	
Total Illegally Parked Vehicle Activities:	20	

Grass, Weeds & Refuse Issues		Comments
Long Grass & Weed Complaints Investigated:	5	
NTC's Issued For Long Grass & Weeds:	4	
Trash & Refuse Complaints Investigated:		
NTC's Issued For Trash & Refuse:		
Phone Calls Made/Received For Trash, Grass & Refuse:		
Total Grass, Weeds & Refuse Activities	9	

Basketball & Hockey Goals In ROW		Comments
Basketball Goal Situations Investigated	4	
Basketball Goal NTC's Issued	3	
Hockey Goal Situations Investigated		
Hockey Goal NTC's Issued		
Phone Calls Regarding Goals		
Total Goal In ROW Activities	7	

Building Permit Investigations:		Comments
NTC's Issued For Building Permit Violations:		
Roof Permit Investigations:	1	Pool
NTC's Issued For Roof Permit Violations:	1	
Fence Permit Investigations:		
NTC's Issued For Fence Permit Violations:		
Deck/Pergola Permit Investigations:		
NTC's Issued For Deck/Pergola Permit Violations:		
Phone Calls Made/Received For Permits		
Total Permit Related Activities:	2	

Unsightly Property		Comments
Situations Investigated:		
NTC's Issued For Unsightly Property:		
Phone Calls Made/Received For Unsightly Property		
Total Unsightly Property Activities:	0	


Vacant Property		Comments
Situations Investigated:	0	
NTC's Issued For Vacant Property:	0	
Phone Calls Made/Received For Vacant Property:	0	
Total Vacant Property Activities:	0	

Dead Trees		Comments
Situations Investigated:		
NTC's Issued For Dead Trees:		
Phone Calls Made/Received For Dead Trees:		
Total Dead Tree Activities	0	

Grand Totals For Week		Comments
Grand Total For All Investigations For The Month:	62	
Total Signs Removed	27	
Grand Total Letters/NTC's Issued For The Month:	6	
Grand Total Calls/Emails Made For The Month:	6	
NTC's Closed	4	
Total Activities For The Month:	105	

MONTHLY MEMORANDUM

TO: Jodi Dickey, Planning Director

FROM: 
Michael F. Tulli, Building Commissioner

DATE: October 4, 2017

RE: Town Council Items for the October 12, 2017 meeting

BUILDING PERMIT ACTIVITY

The Monthly Report for September 2017 indicates the following activity:

- Fifty-one (51) Building Permits issued;
- Reported Construction Value of all activity is \$18,887,250.00; and,
- Collected Revenue totals are \$39,836.00 (see attached report).

COMPARISON OF TOTAL BUILDING PERMIT ACTIVITY

REPORTING YEAR	# OF PERMITS ISSUED	REPORTED CONSTRUCTION VALUE	TOTAL REVENUE COLLECTED
1996	129	\$16,385,089.00	\$33,023.20
1997	286	\$27,365,482.86	\$59,329.85
1998	266	\$23,159,888.00	\$54,300.35
1999	269	\$25,980,887.00	\$52,690.80
2000	213	\$26,387,762.00	\$44,674.65
2001	253	\$39,280,637.00	\$54,213.45
2002	202	\$22,662,109.00	\$40,703.99
2003	244	\$53,669,429.00	\$66,799.70
2004	313	\$34,628,667.00	\$72,005.21
2005	388	\$95,731,202.00	\$149,756.47
2006	472	\$64,363,998.00	\$138,779.68
2007	408	\$108,465,629.00	\$163,151.65
2008	340	\$102,457,281.00	\$111,743.36
2009	392	\$39,457,789.00	\$107,934.75
2010	417	\$33,258,523.00	\$100,200.62
2011	467	\$41,171,395.00	\$117,512.70
2012	549	\$36,638,482.00	\$124,498.82
2013	476	\$49,039,188.00	\$133,482.00
2014	428	\$39,244,843.00	\$113,341.80
2015	413	\$29,221,895.00	\$112,086.40
2016	489	\$60,774,725.00	\$164,298.90
2017	554	\$79,561,560.00	\$233,593.10

RESIDENTIAL GROWTH COMPARISON

REPORTING YEAR	# OF RESIDENTIAL STARTS
2000	103 units
2001	157 units
2002	104 units
2003	127 units
2004	221 units
2005	403 units
2006	341 units
2007	269 units
2008	139 units
2009	157 units
2010	135 units
2011	220 units
2012	150 units
2013	466 units
2014	231 units
2015	186 units
2016	223 units
2017 (year-to-date)	480 units
=====	
TOTAL	3,872 units

NOTE: unit counts include new single-family buildings, 2-unit buildings, & multi-unit buildings

CONSTRUCTION INSPECTION ACTIVITIES

During the period of September 1, 2017, through September 30, 2017, Mike Tulli completed a total of 598 inspections, including 42 Building Code citations. Also included is a spreadsheet that indicates the total number of field inspections done by inspector in a year-to-date format.

ITEMS OF NOTE

1. This is a listing of all new businesses that will open from the previous report and also new businesses to open in the coming month. Ross Dress For Less, located in Avon Commons, 10149 E. U.S. 36, Skillman Hyundai, located at 8775 E. U.S. 36, and St. Vincent's Micro Hospital, located at 9613 E. U.S. 36.
2. These are some of the continuing construction projects: the interior renovations to the F.C. Tucker office building, a cell tower on the Phoenix Fabricator's site, McIntire Pediatrics in Westridge Office Park, Showcase Lawn Care's office remodel, the new Chatham Glen apartment community at Dan Jones Road and County Road 200 South, the bathroom remodel project for Red Lobster, Faith Lutheran Church's new building on County Road 100 North, H.R.H.'s campus modernization project, H & R Block's remodel in Beechwood Centre, remodeling of the CT Scan and Oncology space and Emergency Room remodeling at I.U. West, the new Starbucks at the corner of U.S. 36 and Gable Drive, Life's Journey of Avon across from I.U. West, the new clubhouse and maintenance building for the Regency P.U.D., Mosaic Apartment, Misty Eyes Pet Adoption Center on South Dan Jones Road, Andy Mohr Nissan's service bay expansion, Prime Carwash at U.S. 36 and County Road 900 East, the kitchen finish at Avon United Methodist Church, and the PET/Scan project at H.R.H.
3. New projects slated to start this and/or next month includes a roof addition to Acme Masking, cosmetic remodel to Applebee's, Women's Primary Care remodel at I.U. West, the Food Pantry remodel for Avon Intermediate School, 1312 Dental, located in Reagan Crossing, Satori Flats Apartment community in front of the Y.M.C.A., and a tenant remodel in I.U. West M.O.B.
4. The Planning & Building Department continues to monitor vacant homes in all areas of the Town's jurisdiction. Homes and pools are monitored for security and vandalism, and this involves coordination with the Avon Police Department, the Washington Township Avon Fire Department, and the Washington Township Trustee's office. This activity also involves securing fences, pools, unlocked exterior doors and windows, as well as working with mortgage companies to ensure that these sites are secure.
5. The Buildable Lots Spreadsheet, which tracks permit activity for each neighborhood within the corporate limits of the Town of Avon as new Building Permits are issued, is included in this. Also included is the spreadsheet that breaks down apartment communities and units in assisted living facilities.

**PLANNING & BUILDING DEPARTMENT MONTHLY PERMIT ISSUANCE REPORT
FOR THE PERIOD ENDING SEPTEMBER 30, 2017
TOWN OF AVON, INDIANA**

NUMBER OF PERMITS	TYPE OF PERMIT	CONSTRUCTION VALUE	PERMIT FEE COLLECTED
	SINGLE FAMILY		
10	NEW	\$ 2,325,000.00	\$ 6,518.70
2	ADDITION	\$ 10,200.00	\$ 243.20
1	REMODEL	\$ 18,000.00	\$ 210.80
1	ACCESSORY BUILDINGS/USE	\$ 1,500.00	\$ 58.00
10	FENCES	\$ 44,850.00	\$ 500.00
	TWO-FAMILY		
	NEW		
	ADDITION		
	REMODEL		
	MULTI-FAMILY		
7	NEW	\$ 16,100,000.00	\$ 26,852.10
	ADDITION		
	REMODEL		
4	ACCESSORY BUILDINGS/USE	\$ 113,000.00	\$ 1,261.10
	COMMERCIAL		
1	NEW	\$ 110,000.00	\$ 143.50
	ADDITION		
2	REMODEL	\$ 140,000.00	\$ 972.10
	ACCESSORY BUILDINGS/USE	\$ 500.00	\$ -
	INDUSTRIAL		
	NEW		
	ADDITION		
	REMODEL		
	ACCESSORY BUILDINGS/USE		
	SIGNS		
	RESIDENTIAL		
5	COMMERCIAL	\$ 14,200.00	\$ 325.00
	INDUSTRIAL		
	POOLS		
	RESIDENTIAL		
	MULTI-FAMILY		
	COMMERCIAL		
	ELECTRICAL		
	RESIDENTIAL		
	COMMERCIAL		
	INDUSTRIAL		
	MOBILE HOMES		
	DEMOLITION		
7	PUBLIC WORKS	\$ -	\$ 2,751.50
51	TOTALS	\$ 18,877,250.00	\$ 30,836.00

**PLANNING & BUILDING DEPARTMENT YEAR-TO-DATE PERMIT ISSUANCE REPORT
FOR THE PERIOD ENDING SEPTEMBER 30, 2017
TOWN OF AVON, INDIANA**

NUMBER OF PERMITS	TYPE OF PERMIT	CONSTRUCTION VALUE	PERMIT FEE COLLECTED
	SINGLE FAMILY		
102	NEW	\$ 23,312,000.00	\$ 67,329.70
17	ADDITION	\$ 109,300.00	\$ 2,124.10
20	REMODEL	\$ 282,800.00	\$ 2,418.70
	ACCESSORY BUILDINGS/USE		
12		\$ 66,100.00	\$ 915.20
94	FENCES	\$ 405,560.00	\$ 4,700.00
	TWO-FAMILY		
81	NEW	\$ 15,815,000.00	\$ 56,691.30
1	ADDITION	\$ 2,000.00	\$ 118.00
12	REMODEL	\$ 120,000.00	\$ 900.00
	MULTI-FAMILY		
11	NEW	\$ 22,700,000.00	\$ 40,122.20
	ADDITION		
13	REMODEL	\$ 455,000.00	\$ 975.00
	ACCESSORY BUILDINGS/USE		
4		\$ 113,000.00	\$ 1,261.10
	COMMERCIAL		
6	NEW	\$ 7,076,000.00	\$ 7,033.10
2	ADDITION	\$ 1,781,000.00	\$ 2,047.20
17	REMODEL	\$ 5,985,000.00	\$ 10,247.80
	ACCESSORY BUILDINGS/USE		
12		\$ 24,300.00	\$ 900.00
	INDUSTRIAL		
	NEW		
1	ADDITION	\$ 75,000.00	\$ 362.00
1	REMODEL	\$ 200,000.00	\$ 685.20
	ACCESSORY BUILDINGS/USE		
	SIGNS		
2	RESIDENTIAL	\$ 23,500.00	\$ 225.00
75	COMMERCIAL	\$ 339,500.00	\$ 11,525.00
	INDUSTRIAL		
	POOLS		
13	RESIDENTIAL	\$ 573,000.00	\$ 2,275.00
	MULTI-FAMILY		
	COMMERCIAL		
	ELECTRICAL		
	RESIDENTIAL		
7	COMMERCIAL	\$ 27,000.00	\$ 525.00
	INDUSTRIAL		
	MOBILE HOMES		
4	DEMOLITION	\$ 76,500.00	\$ 450.00
47	PUBLIC WORKS	\$ -	\$ 19,762.50
554	TOTALS	\$ 79,561,560.00	\$ 233,593.10

BUILDABLE SUBDIVISION LOTS & DEVELOPERS

Updated 10/4/17

TOWN OF AVON

Subdivision Name	Developer	Builders	Approved Lots	Lots Built	Vacant Lots
Arailia @ The Settlement	Cedar Run Limited	Pulte Homes/Fischer Homes	77	65	12
Austin Lakes	Dura-Builders, Inc.	N/A	236	236	0
Avon Heights	Unknown	N/A	64	64	0
Avon Woods	Unknown	N/A	43	43	0
Beechwood Farms	Bay Development	Beazer Homes/custom builders	38	35	3
Bluewood @ The Settlement	Cedar Run Limited	Pulte Homes/Fischer Homes	397	356	41
Cedar Bend	Dale Andrew	Various	52	24	28
Cobblestone Springs	Cranfill Development	N/A	172	170	2
Eden Gate	Hills Communities	Westport Homes	106	68	38
Glenfield	Stafford Development	Paul Shoopman	142	142	0
Groves of Beechwood Farms	Bay Development	Beazer Homes	153	153	0
Harvest Ridge	N/A	Custom Builders	203	193	10
Heathermor	Republic	Fischer Homes	264	224	40
Hickory Mill	Triton Development, LLC	Westport Homes	83	83	0
Hollow Brook	N/A	N/A	104	95	9
Hollow Brook West	N/A	Custom Builders	21	14	7
Ian's Pointe, Sections 2 & 3	Ian's Pointe, L.P.	Paul Shoopman/M I Homes	116	116	0
Lexington Woods	Davis Homes, LLC	Westport Homes	162	160	2
Oak Bend Estates	Hardin & Associates	N/A	178	176	2
Oriole Point	Stafford Development	Westport Homes	134	133	1
Park Place	Crossmann Communities	N/A	188	188	0
Park Square Gardens	The Augusta Group, LLC	N/A	92	92	0
Persimmon Grove	Pulte Homes	Pulte Homes	234	141	93
Pine Tree Estates	J.R. Lazaro Builders, Inc.	J.R. Lazaro Builders, Inc.	72	57	15
Pines of Avon	John Lawrence	N/A	192	192	0
Regency P.U.D.	Timberstone Development	Westport Homes	577	154	423
Reserve at Shiloh Creek	J.R. Lazaro Builders, Inc.	J.R. Lazaro Builders, Inc.	47	10	37

INSPECTION ACTIVITY FOR SEPTEMBER, 2017

<i>INSPECTION TYPE:</i>	<i>INSPECTOR:</i>	Mike Tulli			<i>TOTALS</i>
First Rough-In (1R)		110	0	0	110
Second Rough-In (2R)		244	0	0	244
Special (SP)		17	0	0	17
Partial Final (PF)		8	0	0	8
Final (F)		177	0	0	177
Red Tags (RT)		42	0	0	42
Stop Work Orders (SW)		0	0	0	0
Signs		0	0	0	0
Code Enforcement (CE)		0	0	0	0
<i>Totals</i>		598	0	0	598
# OF STOPS		156	0	0	156

TOTAL INSPECTION ACTIVITY FOR 2017

	<i>INSPECTOR:</i>	Mike Tulli	Daniel Burks	N/A	TOTALS
<i>INSPECTION TYPE:</i>					
First Rough-In (1R)		464	715	0	1179
Second Rough-In (2R)		790	445	0	1235
Special (SP)		154	33	0	187
Partial Final (PF)		43	9	0	52
Final (F)		522	479	0	1001
Red Tags (RT)		196	177	0	373
Stop Work Orders (SW)		2	0	0	2
Signs		0	0	0	0
Code Enforcement (CE)		2	31	0	33
<i>Totals</i>		2173	1889	0	4062