

Planning & Building Monthly Report

JULY 2018

BOARD OF ZONING APPEALS – JULY 2018

- A. **VAR 18-12 Harvest Bible Chapel road access** A request for approval of a development standards variance to allow a drive access closer than 600' from nearest existing drive.
➤ *The appeal was approved*

The next BZA meeting is scheduled for August 16th. There are three appeals filed: a development standard variance to allow a structure to exceed minimum setback and two special exceptions – one drive through request and a request to allow vehicle sales and rentals within US 36 Overlay.

PLAN COMMISSION – JULY 2018

- A. **MAP(P) 18-08 Stone Haven** A request for approval of a primary plat for 58 duplex units.
➤ *The petition was approved*
- B. **DPR 18-09 IU West Health** A request for approval for building and parking expansion
➤ *The petition was approved*
- C. **DPR 18-10 Brownstone, Section 2** A request for development plan approval for 45 single-family homes
➤ *The petition was approved*
- D. **DPR 18-11 Regency Preserve, Section 2** A request for development plan approval for 63 duplex units
➤ *The petition was approved*
- E. **DPR 18-12 Lazaro Commercial Suites** A request for development plan approval for construction of a new 17,250 sq. ft. office/manufacturing facility
➤ *The petition was approved*

The next Plan Commission meeting is scheduled for August 27th. There are two development plan approvals (library expansion and Chick-fil-A remodel), and one primary plat (Stone Haven). The Fairwood PUD proposal is also slated for a public hearing. Due to the amount of interest this particular project has generated, the plan commission meeting will be held at the Washington Township pavilion center.

ECONOMIC DEVELOPMENT

Retail Analysis:

I have reached out to three companies that specialize in retail from several different perspectives to engage one to complete a retail analysis for the Town of Avon. With the analysis, we will better understand the needs of our consumers and why they might leave Avon to shop. The analysis will assist us in knowing what types of retail we are missing and give us some direction in our efforts to attract new investment. Additionally, it will tell us the trends for future retail and commercial needs.

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I have met with a branding professional that we may work with to develop pages for our town website that focus on Economic Development for future investment and site selectors to view. Additionally, we may consider using his company to do mailings to site selectors throughout the United States.

During this past week, I have begun to develop a Business Retention and Expansion Program for Avon. Working with Jeff Pipkin, I am in the process of developing a spreadsheet of companies in Avon to visit. Jeff is helping me with contact information.

We recently met with my contact at CSX to discuss a number of items including the possibility of a south egress into the yard, the two properties they have just put on the market and planned growth or shrinkage of the current yard.

I have met with other economic development people from central Indiana that also represent a community to learn of the nuances of this position versus a county or regional organization. We are considering forming a group from around the state that could become an affinity group within the Indiana Economic Development Association.

We met with Greg Guerrettaz to discuss the Avon Landings project to find a way to make this work for both the community and the developer. With some direction on the establishment of a Tax Increment Finance district, we are now better prepared to negotiate with the developer and reduce the exposure of the town.

I met with the Superintendent of our schools and attended their school safety forum. The school system graduated 200 more students than the incoming kindergarten class. We need to find a way to address the loss of students to ensure the school system is properly funded. With proper funding for the schools, there will be less pushback when TIF and Tax Abatement are used to attract new investment and jobs.

I recently met with representatives from Holladay Properties. They continue to develop AmeriPlex just south of Indianapolis International Airport. They demonstrated some interest in looking at available properties in and around Avon.

I spoke to the Kiwanis group on the 17th and helped them to understand the importance of growing the community in a responsible manner. We talked about growth in the residential, commercial and industrial areas.

I met with the new director the Indiana Small Business Development Center and discussed the possibility of having him accompany me on some of my BR&E visits to introduce the programs available to businesses. The new director was a part of my team at Thomas P. Miller and Associates.

Tom and I recently met with the Partnership to discuss a \$5,000 grant they have received from Duke Energy to promote parcel of land that they serve in Avon. Specifically, they are looking at the property on 100 S. We also need to market the two new CSX properties that have been place on the market. With the upgrade that will be happening to 100 S, we feel that we need to utilize this grant market as many Duke sites along with making it a marketing piece for the Town. More to come...

CODE ENFORCEMENT

Planning & Building Monthly Report

JULY 2018

The July monthly report is attached. Signage still occupies much of Bill's time. Weed, grass, and refuse violations have decreased considerably from the high month of May. Bill continues working his summer schedule of alternate Saturdays to help keep the sign proliferation in check.

BUILDING

The July Building reports are attached. Permit and inspection activity held steady this month, with 63 new building permits issued. Along with the permits, 147 total inspections were conducted. Building permit receipts total \$23,805.90 for the month, reflecting over \$6 million in construction value. So far this year, we've collected over \$177,000 in permit fees and generated just over \$66 million in construction value.

The attached information indicates how many residential lots/units have been approved and built (Buildable Subdivision Lots and Developers spreadsheet). This spreadsheet also includes how many Certificates of Occupancy have been issued and show how many lots have been approved vs. how many have been platted and are eligible to apply for building permits.

Cox Creek apartments (Reagan Crossing PUD) has begun construction, while Satori Flats and Mosaic continue to build. The new Portillo's restaurant is quickly being completed and should open in a few months. We also have several renovation projects around town. These are noted in the attached report (Items of Note).

We have a total of 6,774 single family lots approved (5,234 built + C of O) and 2,179 apartment units approved (1,757 have permits issued and 1,168 are available for occupancy) See the Buildable Subdivision Lots & Developers section of the report for additional details.

OTHER ITEMS OF NOTE

- Staff continues to meet with interested developers with potential projects. These are detailed as they file for plan approvals.
- We meet regularly with the town attorney to stay abreast of new legal developments.
- We also meet monthly with town council members to keep them informed.
- Jodi, Ryan, and Tom meet monthly to discuss upcoming rezone petitions, National Citizen Survey items, comp plan work, and economic development.
- Budgeting is in full swing. We've prepared and submitted a draft 2019 budget for council consideration. A presentation will be given at the August 9th council meeting.
- Jasmine and Nate attended a conference conducted by the iWorQ folks (our permitting and code enforcement software).
- The proposed Fairwood PUD (west of The Settlement) continues to generate intense interest from adjacent neighbors. The introduction to the plan commission was held in June and the public hearing will be held in August at the Washington Township pavilion center.

Code Enforcement Activity Summary

Month Of: July 2018

Submitted By W. J. Holden

<u>Activity</u>		<u>Comments</u>
Signage		
Investigation Of Nuisance Signs:	65	
Removal Of Nuisance Signs:	58	
Investigation Of Yard Sale Signs	34	
Removal Of Yard Sale Signs	22	
Repositioning Of Yard Sales Signs Out Of ROW:		
Investigation Of Real Estate Signs	15	
Removal Of Real Estate Signs	15	
Investigation Of Non-Conforming Commercial Signage	2	No NTC's issued - spoke to business owners
NTC's For Non- Conforming Commercial Signage Issued:		
NTC's For Prohibited Signage:		
Total Signage Related Activities:	211	

<u>Illegally Parked Vehicles</u>		<u>Comments</u>
Investigations For Illegally Parked Motor Vehicles:	8	
NTC's Issued For Illegally Parked Motor Vehicles:	4	
Investigations For Illegally Parked RV's, Campers & Boats:	2	
NTC's Issued For Illegally Parked RV's, Campers & Boats:	1	
Investigations For Illegally Parked Utility Trailers:	6	Two turned over to Avon PD
NTC's Issued For Illegally Parked Utility Trailers:	4	
Investigation Of Illegally Parked Commercial Vehicles		
NTC's Issued For Illegally Parked Commercial Vehicles		
Phone Calls Made/Received For Parking Issues		
Total Illegally Parked Vehicle Activities:	25	

Grass, Weeds & Refuse Issues		Comments
Long Grass & Weed Complaints Investigated:	19	
NTC's Issued For Long Grass & Weeds:	10	
Trash & Refuse Complaints Investigated:		
NTC's Issued For Trash & Refuse:		
Phone Calls Made/Received For Trash, Grass & Refuse:		
Total Grass, Weeds & Refuse Activities	29	

Basketball & Hockey Goals in ROW		Comments
Basketball Goal Situations Investigated	8	
Basketball Goal NTC's Issued	7	
Hockey Goal Situations Investigated		
Hockey Goal NTC's Issued		
Phone Calls Regarding Goals	1	
Total Goal In ROW Activities	16	

Building Permit Investigations:		Comments
NTC's Issued For Building Permit Violations:		
Roof Permit Investigations:		
NTC's Issued For Roof Permit Violations:		
Fence Permit Investigations:		
NTC's Issued For Fence Permit Violations:		
Deck/Pergola Permit Investigations:		
NTC's Issued For Deck/Pergola Permit Violations:		
Investigation Of Pool Permits		
NTC's Issued For Pool Violations		
Phone Calls Made/Received For Permits		
Total Permit Related Activities:	0	

Dog Complaints		Comments
Unrestrained Dog Investigations		
NTC's Issued For Unrestrained Dogs		
Investigation Of Barking Dogs	1	
NTC's Issued For Barking Dogs		
Phone Calls	1	
Total Dog Complaints	2	


Unsightly Property		Comments
Situations Investigated:	1	
NTC's Issued For Unsightly Property:	1	
Phone Calls Made/Received For Unsightly Property	1	
Total Unsightly Property Activities:	3	

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 Month		Comments
Grand Total For All Investigations For The Month:	146	
Total Signs Removed	97	
Grand Total Letters/NTC's Issued For The Month:	37	
Grand Total Calls/Emails Made For The Month:	3	
NTC's Closed	30	
Phone Calls		
Total Activities For The Month:	313	

MONTHLY MEMORANDUM

TO: Jodi Dickey, Planning Director
FROM:  Michael F. Tulli, Building Commissioner
DATE: August 3, 2018
RE: Town Council Items for the August 9, 2018 meeting

BUILDING PERMIT ACTIVITY

The Monthly Report for July 2018 indicates the following activity:

- Sixty-three (63) Building Permits issued;
- Reported Construction Value of all activity is \$6,776,860.00; and,
- Collected Revenue totals are \$23,805.90 (see attached report).

COMPARISON OF TOTAL BUILDING PERMIT ACTIVITY

REPORTING YEAR	# OF PERMITS ISSUED	REPORTED CONSTRUCTION VALUE	TOTAL REVENUE COLLECTED
1996	65	\$6,678,200.00	\$15,618.20
1997	217	\$23,325,070.00	\$48,791.85
1998	200	\$17,275,111.00	\$39,892.05
1999	201	\$18,026,452.00	\$38,546.45
2000	155	\$14,533,957.00	\$25,703.45
2001	195	\$35,719,383.00	\$44,988.30
2002	146	\$18,326,396.00	\$31,843.99
2003	161	\$20,162,676.00	\$38,526.60
2004	220	\$24,049,883.00	\$46,455.03
2005	285	\$51,647,737.00	\$102,575.41
2006	354	\$48,016,775.00	\$107,208.93
2007	307	\$53,170,704.00	\$109,801.45
2008	266	\$73,969,025.00	\$84,293.41
2009	295	\$33,157,390.00	\$87,468.44
2010	328	\$28,149,900.00	\$82,400.92
2011	350	\$28,292,086.00	\$83,716.80
2012	343	\$24,835,990.00	\$84,523.32
2013	352	\$37,445,388.00	\$104,224.90
2014	318	\$28,775,222.00	\$85,674.00
2015	316	\$23,028,795.00	\$81,681.80
2016	371	\$51,428,850.00	\$129,715.10
2017	435	\$48,449,365.00	\$160,412.50
2018	419	\$66,644,772.00	\$177,903.30

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	699 units
2018 (year-to-date)	141 units
TOTAL	4,232 units

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

CONSTRUCTION INSPECTION ACTIVITIES

During the period of July 1, 2018, through July 31, 2018, Mike Tulli completed a total of 274 inspections, including 32 Building Code citations. Nathan Noyes completed a total of 319 inspections, including 24 Building Code citations, and 2 Stop Work Orders. 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. Kingsway Classroom and lobby renovations are complete. Avon Intermediate School's addition and renovation projects are nearing completion and the facility is ready for school opening.
2. These are some of the continuing construction projects: Mosaic Apartments, Satori Flats Apartment community in front of the Y.M.C.A., Cox Creek Apartments at Reagan Crossing, the remodeling of the Memory Care Wing at Wellbrooke of Avon, the interior demolition of the old H.H. Gregg space in Avon Commons, a lumber warehouse addition for Menard's, Aldi's remodel and addition project, Avon Intermediate School's remodeling project, Pecar Park's Nature Center, Portillo's Hot Dogs, and a reset project for Kroger.
3. New projects slated to start this and/or next month includes Old Navy in Avon Commons, a reset project for Kroger, five (5) new 6-unit apartment buildings in Reagan Park, Hampton Inn & Suites in Eden Gate, and Indiana Endoscopy Center and new MRI Room at I.U. West.
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 JULY 31, 2018
TOWN OF AVON, INDIANA**

NUMBER OF PERMITS	TYPE OF PERMIT	CONSTRUCTION VALUE	PERMIT FEE COLLECTED
	<i>SINGLE FAMILY</i>		
16	NEW	\$ 4,141,000.00	\$ 10,346.90
4	ADDITION	\$ 26,100.00	\$ 540.10
8	REMODEL	\$ 97,600.00	\$ 741.40
	<i>ACCESSORY BUILDINGS/USE</i>		
4	ACCESSORY BUILDINGS/USE	\$ 16,400.00	\$ 283.00
14	FENCES	\$ 63,410.00	\$ 824.00
	<i>TWO-FAMILY</i>		
1	NEW	\$ 383,000.00	\$ 877.50
	ADDITION		
	REMODEL		
	<i>MULTI-FAMILY</i>		
	NEW		
	ADDITION		
	REMODEL		
	ACCESSORY BUILDINGS/USE		
	<i>COMMERCIAL</i>		
	NEW		
	ADDITION		
3	REMODEL	\$ 2,010,000.00	\$ 2,401.00
	ACCESSORY BUILDINGS/USE		
	<i>INDUSTRIAL</i>		
	NEW		
	ADDITION		
	REMODEL		
	ACCESSORY BUILDINGS/USE		
	<i>SIGNS</i>		
	RESIDENTIAL		
5	COMMERCIAL	\$ 30,350.00	\$ 778.00
	INDUSTRIAL		
	<i>POOLS</i>		
1	RESIDENTIAL	\$ 5,000.00	\$ 175.00
	MULTI-FAMILY		
	COMMERCIAL		
	<i>ELECTRICAL</i>		
2	RESIDENTIAL	\$ 2,500.00	\$ 153.00
1	COMMERCIAL	\$ 1,500.00	\$ 75.00
	INDUSTRIAL		
	<i>MOBILE HOMES</i>		
	<i>DEMOLITION</i>		
4	PUBLIC WORKS	\$ -	\$ 6,611.00
63	TOTALS	\$ 6,776,860.00	\$ 23,805.90

**PLANNING & BUILDING DEPARTMENT YEAR-TO-DATE PERMIT ISSUANCE REPORT
FOR THE PERIOD ENDING JULY 31, 2018
TOWN OF AVON, INDIANA**

NUMBER OF PERMITS	TYPE OF PERMIT	CONSTRUCTION VALUE	PERMIT FEE COLLECTED
	SINGLE FAMILY		
113	NEW	\$ 29,278,000.00	\$ 75,908.10
26	ADDITION	\$ 206,100.00	\$ 3,413.50
28	REMODEL	\$ 383,748.00	\$ 3,179.50
12	ACCESSORY BUILDINGS/USE	\$ 52,200.00	\$ 871.80
76	FENCES	\$ 327,024.00	\$ 3,874.00
	TWO-FAMILY		
14	NEW	\$ 4,575,000.00	\$ 11,573.10
13	ADDITION REMODEL	\$ 174,000.00	\$ 1,115.50
	MULTI-FAMILY		
14	NEW	\$ 21,900,000.00	\$ 38,884.90
1	ADDITION REMODEL	\$ 500,000.00	\$ 956.00
5	ACCESSORY BUILDINGS/USE	\$ 220,000.00	\$ 1,977.90
	COMMERCIAL		
3	NEW	\$ 3,084,000.00	\$ 3,100.10
2	ADDITION	\$ 1,394,000.00	\$ 3,723.70
11	REMODEL	\$ 3,097,000.00	\$ 6,799.70
7	ACCESSORY BUILDINGS/USE	\$ 495,500.00	\$ 818.30
	INDUSTRIAL		
1	NEW ADDITION REMODEL	\$ 25,000.00	\$ 250.00
1	ACCESSORY BUILDINGS/USE	\$ 200,000.00	\$ 413.20
	SIGNS		
45	RESIDENTIAL COMMERCIAL	\$ 221,700.00	\$ 6,753.00
1	INDUSTRIAL	\$ 18,000.00	\$ 225.00
	POOLS		
6	RESIDENTIAL	\$ 210,000.00	\$ 1,050.00
1	MULTI-FAMILY COMMERCIAL	\$ 115,000.00	\$ 175.00
	ELECTRICAL		
5	RESIDENTIAL	\$ 12,000.00	\$ 378.00
2	COMMERCIAL INDUSTRIAL	\$ 6,500.00	\$ 150.00
	MOBILE HOMES		
2	DEMOLITION	\$ 150,000.00	\$ 300.00
30	PUBLIC WORKS	\$ -	\$ 12,013.00
419	TOTALS	\$ 66,644,772.00	\$ 177,903.30

INSPECTION ACTIVITY FOR JULY, 2018

	<i>INSPECTOR:</i>	Mike Tulli	Nate Noyes		TOTALS
INSPECTION TYPE:					
First Rough-In (1R)		39	66	0	105
Second Rough-In (2R)		104	99	0	203
Special (SP)		6	15	0	21
Partial Final (PF)		17	0	0	17
Final (F)		76	113	0	189
Red Tags (RT)		32	24	0	56
Stop Work Orders (SW)		0	2	0	2
Signs		0	0	0	0
Code Enforcement (CE)		0	0	0	0
Totals		274	319	0	593
# OF STOPS		63	84	0	147

TOTAL INSPECTION ACTIVITY FOR 2018

	<i>INSPECTOR:</i>	Mike Tulli	Nathan Noyes		TOTALS
<i>INSPECTION TYPE:</i>					
First Rough-In (1R)		189	637		826
Second Rough-In (2R)		482	660		1142
Special (SP)		45	134		179
Partial Final (PF)		50	0		50
Final (F)		322	686		1008
Red Tags (RT)		166	120		286
Stop Work Orders (SW)		1	5		6
Signs		0	0		0
Code Enforcement (CE)		0	0		0
<i>Totals</i>		1255	2242		3497

BUILDABLE SUBDIVISION LOTS & DEVELOPERS

Updated 8/2/18

TOWN OF AVON

Subdivision Name	Developer	Builders	Council Approved Lots	Platted Lots	Permits Issued	C. of O. Issuance	Vacant Lots
Arailia @ The Settlement	Cedar Run Limited	Pulte Homes/Fischer Homes	99	66	35	34	31
Austin Lakes	Dura-Builders, Inc.	N/A	236	236	236	236	0
Avon Heights	Unknown	N/A	64	64	64	64	0
Avon Woods	Unknown	N/A	43	43	43	43	0
Beechwood Farms	Bay Development	Beazer Homes/custom builders	38	35	35	35	0
Bluewood @ The Settlement	Cedar Run Limited	Pulte Homes/Fischer Homes	397	363	340	334	23
Brownstone	Pulte Homes	Pulte Homes	161	60	23	4	37
Camden	CalAtlantic Homes	CalAtlantic Homes	165	165	0	0	165
Cedar Bend	Dale Andrew	Various	52	52	28	28	24
Cobblestone Springs	Cranfill Development	N/A	172	172	172	172	0
Eden Gate	Hills Communities	Westport Homes	106	106	86	54	20
Glenfield	Stafford Development	Paul Shoopman	142	142	142	142	0
Grand Haven at Wynne Farms	Platinum Properties, LLC	Pulte Homes	31	31	29	19	2
Groves of Beechwood Farms	Bay Development	Beazer Homes	153	153	153	153	0
Harvest Ridge	N/A	Custom Builders	203	203	203	203	0
Heathemor	Republic	Fischer Homes	264	264	243	230	21
Hickory Mill	Triton Development, LLC	Westport Homes	83	83	83	83	0
Hollow Brook	N/A	N/A	104	95	87	86	8
Hollow Brook West	N/A	Custom Builders	21	14	7	7	7
Ian's Pointe (Sections 2 & 3)	Ian's Pointe, L.P.	Paul Shoopman/M I Homes	116	116	116	116	0

Subdivision Name	Developer	Builders	Council Approved Lots	Platted Lots	Permits Issued	C. of O. Issuance	Vacant Lots
Lexington Woods	Davis Homes, LLC	Westport Homes	162	162	162	162	0
Mapleton at Wynne Farms	Platinum Properties, LLC	M/I Homes/Westport Homes	125	125	122	118	3
Oak Bend Estates	Hardin & Associates	N/A	178	178	176	176	2
Oriole Point	Stafford Development	Westport Homes	134	134	133	133	1
Park Place	Crossmann Communities	N/A	188	188	188	188	0
Park Square Gardens	The Augusta Group, LLC	N/A	92	92	92	92	0
Persimmon Grove	Pulte Homes	Pulte Homes	149	149	149	149	0
Pine Tree Estates	J.R. Lazaro Builders, Inc.	J.R. Lazaro Builders, Inc.	72	72	61	57	11
Pines of Avon	John Lawrence	N/A	192	192	192	192	0
Pines West	Pines West, LLC	N/A	94	94	94	94	0
Regency Estates (SFR)	Timberstone Development	Westport Homes	191	191	55	45	136
Regency Reserve (TFR)	Timberstone Development	Westport Homes	200	200	8	2	192
Reserve at Shiloh Creek	J.R. Lazaro Builders, Inc.	J.R. Lazaro Builders, Inc.	47	47	10	10	37
Settlement West	Premier Land Company	D.R. Horton	124	0	0	0	0
Stone Mill	Crossmann Communities	N/A	110	110	110	110	0
Stoney Meadow	Stoney Meadow @ Avon, LLC	Larry Good Homes/Westport Homes	114	114	108	104	6
Stratford of Avon	Stratford of Avon, LLC	N/A	207	207	207	207	0
Sycamore Creek	Avon Square Development Corporation	N/A	75	75	75	75	0

ASSISTED LIVING FACILITIES & NURSING HOMES

Updated 8/2/18

TOWN OF AVON

Facility Name	Developer	Builders	Units/Beds	Year Built
Avon Skilled Care	Ramsey Development	Ramsey Development	105	2012
Countryside Meadows	Jackson Realty	Jackson Realty	171	2010
Life's Journey of Avon	Freeman Development	Meyer & Najem	120	2017
Mainstreet Skilled Care	Mainstreet Property Group	Meyer & Najem	135	2012
Park Square Manor	Retirement Management, Inc.	C.P.M., Inc.	80	1998/2003
Reagan Park AL	Reagan Park AL, LLC	Grand Industrial	79	2013
Reagan Park Garden Homes	Reagan Park AL, LLC	Grand Industrial	44	2015
Thornbury Village	NRP Contractors	NRP Contractors	94	2012
Traditions of Reagan Park	SHP V Avon Villas LLC	SHP V Avon Villas LLC	50	2018
TOTALS			878	

