



DEPARTMENT OF  
BUILDING, PLANNING  
& DEVELOPMENT



Presented: August 19, 2022

# 2021 Year End Report



## Introduction

The mission of Department of Building, Planning and Development (BPD) is to serve the Auburn Community in fostering exemplary growth and quality of place by ensuring safe, code-compliant construction and facilitating the development and redevelopment process while implementing the comprehensive long-term community vision.

One of our main initiatives over the last four years has been to improve customer service. BPD serves many different customers: other City Departments; contractors, developers, and residents who want to do something with property; and the community at large.

We've also focused heavily on modernizing the City's planning and zoning documents, forms and processes, record keeping, and our daily use forms.

Our attention to these two initiatives has been strategic and intentional starting with analysis and assessment of the office, documentation, and processes; followed by the exploration of alternative methods; execution of decisions; and evaluation of the results.



New home construction in Hunters Glen.



## General Permit and Inspection Data

BPD issued 1,202 permits in 2021 with reported value of just over \$62 million.

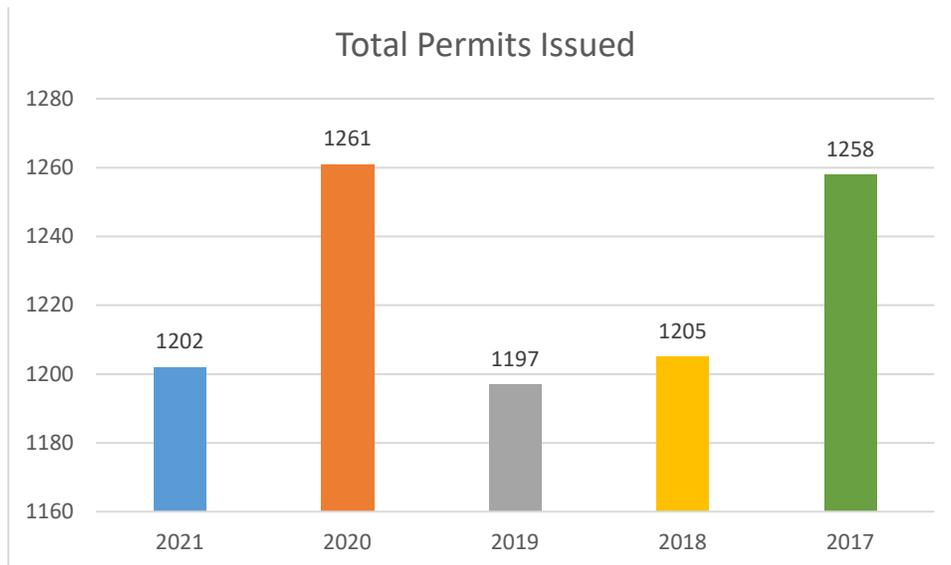
The number of permits is down 5% from 2020, but the reported value increased approximately \$2.4 million.

Permits were issued for the following non-residential new construction and improvement projects in 2021.

- Auburn Renewables - (\$17.6M)
- Credent Wealth Management - (\$5.9M)
- Lutheran Health Medical Office - (\$5.5M)
- Early Ford V8 Foundation, Inc. - (\$1.85M)

Remodels and building additions were permitted for the following non-residential projects in 2021.

- Scot Industries Addition - (\$2.8M)
- Rathburn Tool Addition - (\$75K)
- Allendale Addition - (\$165K)
- DeKalb County Office Building - (\$10K)
- Kroger - (\$750K)
- Jeff Seiss- Ensley Avenue - (\$10K)
- Dr. Steven Hoagburg - (\$295K)
- Angel Corp - (\$36K)
- Parkview Hospital Wound Clinic - (\$70K)
- Auburn Church of Christ - (\$56K)
- DeKalb Central United School Dist - (\$340K)
- Eaton - (\$400K)
- Social Security Administration Bldg - (\$300K)
- Mead Manufacturing - (\$12K)
- MetalX Office - (\$4.3M)
- Schust Engineering - (\$525K)
- Harbor Freight - (\$220K)
- Straw Building - (\$125K)
- Heirloom Bakery - (\$110K)
- Chowhound - (\$360K)
- Auburn Plaza - (\$43K)
- Farm Bureau - (\$200K)
- Allendale - (\$165K)
- Van's Home Center - (\$15K)



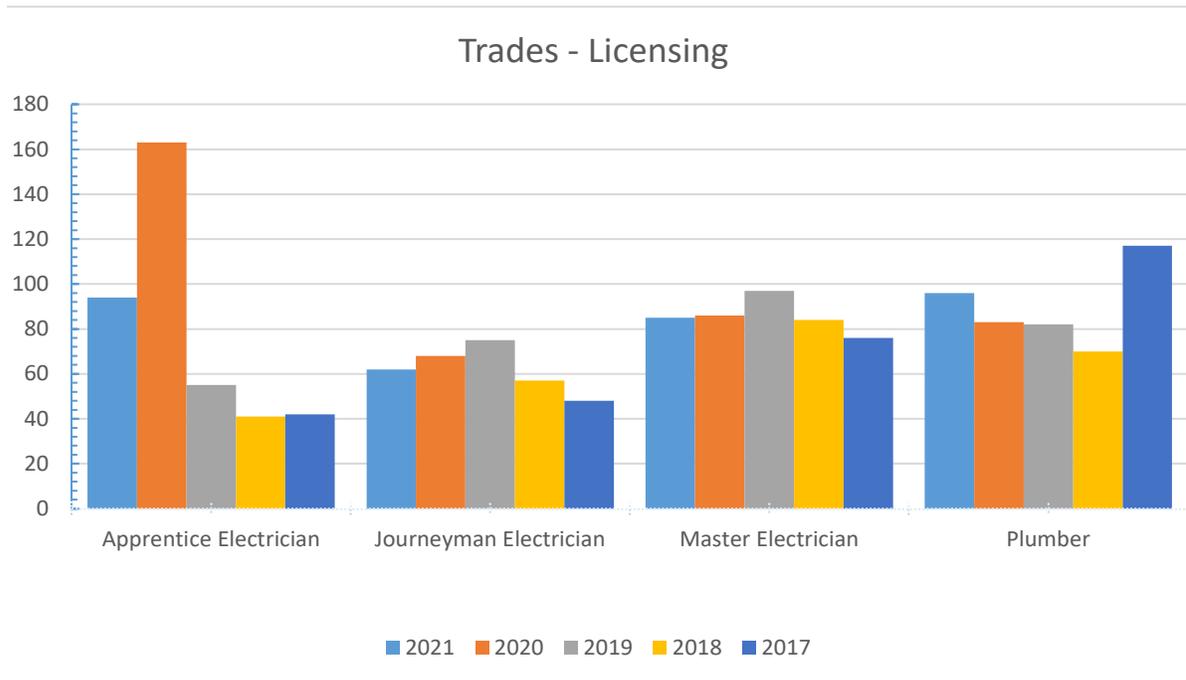


### General Permit and Inspection Data *(continued)*

The City's Building Inspector conducted approximately 1,188 scheduled building inspections in 2021. This does not include any unscheduled inspections; site checks for signs, fences, violations, or dangerous buildings; general calls; or any other planning-related site visits.

BPD collected around \$401,157 in permit fees and \$9,130 in licensing fees in 2021. Permit fees are based on the type of permit, square footage of the project and utility demand.

BPD issues licenses for electricians and plumbers that work in the City of Auburn. These trades must provide documentation they have passed appropriate exams, have adequate experience for the class of license for which they are applying and are registered with the State (in the case of plumbers).



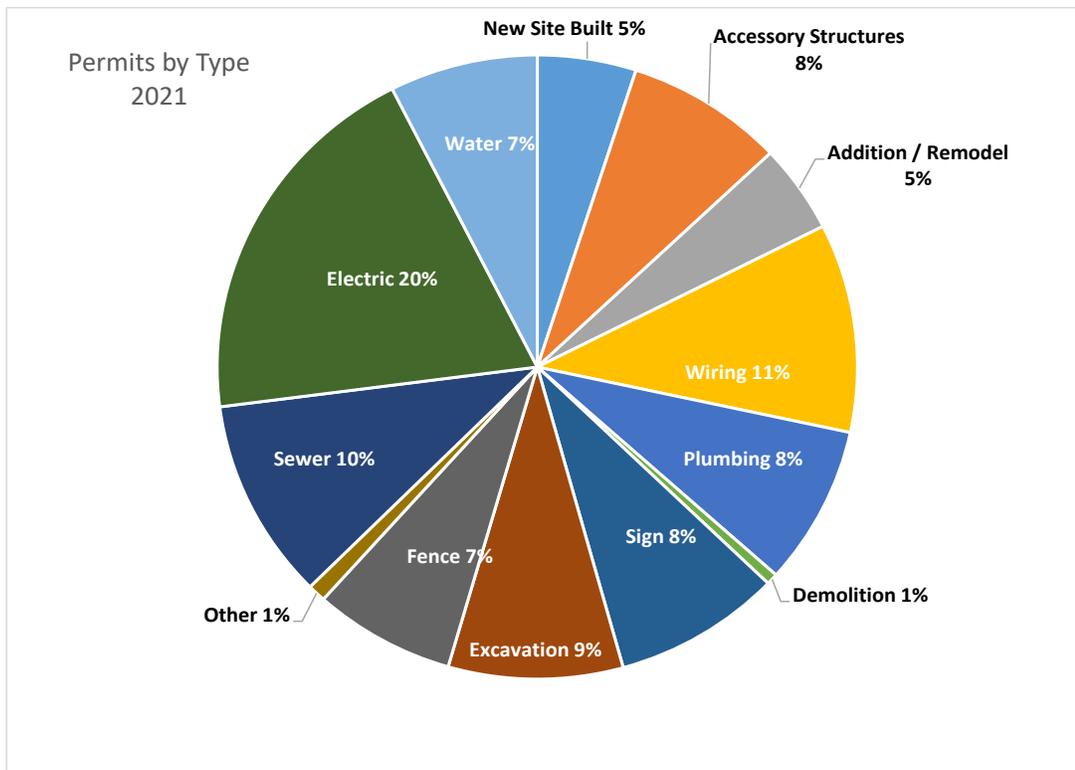


## Types of Permits

BPD issues permits and collects fees for several different City Departments.

In 2021, 56% of permits issued were for City utility departments. These permits include taps, meters, temporary services, and/or special assessments. This figure is up 1% from 2020.

The distribution of permits issued by type generally stays consistent from year to year. The only notable deviations for 2021 are accessory structure permits were down 1% and plumbing permits were up 1%.



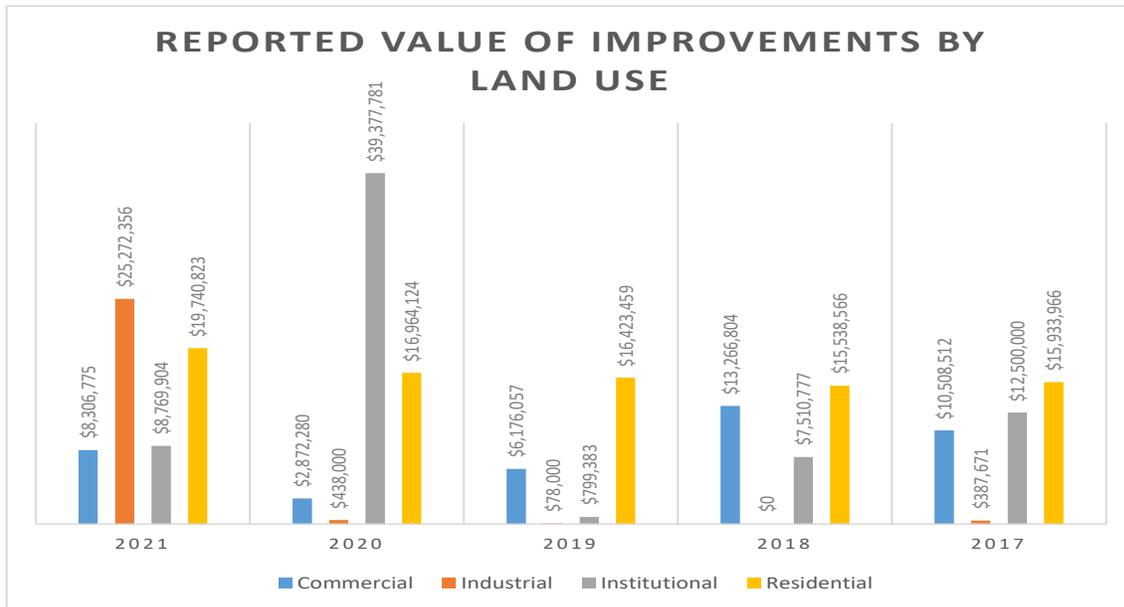


## Growth Trends

Investment in 2021 was dominated by industrial uses.

In 2021, reported investment included approximately \$19 million (32%) for residential improvement, \$8 million (13%) for commercial improvements, and \$8.8 million (14%) for institutional improvements, and over \$25 million (41%) for industrial improvements.

By comparison, investment in residential improvements has remained consistent over the last five years. In 2021 reported investment included approximately \$17.5 million for new homes with the average cost of \$306,690 per home.



In total, Auburn experienced nearly \$62 million in reported investment in 2021, with nearly \$26 million in industrial uses including: Auburn Renewables, Eaton, MetalX, Rathburn Tool and Scot Industries.



Early Form V-8 Foundation Museum

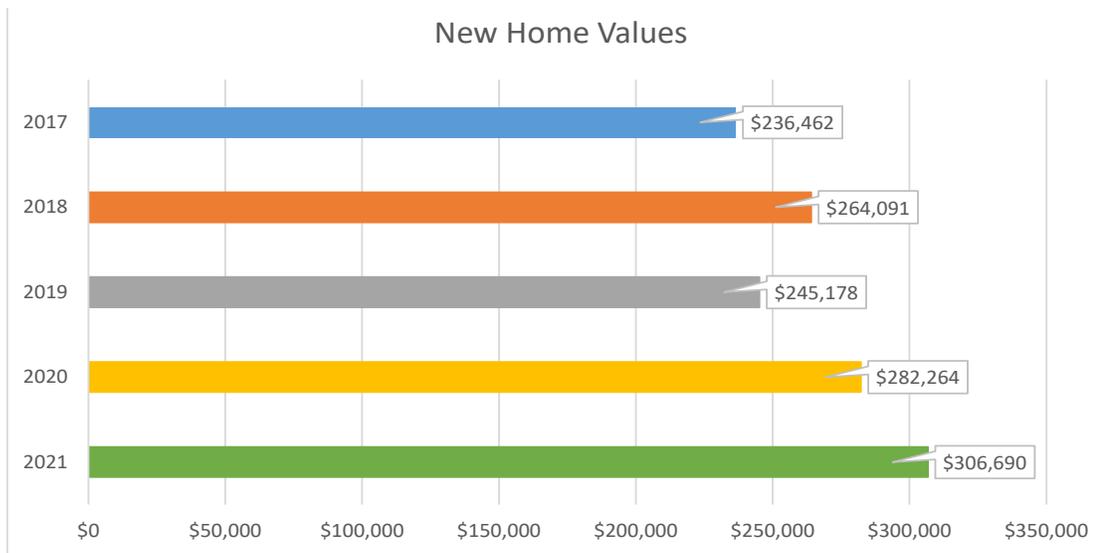
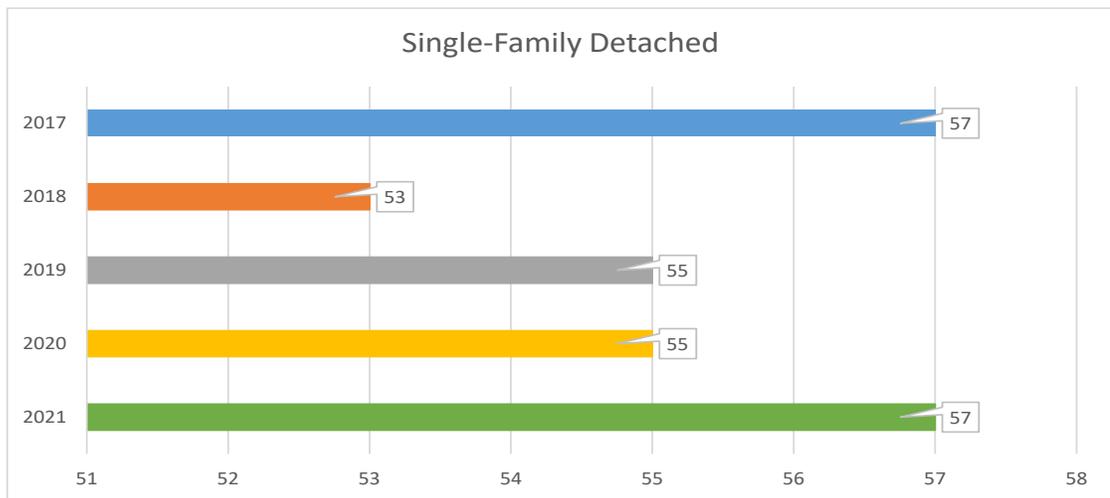


## Residential Growth

Fifty-seven (57) new dwelling units were issued construction permits in 2021.

All 57 new dwelling units in 2021 were in the form of single-family homes. New single-family home construction permits have remained consistent over the last four years.

Reported value / construction costs of new homes increased in 2021 by 9% to \$306,690 with the average size being 3,000 square feet (inclusive of garage and covered porch space). Median reported value of new homes for 2021 was \$291,235.



Average reported value has increased 30% since 2017.



## Residential Growth (continued)

New dwelling units in 2021 were primarily located on the northeast and southeast side of Auburn or in the City's Extra-Territorial Jurisdiction.

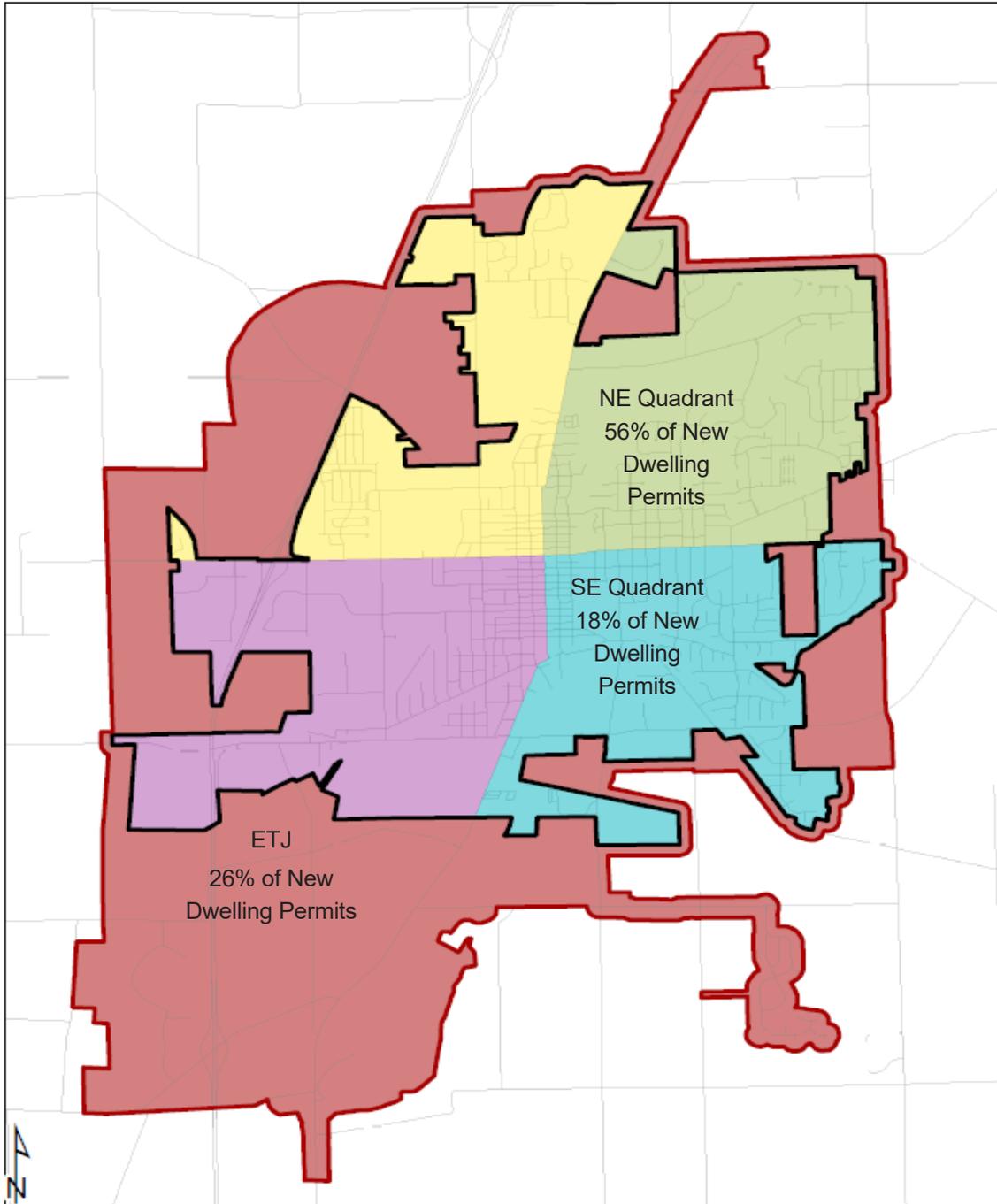
Fifty-six percent (56%) of new dwelling units 2021 were located in the northeast quadrant of the City which includes: Bridgewater North Subdivision and Timber Trace Subdivision. Eighteen percent (18%) of new dwelling units in 2021 were located in the southeast quadrant of the City which includes: Duesenberg Place Subdivision, Hunters Glen Subdivision and Summerset Ridge. Twenty-six percent (26%) of new dwelling units in 2021 were in the City's extra-territorial jurisdiction in Bear Creek Estates and Fawn Creek Estates.



Majority all of the new home construction in 2021 was mid-range priced or higher single-family dwellings.



New Dwelling Unit Construction By Quadrant - 2021





## 2021 Year End Report

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### Residential Growth (continued)

#### Lot Availability

There are approximately 107 lots for single-family detached dwellings and 20 lots for single-family attached dwellings (in the form of duplexes) currently available for development within the City's municipal boundaries. The single-family detached dwelling lots are in Bridgewater, Bridgewater North, Duesenberg Place, Hunters Glen, Timber Trace, and Valley Park. The lots for the attached single-family duplex units are part of the Sunrise Apartments development. All of the aforementioned lots have already been created with a recorded Secondary Plat.

There are an additional 21 lots inside Auburn City Limits with the utilities being installed in preparation for the recording of the Secondary Plat. These lots will be in Duesenberg Place and Hunter's Glen.

In the City's extra-territorial jurisdiction, there are approximately 61 residential lots for single-family detached dwellings currently available: 9 in Bear Creek; 25 in Heron Lake; and 27 in Fawn Creek Estates. The lots have already been created with a recorded Secondary Plat.

In addition, there are approximately 287 residential lots - primarily for single-family detached dwellings - that are part of existing and approved primary plats, but are for future development once existing sections are fully developed.



## Planning Activity

The City's Planning Activity in 2021 was dominated by work on the City's new Comprehensive Plan, Auburn 2040: The Road Ahead. The Road Ahead was adopted by Council on January 18, 2022.



A community workshop held outdoors in November offered the opportunity for additional feedback on the future of Auburn.

The Auburn City Plan Commission approved four development plans in 2021: Auburn Renewables Solar Array, DeKalb County Central School, Early Ford V-8 Museum and Van's Home Center. Five secondary plats were recorded in 2021: Bridgewater North Section II, Fawn Creek Estates Section II, Grandstaff Place Section II-Amended Replat of Lot 2, Hunter's Glen Section III-Amended Replat Lot 1 and Summerset Ridge Section III.

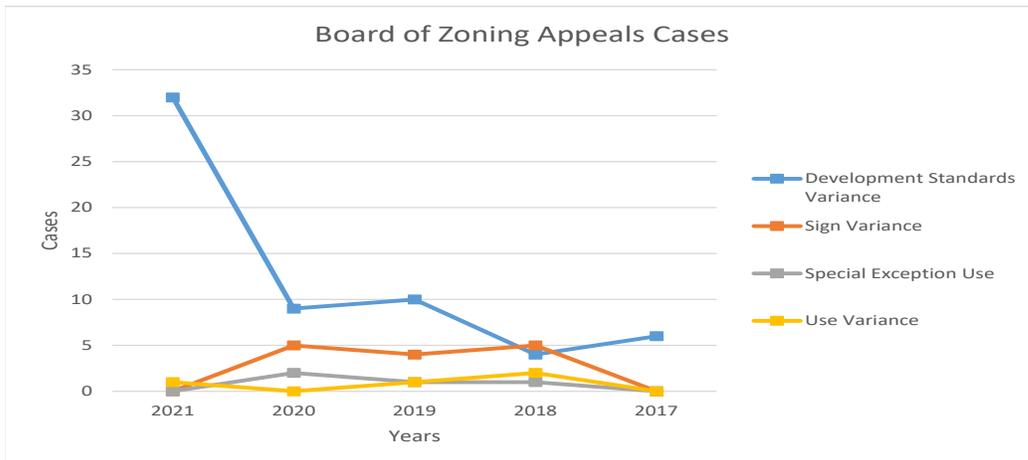
The Auburn Board of Public Works and Safety continue to have a number of Utility Service Agreements, As-Built Plans and Maintenance Bonds for this year.

The Board of Zoning Appeals experienced a significant increase this year in petitions for Development Standard Variances, a 144% increase over the prior year. With the Unified Development Ordinance effective in 2019, BPD is closely monitoring these variance requests to determine if amendments to the Unified Development Ordinance are needed.



Planning Activity (continued)

Plan Commission	2021	2020	2019	2018	2017
Development Plan	3	5	4	5	7
Other	1	1	0	5	5
Parking Lot Plan	1	2	2	1	4
Primary Plat	1	3	4	2	7
Secondary Plat	5	6	5	7	5
Zoning Map Amendment	4	1	4	1	6
Board of Zoning Appeals	2021	2020	2019	2018	2017
Development Standards Variance	22	9	10	4	6
Sign Variance	0	5	4	5	0
Special Exception Use	0	2	1	1	0
Use Variance	1	0	1	2	0
Board of Public Works and Safety	2021	2020	2019	2018	2017
As Built Plans	6	2	4	4	6
Encroachments	2	1	1	1	2
Infrastructure Plans	0	4	1	7	8
Maintenance Bonds	6	2	1	3	4
NonRemonstrance Agreements	2	3	1	9	3
Utility Service Agreements	17	33	19	11	14
Itinerate Vendors	2	2	1	6	0
City Council	2021	2020	2019	2018	2017
ROW Vacation	1	3	0	0	2
Annexation	0	0	3	1	0





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### BPD Staff in 2021

AMY M SCHWEITZER, ADMINISTRATOR

JENNIFER BARCLAY, CITY PLANNER

JOLEEN JONES, BUILDING PERMITS AND LICENSING COORDINATOR

AMBER BASSETT, ZONING ADMINISTRATOR

ALEXIS BUSSELBERG, ZONING ADMINISTRATOR

MAT SNYDER, BUILDING INSPECTOR