

**Roundtable: FY 2014 Development Application Submissions and Processing**

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**Description**

A major function of the Development Applications and Regulatory Coordination (DARC) Division is the processing and tracking of all development applications submitted to the Planning Department. Staff will provide the Planning Board a synopsis of the number of plans submitted; plans approved; and review times for various application types. Wherever possible, staff will compare fiscal year 2014 data to previous years' data.

**Summary**

- Number of development applications accepted are consistent with previous years
- Number of natural resource inventories/forest stand delineations decreased by 24%
- Number of new site plan applications decreased by 36%
- Average number of hours to review accepted applications increased for almost every plan type
- Amendments to previously approved plans outpace new applications

**Plans Accepted**

The number of development applications accepted by the Planning Department for fiscal year 2014 is relatively consistent with fiscal years 2013, 2012, and 2011. The lack of increase in the overall number of development applications may be attributed to property owners waiting for changes to the zoning ordinance to become effective. Applications submitted in the past few years have focused more on areas recommended for redevelopment than on new green field developments. This trend continued in fiscal year 2014.

The data also indicates that the number of new site plans decreased in fiscal year 2014 relative to fiscal year 2013. The number of new preliminary plans slightly increased in fiscal year 2014 but is still below the number of preliminary plans submitted in fiscal year 2012. However, amendments to previously approved plans remain strong.

Building permit applications forwarded to the Planning Department for review has nearly doubled since fiscal year 2011 to fiscal year 2014 from 737 to 1,426 building permits. This represents a continued confidence in the housing market and the ability of developer's to sell and lease residential units. Exhibit 1 below identifies the number of plans accepted by plan type for the past four fiscal years.

### Exhibit 1. Plans Accepted by Application Type and Fiscal Year

Application Type	Fiscal Year 11	Fiscal Year 12	Fiscal Year 13	Fiscal Year 14
<b>Preliminary Plans</b>				
New Applications	38	38	23	26
<u>Amendments</u>	<u>18</u>	<u>20</u>	<u>30</u>	<u>34</u>
Subtotal	56	58	53	60
<b>Site Plans</b>				
New Applications	14	19	25	16
Major Amendments	3	3	2	3
Limited Amendments	8	13	19	10
Consent Amendments	13	3	6	11
<u>Administrative Amendments</u>	<u>30</u>	<u>28</u>	<u>36</u>	<u>39</u>
Subtotal	68	66	88	<u>79</u>
<b>Project Plans</b>				
New Applications	1	4	7	1
<u>Amendments</u>	<u>5</u>	<u>3</u>	<u>3</u>	<u>1</u>
Subtotal	6	7	10	<u>2</u>
<b>Sketch Plans</b>	3	5	1	4
<b>Pre-application Plans</b>				
Staff Review Only	8	2	7	1
<u>Staff and PB Review</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>0</u>
Subtotal	11	6	12	1
<b>Record Plats</b>	151	204	155	162
<b>Subdivision Review Waivers</b>	2	2	0	1
<b>NRI/FSDs</b>				
New Applications	87	76	84	67
<u>Recertification</u>	<u>11</u>	<u>7</u>	<u>6</u>	<u>1</u>
Subtotal	98	83	90	68
<b>Forest Conservation Exemptions</b>	140	122	131	136
<b>Forest Conservation Plans</b>				
Preliminary Plans	29	36	30	31
Site Plans	4	10	23	22
Special Exceptions	8	9	2	1
Mandatory Referrals	18	18	9	10
Park FCP	6	5	5	1
<u>Sediment Control FCP</u>	<u>22</u>	<u>19</u>	<u>17</u>	<u>24</u>
Subtotal	87	97	86	89
<b>Special Protection Area Plans</b>	5	9	4	6
<b>Special Exceptions</b>	41	38	23	9
<b>Development Plan Amendments</b>	3	4	2	2
<b>Local Map Amendments</b>	2	5	2	3
<b>Mandatory Referrals</b>	36	44	38	50
<b>Total Development Applications</b>	709	750	702	740
<b>Building Permits</b>	737	1,022	1,397	1,426
<b>TOTAL</b>	1,446	1,772	2,099	2,166

Two years ago we were concerned with a 15 percent decrease in the number of natural resource inventories/forest stand delineations (NRI/FSDs) and a 14 decrease in the number of applications for forest conservation plan exemptions. Fiscal year 2013 showed an 11 percent increase in the number of NRI/FSDs and a 7 percent increase in the number of forest conservation plan exemptions. Now the data is showing another decrease in the number of NRI/FSDs applications to a level lower than before. At first it was thought fiscal year 2012 was an outlier but the 2014 reduction is greater. The reduction in the number of NRI/FSDs is a concern for these types of plans typically results in new greenfield, or large infill developments. The forest conservation exemption plans are slightly higher in fiscal year 2014 as compared to 2013. NRI/FSDs and exemption plans are the precursor to future preliminary plan of subdivisions, mandatory referrals, and special exceptions. It is difficult to know if the recent decrease in new NRI/FSDs is structural or an outlier.

The data also shows that the average amount of time to review newly submitted plan types continues to increase. In fiscal year 2011 the average number of hours to review new and amended preliminary plan applications was 150. In fiscal year 2014 this increased to 253 hours. In fiscal year 2011 the average number of hours to review each site, project, and sketch plan (new and amendments) was 123 hours. In fiscal year 2014, the average number of hours to review those plan types was 214 hours.

### **Plans Approved**

Once an applicant submits a development application and it is accepted by the Planning Department relevant application data is entered into Hansen, our electronic tracking database, and given a unique identifier number. Hansen requires that the date the application is accepted, the date regulatory clocks are started and the date the application is approved or completed be recorded in the database. This data then allows the tracking of applications by numerous means including the number of plans accepted and approved, by division, during any specific timeframe including fiscal year. Exhibit 2 below indicates the number of plans received for fiscal year 2014 by Planning Department Division. The exhibit also shows the number of plans, by plan type, that received a "final decision" in fiscal year 2014. Please note, plans with a final decision in fiscal year 2014 could have been accepted by the Planning Department in earlier fiscal years and, therefore, the number of plans with a "Final decision" may be greater than the number of plans received for a specific plan type. "Final decision" includes Planning Board approvals and denials on development applications, Planning Board recommendations and referrals on special exceptions, mandatory referrals, and zoning cases, and staff approvals and denials of certain forest conservation plans, NRI/FSDs, and forest conservation exemptions.

**Exhibit 2. Plans Accepted with a Final Decision by Application Type  
and Division for Fiscal Year 2014**

Application Type	Area 1		Area 2		Area 3		DARC	
	Accepted <sup>1</sup>	Final Decision <sup>2</sup>	Accepted <sup>1</sup>	Final Decision <sup>2</sup>	Accepted <sup>1</sup>	Final Decision <sup>2</sup>	Accepted <sup>1</sup>	Final Decision <sup>2</sup>
<b>Preliminary Plans</b>								
New Applications	5	8	6	4	15	7		
<u>Amendments</u>	<u>6</u>	<u>2</u>	<u>7</u>	<u>10</u>	<u>21</u>	<u>13</u>	n/a	n/a
Subtotal	11	10	13	14	36	20		
<b>Site Plans</b>								
New Applications	7	4	5	12	4	2		
Major Amendments	1	0	1	1	1	0		
Limited Amendments	1	2	4	4	5	6	n/a	n/a
Consent Amendments	2	0	6	4	3	3		
<u>Administrative Amendments</u>	<u>7</u>	<u>6</u>	<u>11</u>	<u>8</u>	<u>21</u>	<u>14</u>		
Subtotal	18	12	27	29	34	25		
<b>Project Plans</b>								
New Applications	1	4	0	0	0	0		
<u>Amendments</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	n/a	n/a
Subtotal	2	4	0	0	0	0		
<b>Sketch Plans</b>	1	1	3	3	0	0	n/a	n/a
<b>Pre-application Plans</b>								
Staff Review Only	0	0	0	0	1	2		
<u>Staff and PB Review</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>2</u>	n/a	n/a
Subtotal	0	0	0	1	1	4		
<b>Record Plats</b>	n/a	n/a	n/a	n/a	n/a	n/a	162	79
<b>Subdivision Review</b>	0	0	1	1	0	0	n/a	n/a
<b>Waivers</b>								
<b>NRI/FSDs</b>								
New Applications	10	9	14	17	42	44		
<u>Recertification</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>2</u>	n/a	n/a
Subtotal	10	9	15	18	42	46		

**Exhibit 2. Plans Accepted with a Final Decision by Application Type  
and Division for Fiscal Year 2014**

Application Type	Area 1		Area 2		Area 3		DARC	
	Accepted <sup>1</sup>	Final Decision <sup>2</sup>	Accepted <sup>1</sup>	Final Decision <sup>2</sup>	Accepted <sup>1</sup>	Final Decision <sup>2</sup>	Accepted <sup>1</sup>	Final Decision <sup>2</sup>
<b>Forest Conservation Exemptions</b>	n/a	n/a	n/a	n/a	n/a	n/a	136	118
<b>Forest Conservation Plans</b>								
Preliminary Plans	3	4	5	4	23	7	n/a	n/a
Site Plans	3	1	8	4	11	7		
Special Exceptions	0	0	1	0	0	0		
Mandatory Referrals	2	0	4	3	4	1		
Park FCP	0	0	1	0	0	0		
<u>Sediment Control FCP</u>	<u>3</u>	<u>3</u>	<u>5</u>	<u>1</u>	<u>16</u>	<u>19</u>		
Subtotal FCPs	11	8	24	12	54	34		
<b>Special Protection Area Plans</b>	0	0	0	0	6	0		
<b>Special Exceptions</b>	5	0	2	1	2	0	n/a	n/a
<b>Development Plan Amendments</b>	1	0	0	0	1	0	n/a	n/a
<b>Local Map Amendments</b>	1	0	1	0	1	0	n/a	n/a
<b>Mandatory Referrals</b>	16	8	19	9	15	3	0	0
<b>Building Permits</b>	n/a	n/a	n/a	n/a	n/a	n/a	1426	1730
<b>TOTAL</b>	76	52	105	88	194	132	1724	1927

1. "Accepted" refers to the number of new plan types submitted and accepted as complete.
2. "Final Decision" refers to plans approved, denied, or forwarded with a recommendation to other branches of County government, and plans that were approved, denied, or not confirmed by staff.
3. These plans were reviewed and processed by the Functional Planning (FFP) Division and not the Development Applications and Regulatory (DARC) Division.

The data continues to indicate that Area 3 receives the majority of the development applications submitted to the Planning Department. Area 3 received 52 percent of the development applications accepted by the Planning Department in fiscal year 2014. Exhibit 3 below shows the percentage of applications received by each area team.

<b>Exhibit 3. Number and Percent of Total Development Applications Accepted and Assigned to Area Teams for Fiscal Year 2014</b>		
	<b>Plans Accepted<sup>1</sup></b>	
	<b>Number</b>	<b>% of Total</b>
<b>Area 1</b>	76	20
<b>Area 2</b>	105	28
<b>Area 3</b>	194	52
<b>Total</b>	375	
1. Number of plans accepted does not include plans assigned to DARC or FFP divisions.		

Exhibit 4 shows the number of applications with a final decision by area team. The data shows that not only does Area 3 continue to receive the most development applications and but also has the greatest percentage of plans with a final decision.

<b>Exhibit 4. Number and Percent of Total Development Applications with a Final Decision by Area Team for Fiscal Year 2014</b>		
	<b>Plans with Final Decision<sup>1</sup></b>	
	<b>Number</b>	<b>% of Total</b>
<b>Area 1</b>	52	19
<b>Area 2</b>	88	32
<b>Area 3</b>	132	49
<b>Total</b>	272	
1. "Final Decision" includes approvals and denials made by the Planning Board and recommendations to other government agencies. It also includes approvals and denials of natural resource inventories/forest stand delineations which are made by the Director's designee.		

Staff further analyzed the approval times to determine the percentage of plans approved within 6, 12, 18, 36, and 60 months from the date of application was accepted. Exhibit 5 below shows the results of this analysis.

**Exhibit 5.  
Decision Rates from FY2010 to FY2014**

New Applications	Approvals 0 to 6 Mths		Approvals 0 to 12 Mths		Approvals 0 to 18 Mths		Approvals 0 to 36 Mths		Approvals 0 to 60 Mths		Pending	Withdrawn		
Submitted in FY 2010														
34 Preliminary Plans	7	21%	19	56%	20	59%	26	76%	27	79%	2	6%	5	15%
12 Site Plans	8	67%	10	83%	10	83%	10	83%	11	92%	0	0%	1	8%
5 Project Plans	5	100%	5	100%	5	100%	5	100%	5	100%	0	0%	0	0%
110 NRIs	88	80%	93	85%	93	85%	94	85%	96	87%	1	1%	13	12%
<u>139 FCP Exemptions</u>	<u>102</u>	<u>73%</u>	<u>112</u>	<u>81%</u>	<u>116</u>	<u>83%</u>	<u>116</u>	<u>83%</u>	<u>116</u>	<u>83%</u>	<u>0</u>	<u>0%</u>	<u>23</u>	<u>17%</u>
300 Total	210	70%	239	80%	244	81%	251	84%	255	85%	3	1%	42	14%
Submitted in FY 2011														
38 Preliminary Plans	9	24%	15	39%	21	55%	28	74%	NA	NA	2	5%	8	21%
14 Site Plans	8	57%	11	79%	13	93%	13	93%	NA	NA	0	0%	1	7%
1 Project Plans	1	100%	1	100%	1	100%	1	100%	NA	NA	0	0%	0	0%
98 NRIs	82	84%	90	92%	91	93%	94	96%	NA	NA	1	1%	3	3%
<u>141 FCP Exemptions</u>	<u>121</u>	<u>86%</u>	<u>130</u>	<u>92%</u>	<u>130</u>	<u>92%</u>	<u>132</u>	<u>94%</u>	<u>NA</u>	<u>NA</u>	<u>4</u>	<u>3%</u>	<u>5</u>	<u>4%</u>
292 Total	221	76%	247	85%	256	88%	268	92%	NA	NA	7	2%	17	6%
Submitted in FY 2012														
36 Preliminary Plans	6	17%	18	50%	28	78%	31	86%	NA	NA	5	14%	0	0%
19 Site Plans	8	42%	18	95%	19	100%	19	100%	NA	NA	0	0%	0	0%
4 Project Plans	2	50%	4	100%	4	100%	4	100%	NA	NA	0	0%	0	0%
83 NRIs	67	81%	75	90%	75	90%	77	93%	NA	NA	1	1%	5	6%
<u>122 FCP Exemptions</u>	<u>112</u>	<u>92%</u>	<u>113</u>	<u>93%</u>	<u>113</u>	<u>93%</u>	<u>113</u>	<u>93%</u>	<u>NA</u>	<u>NA</u>	<u>0</u>	<u>0%</u>	<u>9</u>	<u>7%</u>
264 Total	195	74%	228	86%	239	91%	244	92%	NA	NA	6	2%	14	5%
Submitted in FY 2013														
23 Preliminary Plans	9	39%	14	61%	15	65%	NA	NA	NA	NA	7	30%	1	4%
26 Site Plans	14	54%	23	88%	24	92%	NA	NA	NA	NA	2	8%	0	0%
7 Project Plans	5	71%	6	86%	6	86%	NA	NA	NA	NA	1	14%	0	0%
84 NRIs	67	80%	72	86%	74	88%	NA	NA	NA	NA	8	10%	2	2%
<u>131 FCP Exemptions</u>	<u>116</u>	<u>89%</u>	<u>117</u>	<u>89%</u>	<u>117</u>	<u>89%</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>1</u>	<u>1%</u>	<u>13</u>	<u>10%</u>
271 Total	211	78%	232	86%	236	87%	NA	NA	NA	NA	19	7%	16	6%
Submitted in FY 2014														
26 Preliminary Plans	1	4%	2	8%	NA	NA	NA	NA	NA	NA	24	92%	0	0%
16 Site Plans	3	19%	4	25%	NA	NA	NA	NA	NA	NA	12	75%	0	0%
1 Project Plans	1	100%	1	100%	NA	NA	NA	NA	NA	NA	0	0%	0	0%
67 NRIs	51	76%	52	78%	NA	NA	NA	NA	NA	NA	15	22%	0	0%
<u>136 FCP Exemptions</u>	<u>113</u>	<u>83%</u>	<u>114</u>	<u>84%</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>14</u>	<u>10%</u>	<u>8</u>	<u>6%</u>
246 Total	169	69%	173	70%	NA	NA	NA	NA	NA	NA	65	26%	8	4%

For the most part, the data indicates that more than 85% of the plans submitted receive a final decision within 18 months of the application acceptance date. Few plans remain to be acted upon after 18 months. The data for most recent fiscal year can be misleading since any plan submitted after January 15, 2014 would still be within the first six month period but falls into the pending status if it has not received a final decision. Those plans can still potentially receive a final decision within the first six months of the Planning Department acceptance of the application.

### Outstanding Plans

In Exhibit 6 below, the second to last column in Exhibit 5 above is further broken down by area team to show the number of pending plans. The majority of the plans waiting a DRC response or a final decision are located within the Area 3 geographic boundary. Exhibit 6 further indicates the number and percentage of all development applications where applicants need to submit revised plans in response to DRC comments or are waiting for a final decision from the Planning Department. The second and third columns represent the number of development applications that have already received comments from the Development Review Committee (DRC) and the Planning Department is waiting for applicants to respond to those comments. These are plans in which the Hansen review clocks are stopped. Columns four and five show the number of plans where the applicant has submitted information in response to DRC comments but the staff still needs to review the submitted information, obtain other agency approvals, and schedule a hearing with the Planning Board. Changes to the zoning ordinance and future changes to the subdivision regulations will make it more difficult for submitted plans to languish and the number of plans waiting DRC response or a final decision will diminish.

<b>Exhibit 6. Number and Percent of Total Development Applications Waiting for DRC Response or Final Decision Since July 1, 2007</b>				
	<b>Plans Waiting for DRC Response</b>		<b>Plans Waiting for a Decision<sup>1</sup></b>	
	<b>Number</b>	<b>% of Total</b>	<b>Number</b>	<b>% of Total</b>
<b>Area 1</b>	5	16	48	25%
<b>Area 2</b>	3	10	39	21%
<b>Area 3</b>	23	74	103	54%
<b>Total</b>	31		190	
1. Does not include 263 plans waiting a decision from DARC and FFP. 2. Data as of August 6, 2014.				

For plans that have had no activity within the previous 12 months, the Planning Department sends letters to the applicant apprising them that they have 30 days to provide a justification as to why the



plan should not be withdrawn. During fiscal year 2014, the Department withdrew 7 applications because of inactivity. Letters were also sent to other applicants for plans that appeared inactive, but after further analysis, it was determined that the applicants were working with other development review agencies to resolve issues. Therefore, these plans remain active. All withdrawals were done in full accordance with the Development Review Manual.

**Application Review Times (in Days)**

The Hansen database allows staff to track application processing and review times. Exhibit 7 below indicates the average number of review days for various plan types for fiscal years 2013 and 2014. The data does not include any time or delays that may have occurred while waiting for an applicant to respond to comments, or when the Planning Department is waiting for other agency approvals before scheduling a Planning Board hearing. The average review times refer to the time it takes staff to process all applications of a particular type from plan acceptance to the Planning Board hearing.

<b>Exhibit 7. Number of Plans with a Final Decision and Weighted Average Review Days by Plan Type for Fiscal Years 2013 and 2014</b>				
<b>Application Type</b>	<b>FY 2013 Plans with Final Decision<sup>1</sup></b>	<b>FY 2013 Weighted Average Review Days<sup>2</sup></b>	<b>FY 2014 Plans with Final Decision<sup>1</sup></b>	<b>FY 2014 Weighted Average Review Days<sup>2</sup></b>
<b>Preliminary Plans</b>				
New Applications	37	102	19	114
Amendments	18	68	25	76
<b>Site Plans</b>				
New Applications	22	105	18	132
Major Amendments	1	35	1	0
Limited Amendments	11	76	12	76
Consent Amendments	4	62	7	24
Administrative Amendments	29	48	28	59
<b>Project Plans</b>				
New Applications	3	75	4	102
Amendments	0	n/a	0	0
<b>Sketch Plans</b>	1	112	4	138
<b>Pre-application Plans</b>				
Staff Review Only	2	40	2	114
Staff and PB Review	4	95	3	107
<b>Record Plats</b>	160	328	79	382
<b>Subdivision Review Waivers</b>	2	250	1	54
<b>NRI/FSDs</b>				
New Applications/ Recertification	66 6	31 19	70 3	44 22
<b>Forest Conservation Exemptions</b>	129	9	118	9
<b>Forest Conservation Plans</b>				
Park and Sediment Control FCP <sup>3</sup>	21	32	23	81

**Exhibit 7. Number of Plans with a Final Decision and Weighted Average Review Days by Plan Type for Fiscal Years 2013 and 2014**

<b>Application Type</b>	<b>FY 2013 Plans with Final Decision<sup>1</sup></b>	<b>FY 2013 Weighted Average Review Days<sup>2</sup></b>	<b>FY 2014 Plans with Final Decision<sup>1</sup></b>	<b>FY 2014 Weighted Average Review Days<sup>2</sup></b>
<b>Special Exceptions</b>	20	102	1	93
<b>Mandatory Referrals</b>	29	41	20	32
<ol style="list-style-type: none"> <li>1. "Final Decision" refers to plans approved; plans with a recommendation to other County government agencies; and plans that were approved, denied, or not confirmed by staff.</li> <li>2. Review days are calculated from plan acceptance to final decision minus all review stops.</li> <li>3. Data is only available for forest conservation plans associated with a park permit application and sediment control plans. All other forest conservation plans are subordinate to the parent plan such as a preliminary or site plan.</li> </ol>				

Review times vary across the divisions as a result of a number of issues including the complexity and/or controversy of a specific plan; not maintaining the Hansen clocks; small data sets for specific plan types which means they are easily influenced by outliers; or when a plan presents a new or complex requiring more time for analysis. Therefore, instead of presenting the review times for each division, the review times in Exhibit 7 are weighted based on the number of plans approved by the various divisions. For most plan types the average number of days to get from an accepted application to an approval increased in fiscal year 2014 when compared to previous fiscal years.

In addition to the average review times by application type we are able to identify the number of hours spent on various plan reviews by all staff. Exhibit 8 below compares the hours staff recorded for various application types for the past four fiscal years. The hours reported are derived directly from staff timesheets.

Exhibit 8 does indicate that the average number of hours per application has increased in the most recent fiscal year. In particular, the average number of hours to review preliminary plans and site plans has increased by more than 50% in fiscal year 2014 when compared to fiscal year 2011, yet the number of plans accepted are relatively constant.

**Change in GFA and Dwelling Units for Fiscal Year 2014**

The Planning Department received many different application types for fiscal year 2014. Some applications are for the creation of new gross floor area (GFA) and dwelling units (DUs), some are for amendments to previously approved plans that change a plan element but have no impact on GFA or DUs. In fiscal year 2014 the Planning Board approved 38 development applications, which will add approximately 2.18 million square feet of gross floor area and 4,960 residential dwelling units to the pipeline.

**Exhibit 8. Comparison of Hours by Plan Type for  
Fiscal Years 2011, 2012, 2013, and 2014**

	Fiscal Year 2011		Fiscal Year 2012		Fiscal Year 2013		Fiscal Year 2014	
	Applications Accepted <sup>1</sup>	Average Hours per Application <sup>2</sup>	Applications Accepted <sup>1</sup>	Average Hours per Application <sup>2</sup>	Applications Accepted <sup>1</sup>	Average Hours per Application <sup>2</sup>	Applications Accepted <sup>1</sup>	Average Hours per Application <sup>2</sup>
<b>Preliminary Plans</b>								
New Applications	38		38		23		26	
Amendments	<u>18</u>		<u>20</u>		<u>30</u>		<u>34</u>	
Subtotal	<u>56</u>		<u>58</u>		<u>53</u>		<u>60</u>	
<b>Pre-application plan</b>								
Staff Review only	8		2		7		1	
Staff and PB review	3		4		5		0	
Subtotal	<u>11</u>		<u>6</u>		<u>12</u>		<u>1</u>	
SRWs	<u>2</u>		<u>2</u>		<u>0</u>		<u>1</u>	
Total	69	150	66	203	65	251	62	253
<b>Site Plans</b>								
New Applications	14		19		25		16	
Amendments	54		47		63		63	
Certified Plans	NA		NA		NA		NA	
Subtotal	<u>68</u>	<u>102</u>	<u>66</u>	<u>130</u>	<u>88</u>	<u>158</u>	<u>79</u>	<u>203</u>
<b>Project Plans</b>								
New Applications	1		4		7		1	
Amendments	<u>5</u>		<u>3</u>		<u>3</u>		<u>1</u>	
Subtotal	<u>6</u>	<u>167</u>	<u>7</u>	<u>170</u>	<u>10</u>	<u>268</u>	<u>2</u>	<u>338</u>
<b>Site &amp; Project Concurrent Sketch Plans<sup>6</sup></b>	NA		NA		NA		NA	
Subtotal	<u>3</u>		<u>5</u>		<u>1</u>		<u>4</u>	
Total	77	123	84	154	99	188	85	214
<b>Record Plats</b>	151	13	204	17	155	23	162	25
<b>NRI/FSDs</b>								
New Applications	90		77		84		67	
Recertification	<u>9</u>		<u>7</u>		<u>6</u>		<u>1</u>	
Total	99	12.0	84	17.8	90	17	68	20
<b>Forest Conservation</b>								

**Exhibit 8. Comparison of Hours by Plan Type for  
Fiscal Years 2011, 2012, 2013, and 2014**

	Fiscal Year 2011		Fiscal Year 2012		Fiscal Year 2013		Fiscal Year 2014		
	Applications Accepted <sup>1</sup>	Average Hours per Application <sup>2</sup>	Applications Accepted <sup>1</sup>	Average Hours per Application <sup>2</sup>	Applications Accepted <sup>1</sup>	Average Hours per Application <sup>2</sup>	Applications Accepted <sup>1</sup>	Average Hours per Application <sup>2</sup>	
<b>Exemptions</b>									
New Applications	140		122		131		136		
<u>Recertification</u>	<u>0</u>		<u>0</u>		<u>0</u>		<u>0</u>		
Total	140	8.0	122	7.6	131	8.0	136	9.6	
<b>Forest Conservation Plans</b>									
Preliminary Plans	29		36		32		31		
Site Plans	4		10		25		22		
Special Exceptions	8		4		2		1		
Mandatory Referrals	18		18		9		10		
Park FCP	6		5		5		1		
<u>Sediment Control FCP</u>	<u>22</u>		<u>19</u>		<u>17</u>		<u>24</u>		
Total FCPs	87	67	97	61	90	78	89	81	
<b>Special Protection Plans</b>	5	85	9	112	4	95	6	133	
<b>Special Exceptions</b>	41	153	38	212	23	315	6	637	
<b>Development Plan and Local Map Amendments</b>	3	397	4	315	2	1089	5	296	
<b>Mandatory Referrals</b>	36	146	43	69	38	100	50	82	
<b>Building Permits</b>	737	2.5	1,022	1.3	1397	0.6	1426	1.0	
Table Notes:									
1. "Applications Accepted" refers to the number of plans accepted by the Planning Department.									
2. "Average Hours per Application" refers the average hours it takes for staff to review that particular type of plan.									

