

PLANNING DIVISION // MONTHLY REPORT

July 2025



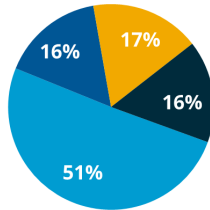
APPLICATIONS RECEIVED

24% increase in applications from July 2024.

A total of **89** applications were received this month.
89 applications were initiated by private applicants.

This report communicates the Planning Division's workload & provides analysis of trends to better understand staff capacity.

TYPE OF PETITIONS



- Zoning Administrator
- Planning Commission
- Historic Landmark
- Subdivision

TYPE OF APPROVAL PROCESS



Administrative Approval

76



Planning Commission

10

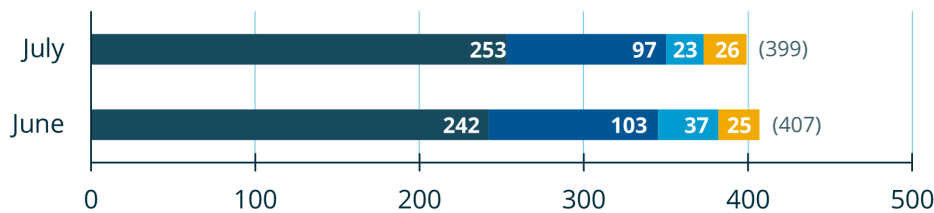


City Council Approval

3

85% of the applications can be processed administratively.

BUILDING PERMIT / ZONING REVIEWS



- 1st Review
- 2nd Review*
- 3rd Review*
- 4+ Reviews*

* Review for corrections

Number of reviews to date for 2025

2,622

PLANNING COUNTER INQUIRIES

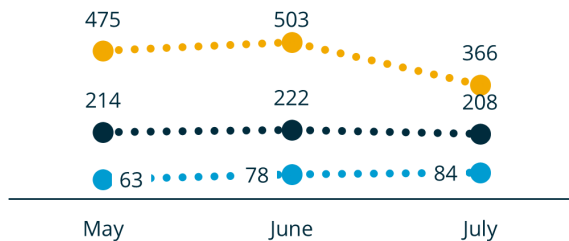
This month the Planning Division received a total of **366** phone calls, **208** email inquiries, and **84** walk-in inquiries.

PUBLIC ENGAGEMENT

Online Open Houses are hosted by the Planning Division as an opportunity for constituents to stay informed, review proposals, and provide feedback.

This month 55 Online Open Houses were hosted with a total of 1,224 visits.

TRENDS



- Walk-ins
- Emails
- Phone Calls

ONLINE OPEN HOUSES BREAKDOWN



New this month

6



Active from past months

38



Closed this month

11

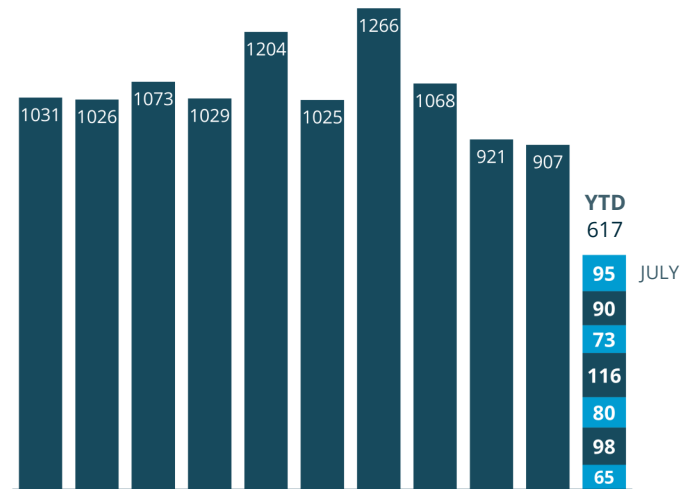


10-YEAR TREND ANALYSIS

July 2025 saw an increase in the number of applications compared to July 2024. From 2015 through 2025, the Division has received an **average of 95 applications** each July.

In **July 2019**, the Division received the highest number of applications in a single month, with a total of **126**. In contrast, **July 2024** recorded the lowest number of applications for the month, with **72** applications.

This July, the total number of applications received was 7% below the monthly average for July.



FEATURED PROJECT

910 E 400 S Townhomes

On July 23, the Planning Commission approved a Design Review and Planned Development for a 20-unit townhouse project at 910 E 400 S. The proposal consists of 3 townhome buildings with 3 stories and enclosed 4th floor patio spaces.

The Planned Development request included modifying side and rear yard setbacks, allowing a 6 ft. fence in the front yard, and lots without public street frontage. The Design Review request included exemptions from ground floor use requirements, reduction in glass and entry feature requirements, and for not meeting the score requirement in the TSA zoning district.



NEW PROJECTS

Fairmont Heights

An all affordable multi-family senior housing development has been proposed at 2257 S 1100 E. The proposal includes 110 units in a 7-story building and will replace an existing 2-story office building. Design Review is required for any building that exceeds 50 ft. in height in the CSHBD1 zoning district.

Jefferson Circle Rezone

The Housing Authority has applied for a rezoning of 1750 S Jefferson Cir to rezone the property from RMF-35 to MU-5. The rezone is intended to allow for an affordable, multi-family residential development with family-sized units.