

PLANNING DIVISION // MONTHLY REPORT

October 2025



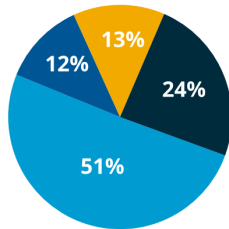
APPLICATIONS RECEIVED

8% decrease in applications from October 2025.

A total of **84** applications were received this month. All of the 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

77



Planning Commission

3

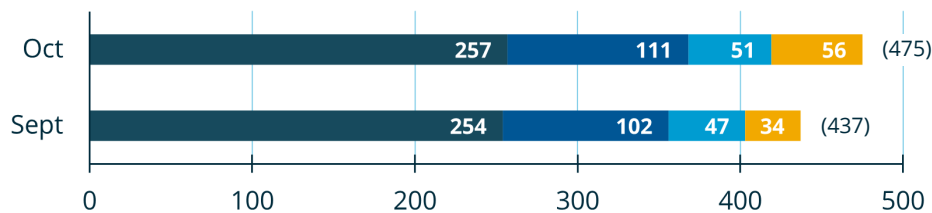


City Council Approval

4

92% of the applications can be processed administratively.

BUILDING PERMIT / ZONING REVIEWS



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

* Review for corrections

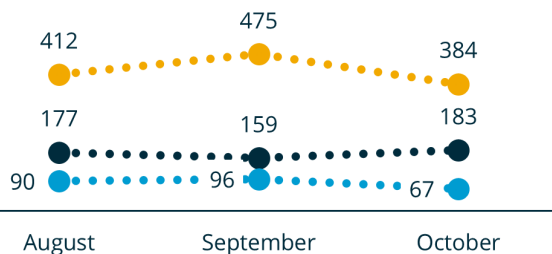
Number of reviews to date for 2025

3,966

PLANNING COUNTER INQUIRIES

This month the Planning Division received a total of **384** phone calls, **183** email inquiries, and **67** walk-in inquiries.

TRENDS



- Walk-ins
- Emails
- Phone Calls

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 **50** Online Open Houses were hosted with a total of **1,209** visits.

ONLINE OPEN HOUSES BREAKDOWN



New this month

4



Active from past months

43



Closed this month

3

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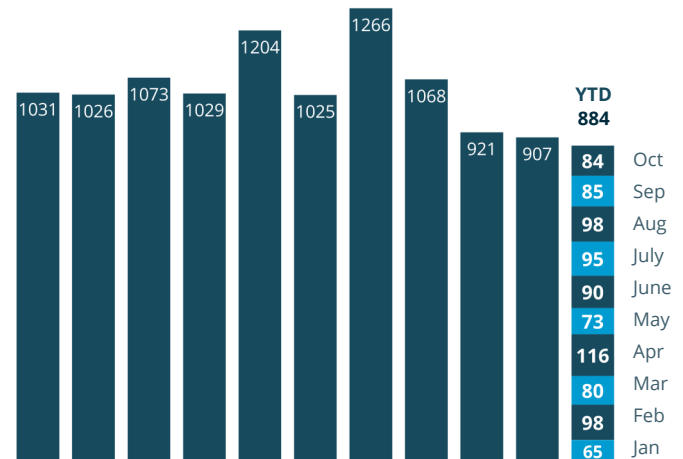


10-YEAR TREND ANALYSIS

October 2025 saw an **8% decrease** in the number of applications compared to October 2024. From 2015 through 2025, the Division has received **an average of 92 applications each October**.

In October 2024, the Division received the highest number of applications for that month, with a total of **103**. In contrast, October 2017 recorded the lowest number of applications for the month, with **81** applications.

This October, the total number of applications received was 8.7% lower than the monthly average for October.



FEATURED PROJECT



Cole West Student Housing PLNPCM2025-00532

On October 8, the **Planning Commission approved a Design Review** for a **6-story, 252-unit multi-family housing** complex at **402 S 900 E**. The building is proposed to be used as off-campus student housing and will feature a **mix of studio, 1, and 2 bedroom units with co-working space, a public café, and other amenities** geared towards university students. The property was located in the **TSA-UN-C** zoning district.

A Design Review was required to increase the street-facing façade length and the front and corner side yard setbacks, and reduce the amount of ground floor glass, active use, and required number of building entrances on the 900 East side.

FEATURED PROJECT



Rio Grande Rezone PLNPCM2025-00180/00181

On October 22 the **Planning Commission forwarded a recommendation of approval to the City Council** for a **proposed rezone** of the Rio Grande District **between 22 and 400 S and 500 and 600 W**. The area is currently largely vacant, though there is some residential and commercial space.

The proposed rezone is intended to change the **zone from GMU to D-4**, and is **primarily intended to allow for increased building height**. The largely vacant blocks have high transit access and are intended to become a walkable, dense, mixed-use neighborhood as outlined in the Downtown Plan and the Rio Grande Visualization and Implementation Plan as approved by the Community Reinvestment Agency.