

PLANNING DIVISION | MONTHLY REPORT

August 2026



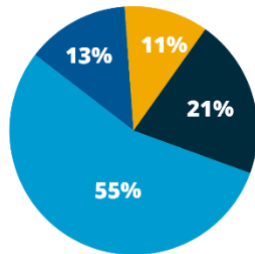
APPLICATIONS RECEIVED

18% decrease in applications from August 2025.

A total of **82** 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 Commission
- Subdivision

TYPE OF APPROVAL PROCESS



Administrative Approval

74



Planning Commission

5

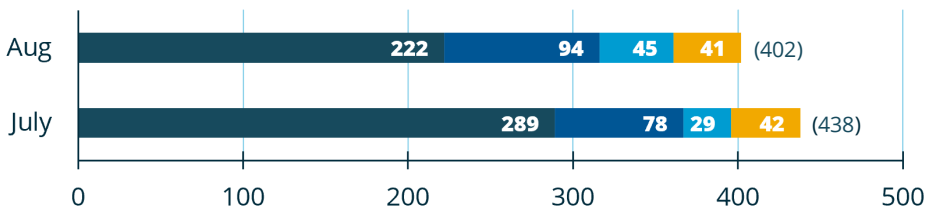


City Council Approval

3

90% of the applications can be processed administratively.

BUILDING PERMIT / ZONING REVIEWS



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

* Review for corrections

New Dwelling Units

Building permits were issued for **232 new dwellings** this month.

3,004 reviews to date for 2026

PLANNING COUNTER INQUIRIES

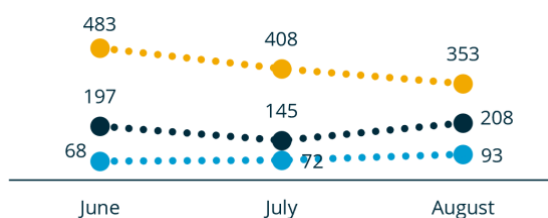
This month the Planning Division received a total of **353** phone calls, **208** email inquiries, and **93** walk-in inquiries.

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 **51** Online Open Houses were hosted with a total of **1341** visits.

TRENDS



- Walk-ins
- Emails
- Phone Calls

ONLINE OPEN HOUSES BREAKDOWN



New this month

2



Active from past months

44



Closed this month

5

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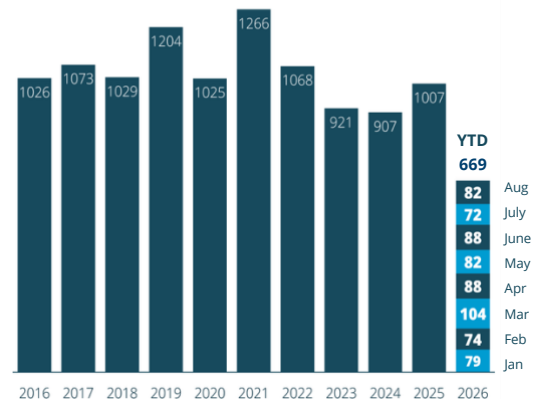


10 - YEAR TREND ANALYSIS

August 2026 saw a **18% decrease** in the number of applications compared to August 2025. From 2014 through 2026, the Division received **an average of 89 applications each August**.

In August 2021, the Division received the highest number of applications for that month, with a total of **113**. In contrast, August 2014 recorded the lowest number of applications for the month, with **67** applications.

This August, the total number of applications received was 8% lower than the monthly average for August.



Proposed New Dwelling Units

Proposed new dwelling units in Planned Development, Design Review, or Zoning Incentive applications received this month.



New developments proposed this month

3



A total of **208 dwelling units** are proposed in these developments. Of these, **187 units are proposed to be affordable**, income restricted units.

NEW PROJECT

Trolley Place Apartments and Condominiums PLNHLC2026-00721



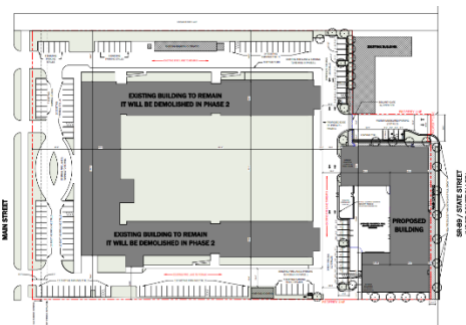
An application for new construction in the Central City Historic District was submitted for a development located between 700 East and 600 East and 600 South and 650 South. The development will include multiple buildings ranging from two stories along the street-facing facades to five stories on the interior of the lot. The project will include condominiums, apartments, retail, and amenities.

Two structures are proposed to be relocated as part of the project. The project will preserve the home on the northeast portion of the block, the multifamily home located midblock, and the pedestrian bridge over 600 South connecting to Trolley Square.

FEATURED PROJECT

The Edward PLNPCM2026-00670 & PLNINC2026-00667

A Design Review and Zoning Incentive request for a 187-unit permanent supportive housing project at 999 S Main St was submitted to the City for review this month.



The new building will be the first phase of a two-phase development operated jointly by The Road Home and First Step House. Units will be 100% affordable to households earning at or below 30% of Area Median Income (AMI) and will include on-site services such as a clinic, therapy and case management offices, life skill classrooms, and various community rooms. The project is requesting modifications to the street-facing glazing and maximum facade length requirements.