

PLANNING DIVISION | MONTHLY REPORT

July 2026



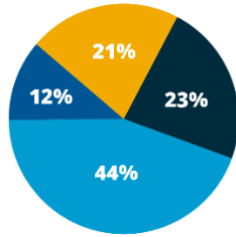
APPLICATIONS RECEIVED

21% decrease in applications from July 2025.

A total of **72** applications were received this month. **70** 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

65



Planning Commission

3

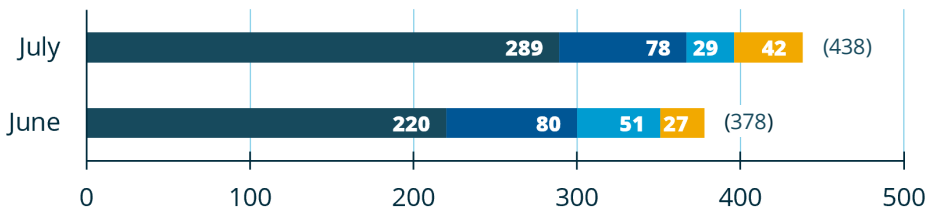


City Council Approval

4

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 **545 new dwellings** this month.

2,602 reviews to date for 2026

PLANNING COUNTER INQUIRIES

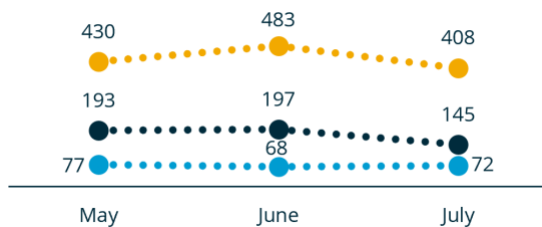
This month the Planning Division received a total of **408** phone calls, **145** email inquiries, and **72** walk-in inquiries.

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 **897** visits.

TRENDS



- Walk-ins
- Emails
- Phone Calls

ONLINE OPEN HOUSES BREAKDOWN



New this month

5



Active from past months

44



Closed this month

2

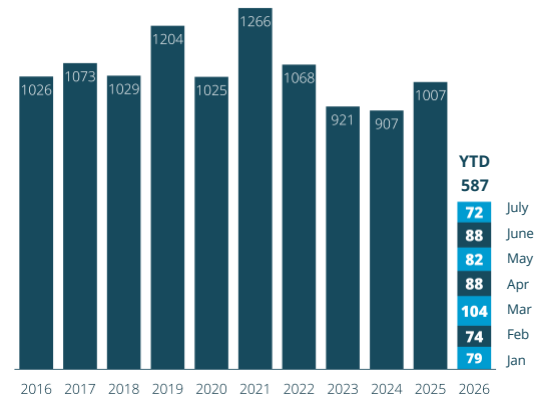


10 - YEAR TREND ANALYSIS

July 2026 saw a **21% decrease** in the number of applications compared to July 2025. From 2014 through 2026, the Division received **an average of 94 applications each July**.

In July 2019, the Division received the highest number of applications for that 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 27% lower than the monthly average for July.



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 **101 dwelling units** are proposed in these developments. Of these, **12 units are proposed to be affordable**, income restricted units.

NEW PROJECT

Trolley House PLNPCM2026-00620, PLNPCM2026-00621, & PLNPCM2026-00625

705 East 500 South LLC has requested zoning map and general plan amendments at **705 E 500 S**. If approved, the zoning at the site would change from **MU-5 Mixed Use 5** to **MU-11 Mixed Use 11**. The property's designation in the Central Community Plan's Future Land Use Map would be updated from **Medium Density Transit Oriented Development** to **High Density Transit Oriented Development**.

Design Review is required for any building that exceeds 85 ft in height in the MU-11 zoning district.



FEATURED PROJECT

1395 W Van Buren Zoning Map Amendment PLNPCM2026-00369

On July 8, the Planning Commission discussed a proposal to rezone the properties at 1379 W Van Buren Ave, 1395 W Van Buren Ave, and 1384 W Harris Ave. If approved, the three properties would be rezoned from **R-1/7,000 Single-Family Residential** to **RMF-30 Low Density Multi-Family Residential**.

The applicant intends to retain the owner-occupied home at 1379 W Van Buren Ave and construct **24 for-sale housing units affordable to households earning 80-100% AMI**.

The Planning Commission will vote on whether to forward a recommendation of approval to the City Council at a later date.

