

Community Development

Inspections and Permit Activity:

A permit has been obtained for Area Ambulance at Mercy's ED site. This will be a standalone building large enough to house two ambulances. A few other new projects that will be starting soon are the Bell Tower Lofts remodel, a room build out for Unity Point, and two 4-unit apartment buildings off East Post Road. Linn Mar's Performance Venue addition contractor continues to work to complete the inside before closing the exterior wall. A summer completion is expected. Projects well under way are East Town Apartments and Shadow Ridge Apartments which is a mixed-use building and will have retail on the first floor. Freddy's restaurant at East Town Crossings is well underway with interior work being completed. Only foundation work has been done on the restaurant to be named at the Indian Creek Mall area. Housing starts are equal to last year from January through March 31.

Building Inspections	Current	Last Month	Last Year
All Construction	259	185	437
Wrecking Finals	0	0	0
Beer & Liquor Inspections	4	0	4
Complaint Inspections	11	3	12
Total Inspections	274	188	453
Permit Activity			
Active Department Permits	1,967	1,931	2,780
Permits Issued	208	138	221
New Single Family	10	1	8
New Multi-Family (Units)	3 (20)	1 (12)	1 (2)
New Commercial	1	0	1
Remodel/Addition Commercial	4	2	4
Active Commercial Permits	38	32	n/a
Completed Commercial Permits	2	3	n/a

Rental Housing	Current	Last Month	Last Year
Rental Housing Units	4,898	4,887	4,870
Rental Inspections (By Unit)	214	412	387

Code Compliance:

- Over the past month, staff has proactively monitored conditions, responded to reported concerns, and taken necessary steps to address issues efficiently. Efforts have included increased inspections, outreach to property owners, and coordination with relevant departments to resolve maintenance matters.
- Looking ahead, staff will continue to stay vigilant, engage with the community, and take swift action where needed to preserve the quality and livability of our neighborhoods. We appreciate the community's cooperation and ongoing commitment to maintaining our shared spaces.
- Cases advanced to municipal infraction currently stand at 8.

Building Code Complaints	Current	Last Month	Last Year
New Complaints	10	2	11
Resolved Complaints	9	5	8
Active Complaints	33	34	41
Active Orders to Abate	12	14	n/a
Active Complaints by Type			
Building Miscellaneous	7	11	5
Debris In Yard	7	3	16
Housing	1	1	1
Property Maintenance	10	10	19
Vacant Neglected	8	9	n/a

Planning & Development Updates:

- Comprehensive Plan – City Council adopted Marion 2045: A Plan to Reach New Heights comprehensive plan on March 20, 2025!
- Uptown Parking Implementation – Staff gave a presentation to City Council on March 18, 2025, informing the Council of the Taskforce's intended purpose and goals and gaining Council's feedback on potential member representation. Staff asked Council and other city partners to provide potential members. Staff is preparing to bring the Taskforce forward in April.
- Zoning Regulation Updates – RDG and staff held an open house to gain feedback from residents and property owners along the main corridors through Marion regarding considerations for architectural standards, permitted uses, and specific use standards. Progress continues on drafting code updates as input is received.