

Community Development

Inspections and Permit Activity:

The Broad and Main 6th project will hopefully be starting soon, just need to get the design changes approved through the planning process. The Area Ambulance project is getting ready to start soon, permits have been issued just waiting for the contractor to mobilize. The Bell Tower Lofts remodel has started framing for that project, and the Villa's Patio addition is continuing to go through the plan review process. The contractor for Linn Mar's Performance Venue addition continues to work to complete the inside before closing the exterior wall. A summer completion for that project is expected. Projects well under way are East Town Apartments and Shadow Ridge Apartments, which is a mixed-use building that will have retail on the first floor. Freddy's restaurant at the East Town Crossing should be completed in May. 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 end of April.

Building Inspections	Current	Last Month	Last Year
All Construction	234	259	598
Wrecking Finals	0	0	1
Beer & Liquor Inspections	8	4	9
Complaint Inspections	16	11	8
Total Inspections	258	274	616
Permit Activity			
Active Department Permits	2,089	1,967	2,794
Permits Issued	298	208	286
New Single Family	12	10	5
New Multi-Family (Units)	2 (43)	4 (28)	2 (4)
New Commercial	0	1	0
Remodel/Addition Commercial	4	3	6
Active Commercial Permits	41	39	n/a
Completed Commercial Permits	2	1	n/a

Rental Housing	Current	Last Month	Last Year
Rental Housing Units	4,897	4,898	4,914
Rental Inspections (By Unit)	312	214	239

Code Compliance:

- Spring has brought more activity, and with it, a noticeable rise in complaints related to property conditions and general upkeep. In response, staff has stepped up efforts across the board. That includes more frequent site visits, direct communication with property owners, and working with other departments to resolve issues quickly and effectively.
- In the weeks ahead, staff will remain focused on identifying and addressing issues as they arise. We'll continue to monitor known trouble spots while staying responsive to new complaints, which have increased with the seasonal uptick in outdoor activity. Field inspections will remain frequent, and staff will maintain open lines of communication with residents to better understand concerns and provide timely updates. In addition, we will continue working closely with other departments to handle more complex cases, whether related to property maintenance, public safety, or infrastructure, to ensure nothing falls through the cracks.
- Cases advanced to municipal infraction currently stand at 7.

Building Code Complaints	Current	Last Month	Last Year
New Complaints	3	10	6
Resolved Complaints	5	9	5
Active Complaints	34	33	37
Active Orders to Abate	11	12	n/a
Active Complaints by Type			
Building Miscellaneous	3	7	3
Debris In Yard	1	7	14
Housing	1	1	1
Property Maintenance	21	10	19
Vacant Neglected	8	8	n/a

Planning & Development Updates:

- 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. Following staff's request of the Council and our partners at the Chamber, a list of potential members was compiled. Look for the Taskforce to be appointed in May.
- 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. The Planning and Zoning Commission held a special meeting on April 29, 2025 to consider amendments to Ch. 340 related to the moratorium, including design and screening standards. RDG and staff continue to work through the amendments to the Sign Regulations, which are anticipated to go to the Commission in June.