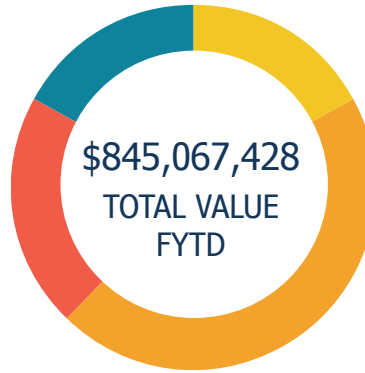


Insights

April's numbers remind again how a singular project can account for notable shifts in the data we track on a monthly basis. This time around, the project related to those shifts is one we've been watching take shape from our offices at 1401 Main. The mobilization of the oLiv project is reflected in not just the singular multi-family new construction permit for 723 units, but also in the value of the trades permits reflected this month (where we had fewer trade permits than last month). The total monthly value of trade permits of over \$49 Million was over double our highest total monthly value of trade permits FYTD - and in fact higher than any single month we saw in the prior fiscal year. This project will certainly change more than just our numbers - it will change the block face that surrounds us, and bring increased activity and changes to the public realm once it opens.



FY 2025-2026 TO DATE*

- SINGLE/TWO-FAMILY/TOWNHOME NEW CONSTRUCTION**
848 permits, \$144,888,241
- MULTI-FAMILY NEW CONSTRUCTION**
13 permits, \$382,344,805 (1,855 units)
- COMMERCIAL**
352 permits, \$175,638,696
- TRADES/OTHER**
3,035 permits, \$142,195,687

*Values rounded to the nearest whole number.

Getting Started

Helping Facilitate the Development Process in April

PRE-DEVELOPMENT MEETINGS

25

ANNEXATION REQUESTS

4

ZONING CONFIRMATIONS

161

Meetings to discuss development proposals prior to formal plan/permit submittal

Property owner petitions for annexation into the City

Requests to confirm zoning associated with new business ownership, business relocations, etc.

FY 2025-2026 TO DATE

176 22

1,298

1,496

LAND USE BOARD & COMMISSION REVIEWS

April 2026

CONSENT AGENDA

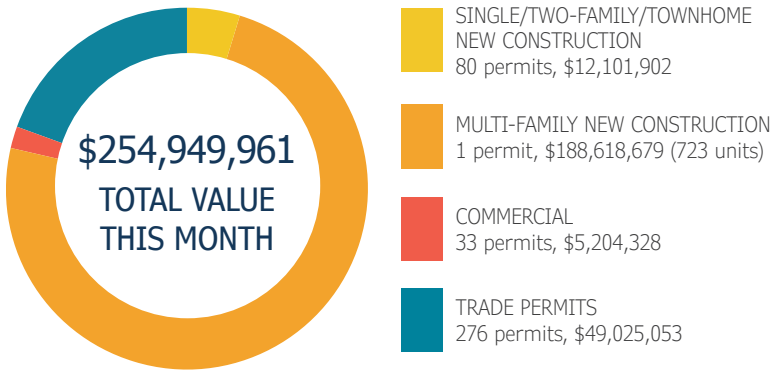
REGULAR AGENDA

Board/Commission	Consent Agenda	Regular Agenda
Board of Zoning Appeals (BoZA)	1 CASE / 100%	0 CASES / 0%
Design/Development Review Commission (D/DRC)	4 CASES / 67%	2 CASES / 33%
Planning Commission (PC)	4 CASES / 33%	8 CASES / 67%

Under Construction

Permits Issued in April

PERMIT VALUATION* & NUMBER OF PERMITS



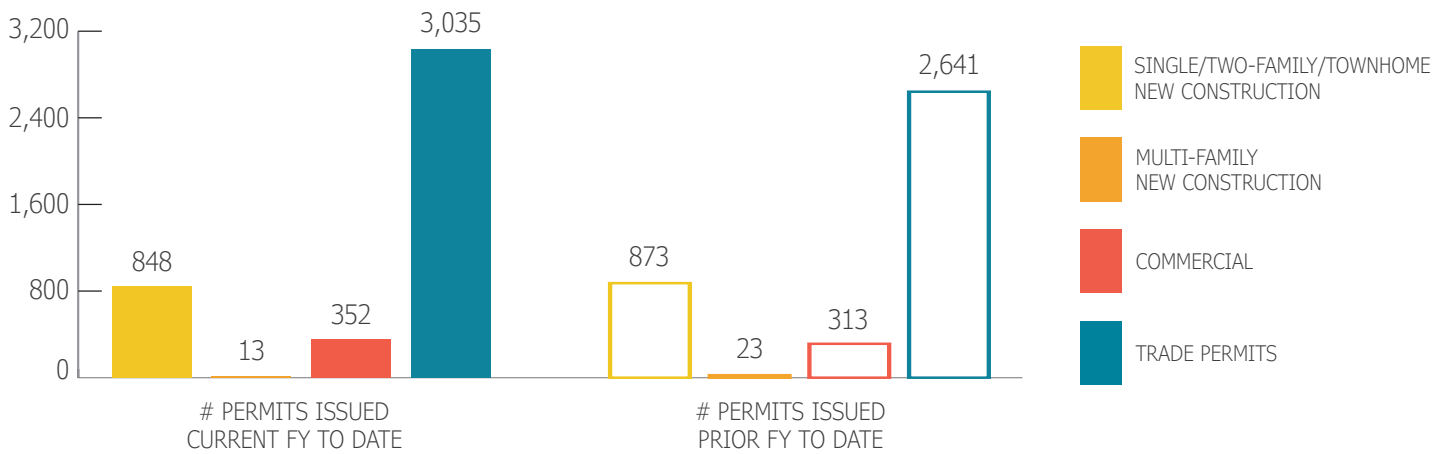
*Values rounded to the nearest whole number.

Did you know?

In addition to joining celebrations of National Bike Month and National Historic Preservation Month in person this May, you can also take a moment to celebrate by curling up with a good book.

Our preservation planners put together a comprehensive reading and resource list a few years back, and it's a great way to sit back, relax, and focus on the many reasons historic preservation matters - and helps tell the story that connects us back with our community, our nation, and the world.

Whether you make plans to join us in person, or in reflection, we hope you find a way to celebrate this May!



DESIGN REVIEW

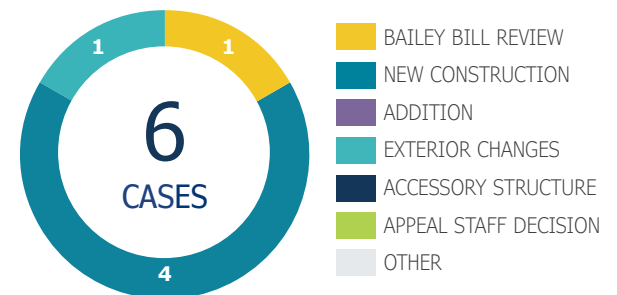
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

All applications for the Bailey Bill tax abatement program must be reviewed by the D/DRC per ordinance; you can learn more about the Bailey Bill and other preservation incentives [here](#).



COMMON D/DRC REQUESTS

Cases Heard in April



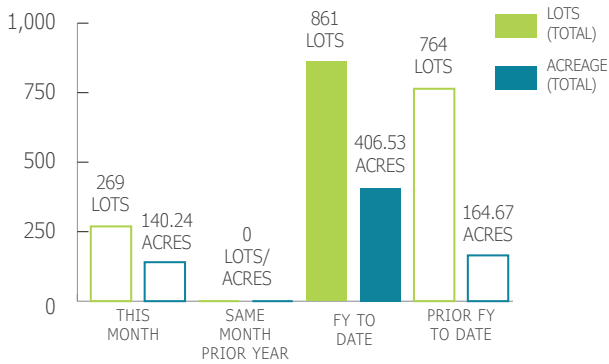
Under Construction

Land Development Reviews

Approval for Major Subdivisions and Major Site Plans is granted at the Planning Commission level, whereas Minor Subdivisions and Minor Site Plans are reviewed solely by staff for compliance with the Unified Development Ordinance (UDO). **Major Subdivisions** are subdivisions of lots where platting, construction, opening, or extension of at least one of the following occurs: new streets, improvement of existing streets, water or sewer facilities, storm drainage facilities, and other utilities. **Major Site Plans** propose at least one of the following: nonresidential development of 100,000 square feet or greater, multi-family development of more than 25 units, or the development of new principal uses and structures on a lot.

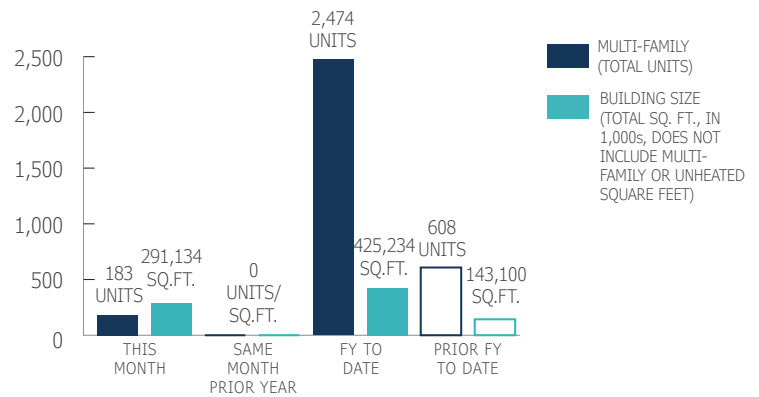
MAJOR SUBDIVISIONS

Approved by Planning Commission



MAJOR SITE PLANS

Approved by Planning Commission



BY THE NUMBERS - APRIL

<h1 style="color: orange;">4</h1> <p>MAJOR SUBDIVISIONS APPROVED BY PC</p>	<h1 style="color: teal;">2</h1> <p>MAJOR SITE PLANS APPROVED BY PC</p>	<h1 style="color: teal;">3</h1> <p>MINOR SUBDIVISION APPLICATIONS PROCESSED</p>	<h1 style="color: purple;">3</h1> <p>LAND DISTURBANCE PERMITS ISSUED</p>
--	--	---	--

Ensuring Compliance

Inspection & Enforcement Activities in April

<p>CERTIFICATES OF OCCUPANCY ISSUED</p> <h1 style="color: green;">94</h1>	<p>BUILDING INSPECTIONS</p> <h1 style="color: teal;">1,805</h1>	<p>LAND DEVELOPMENT INSPECTIONS</p> <h1 style="color: teal;">5</h1>	<p>ZONING SITE VISITS</p> <h1 style="color: purple;">67</h1>
---	---	---	--

Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	17
Commercial Building	33
Commercial Building Trade - Electrical	37
Commercial Building Trade - Gas	5
Commercial Building Trade - Mechanical	23
Commercial Building Trade - Plumbing	17
Commercial Roofing	7
Construction Trailer	2
Curb Cut	1
Demolition (Commercial)	1
Demolition (Residential)	2
Fire Alarm System	18
Fire Extinguishing System	4
Fire Sprinkler System	8
Land Disturbance	3
Multifamily Building	1
Oversized Moving	0
Prescribed Grazing	1
Residential Building	140
Residential Building Trade - Electrical	65
Residential Building Trade - Gas	17
Residential Building Trade - Mechanical	72
Residential Building Trade - Plumbing	40
Residential Roofing	38
Sign	20
Swimming Pool	8
Urban Forestry	0
Zoning Permit *	41
Zoning Short Term Rental	0
Zoning Temporary	0
Zoning Wireless Communication Facility	0
Total Permits	621

Permits Issued For	This Month	Same Month Last Year	FY To Date	Last FY To Date
Residential Building New One Family/Townhouse	78	111	820	846
Residential Building Two Family	2	2	28	27
Residential Building Renovation	60	69	901	818
Commercial Building New	7	0	52	61
Commercial Building Renovation	26	51	303	270
Swimming Pools	8	11	31	45
Demolition	3	4	29	56
Zoning Permits	41	46	294	349
Total Value of Buildings	\$266,796,001.85	\$53,391,738.72	\$1,046,589,453.72	\$856,695,833.84
Total Building Inspections Made	1,805	1,714	16,903	15,729
Total Fees Collected **	\$518,687.00	\$177,708.00	\$2,722,714.77	\$2,095,158.97
Plan Reviews	118	142	1,451	1,310
Fees Collected Plan Review	\$4,276.00	\$4,673.00	\$49,234.77	\$43,759.00

* Zoning Permits are combined with Building Permits. The Zoning Permit count is for Zoning Only Permits (fences, temporary signs, Wireless Communication Facilities, etc.)

** Totals provided are specific to Planning & Development Services fees only; other fees that are collected by the Development Center as part of the permitting process, such as business license or land disturbance permit fees, are not included in the above totals.

Celebrate with us this May!

Each May, we mark both Bike Month and Preservation Month - and we think they are a perfect pair! The calendars are up - and this year, Preservation Month kicked off a touch early with a tour of the newly opened Lantern Hotel in late April, and activities will extend through early June!



Attendees at our Preservation Month kick off event at the Lantern Hotel mixed, mingled, and received a behind the scenes tour from the hotel manager, Rick Hayduk, and members of the design team from Garvin Design Group. They even got to check out the view from the training tower!

Print calendars you can hang and share, find a comprehensive list of ways you can Celebrate May, and don't forget to register for workshops and tours where noted. You can find it all on our [Celebrate May](#) page. We hope to see you out there!

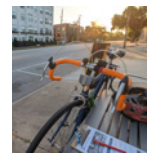


Visit our Celebrate May webpage, or click on the images above, to access printable PDF calendars. Each year, we find ourselves adding events even after we've finalized the print calendar - so be sure to check [our webpage](#) to register (where required) and for event updates!

Sharing the Road Comprehensive Safety Action Plan Progresses

Make plans to join the Planning Division on **Tuesday, May 12th** for two drop-in format public open houses for the [Sharing the Road](#) comprehensive safety action plan. The project team will be at the **Virginia Bedford Community Center at Earlewood Park from 11AM - 1PM and 4PM-6PM** for the second engagement phase of this planning process. We'll be sharing the High Injury Network developed as a result of data analysis and your phase one feedback, as well as recommendations for policy changes, systemic countermeasures to improve roadway safety for all users, and conceptual designs for five intersections and five segments selected for further study through the phase one analysis.

Can't make the meeting? We hope you take a moment to **provide your feedback on the draft recommendations via [our second online survey](#)**, which will be open May 12 - June 9.



Thank you Volunteers!

We are so grateful to the many volunteers who took two hours of their time - and often more - to ensure that all of our City's residents count. Each Spring and Fall, we hope to count over 30 locations - twice (on a weekday and on a weekend). The qualitative and quantitative data counters gather helps identify pressing concerns, better understand multimodal user behavior, and inform ongoing transportation planning efforts. This Spring, we successfully counted 50 times (29 of 35 locations on a weekday, and 21 of 35 locations on a Saturday) - that represents a total of 37 individuals - both volunteers + City staff - who spent two hours per location and provided their valuable insights in doing so!

Interested in joining the effort this Fall and helping us meet our goal of counting all locations? While we wait to finalize dates, you can learn more about our count program [here](#).



Want to access a digital version of this report or others? Check out our reporting + outreach page - visit bit.ly/PDS-report or use this QR code.