

### PLANNING & DEVELOPMENT ACTIVITY

#### Long-Range Planning Documents:

- Reviewed RFP proposals regarding uptown parking study and recommended HKGi as the consultant. Contract to City Council in August 2023. Project completion in March 2024
- Received four RFP proposals for Marion Comprehensive Plan Update. Review RFPs and make selection in early August for September 2023 contract to City Council for approval. Project Completion March 2025

### COMMERCIAL BUILDING ACTIVITY

The Building Department has 42 active commercial permits. One new commercial remodel permit was issued in the month of July, one project was completed. There are 2 more projects that will be submitting soon, it is shaping up to be a very busy fall.

Green Park Apartments contactor is starting to get occupancy inspections and Marion Boulevard Apartments should not be far behind. Tulip Tree Apartments contractor is working on the framing and moving along very well with the roof going on soon. Marion Independent Schools has started the Parkview Elementary, it is coming out of the ground nicely and work is beginning for the new Auditorium addition and Linn Mar’s Administration building.

### BUILDING DIVISION STATISTICS

INSPECTIONS	CURRENT	LAST MONTH	LAST YEAR
ALL CONSTRUCTION	502	643	580
WRECKING	1	0	1
BEER & LIQUOR INSP	2	10	2
COMPLAINT INSPECTIONS	5	4	19
<b>TOTAL INSPECTIONS</b>	<b>510</b>	<b>657</b>	<b>602</b>
PERMITS			
ACTIVE DEPT PERMITS	6,353	6,265	10,944
PERMITS ISSUED	258	355	258
NEW SINGLE FAMILY	9	7	7
NEW MULTI-FAMILY (UNITS)	0 (0)	1 (12)	0 (0)
NEW COMMERCIAL	2	1	0
REMODEL/ADD. COMMERCIAL	1	3	1
RENTAL HOUSING			
RENTAL HOUSING UNITS	4,688	4,753	4,586
TOTAL RENTAL INSPECTIONS	170	240	453

## BUILDING CODE COMPLIANCE

BUILDING CODE COMPLAINTS	CURRENT	LAST MONTH	LAST YEAR
NEW COMPLAINTS	7	4	7
RESOLVED COMPLAINTS	1	1	7
ACTIVE COMPLAINTS	60	54	59
ACTIVE COMPLAINTS BY TYPE			
BUILDING MISCELLANEOUS	6	4	11
DEBRIS IN YARD	31	29	26
HOUSING	1	1	12
PROPERTY MAINTENANCE	22	20	10

## CODE COMPLIANCE ACTIVITIES

Code Compliance has 62 active cases and continues to respond to nuisance properties as they are identified. There are currently 15 orders to abate nuisances waiting for compliance along with the continued influx of daily complaints. The current case count involving legal action is at 12.

The final chapter to a case at 1081 27<sup>th</sup> Street, which has lasted 3+ years has started to unfold. Staff and Lynch Dallas has worked with the original property owner and their attorney while they move forward with a forfeiture of real estate contracts. Once this process is completed, it should bring some resolution to the constant property maintenance issues this neighborhood has had to endure.

Staff has continued to take complaints on the Carriage Corner development structures. Complaints are almost always the same with tall grass and unsecured vacant structures topping the list. There has been no effort to repair any deficiencies on the 7 structures left on Seven Hills list of properties that involve enforcement.

## TRAIL PROJECTS

Closeout documentation and construction audits continue on the 10<sup>th</sup> Avenue sidepaths, Indian Creek Trail, and bridge over Marion Boulevard.

In July, staff held a kick-off meeting with Shoemaker Haaland regarding the Lucore sidepath and pedestrian bridge project.

## **BOARDS AND COMMISSIONS**

### **Planning & Zoning Commission**

The Marion Planning & Zoning Commission met on July 11, 2023 and took action on the following items:

- Final Site Development Plan (façade revisions) – Boulevard Apts (Approved)
- Architectural Design & Site Plan Review – St. Luke’s Hospital ED (Approved)
- Final Site Development Plan – Holiday Inn Express and Suites (Approved w. amendment)
- Central Corridor Review – Short’s Burger (Approved)

### **Zoning Board of Adjustment**

The Marion Zoning Board of Adjustment did not meet in July 2023 as there were no items to be heard.

### **Historic Preservation Commission**

The Marion Historic Preservation Commission met on July 11, 2023 and discussed the following:

- Resolution recommending approval of the Central Corridor Review for Shorts Burger facade update for property located at 780 11th Street, Marion, Iowa within the Uptown Historic District. (Chevy Bushaw)

### **Bicycle and Pedestrian Advisory Committee**

The Bicycle and Pedestrian Advisory Committee did not meet in July 2023.

### **Construction Code Review Board**

The Marion Construction Code Review Board did not meet in July 2023 as there were no items that required action.

### **Nuisance Enforcement and Property Maintenance Advisory Board**

The Board did not meet in July 2023. Next meeting is scheduled for September 5, 2023.