



The purpose of this report is to communicate the Planning Division's workload and provide analysis of the trends to better understand staff capacity. **The Planning Division is experiencing an increase in applicant and City-initiated applications.**

SUMMARY

3%

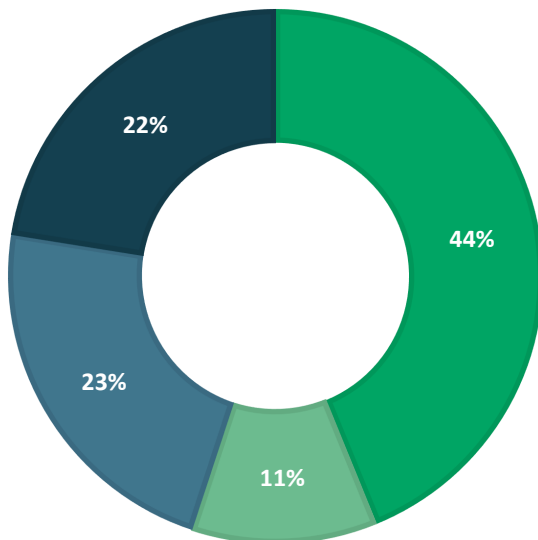
Increase from October 2019 in total applications.

83%

Of all applications can be processed administratively. Most likely will not require a public hearing.

A total of 91 applications were received in October. The majority were Historic Landmark Commission-type at 44%. The percentage of time-intensive and complex applications was 17%. These applications are required to go through a public hearing process. Three of these applications will require City Council approval.

Because of changing protocols due to COVID-19, the Planning Division has experienced a rapid increase in zoning email correspondences, which totaled 291 this month, partly due to discontinuing active use of the Planning Counter phone line and redirecting the public to email. However, 91 voicemails were received and responded to in October, as well.



- Zoning Administrator
- Historic Landmark Commission
- Planning Commission
- Subdivisions

OCTOBER APPLICATIONS 2019 2020

HISTORIC LANDMARK COMMISSION

Special Exception	4	0
Minor Alteration	31	35
Major Alteration	1	2
Economic Hardship	0	1
Demolition Of Contributing Structure	0	1
New Construction	0	0
Total Applications	36	39

SUBDIVISIONS

Preliminary Plat	2	3
Lot line Adjustment	1	0
Lot Consolidation	0	3
Final Plat	3	4
Total Applications	6	10

PLANNING COMMISSION

Planned Development	3	2
Zoning Amendment	3	1
Master Plan Amendment	0	1
Transit Station Area	0	4
Street Closure	0	0
Alley Vacate	0	0
Conditional Use	4	5
Special Exception	9	7
Annexation	0	0
Design Review	1	0
Total Applications	20	20

ZONING ADMINISTRATOR

Zoning Verification	20	16
Variance	0	0
Determination of Nonconforming Use	0	0
Administrative Interpretation	6	4
Total Applications	26	20

APPEAL

Appeal Administrative	0	2
Appeal Commission	0	0
Total Applications	0	2

TOTAL APPLICATIONS 88 91

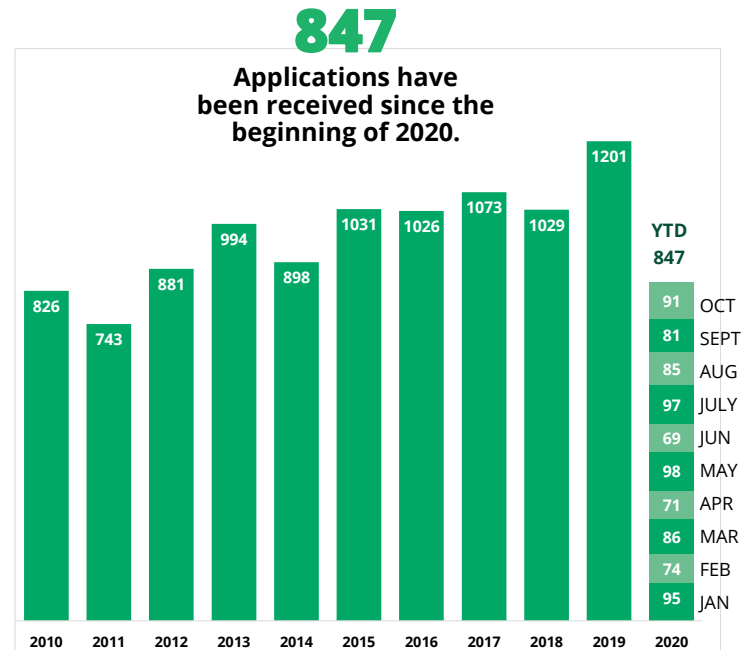


TRENDS

Since 2010, there has been a steady increase in applications for the Planning Division. From 2010 through 2020, the median number of applications received by the Planning Division during the month of October has been 84.

The highest number of application received for the month of October was tied in 2014 and 2018 at 98 total. The lowest number of applications received was in 2011 at 63 applications.

The Planning Division's total number of applications received this month is 8% above the average for the month of October.



FEATURED PROJECT

The Elks Block Redevelopment

A New Construction and Major Alteration application was submitted for property on the northeast corner of State Street and South Temple for a lot over three acres (130,680+ square feet). The proposed redevelopment is for the rehabilitation of the Elks building site, and attached parking structure along 1st Avenue. The Elks building will be preserved and proposed to be used for an office building.

The application is to remove the additions on the top two floors and replace with a more modern addition. The applicant is proposing to build large scale multi-family housing with amenities and structured parking on the vacant property to the east of the Elks building. The proposal includes demolishing one of the residential homes on 1st Avenue that was built in the midcentury and is a contributing building. the project is being refined by the owners and will be going through the review process with Historic landmark Commission in early 2021.



Renovated Elks Building Proposed Multi-Family Building

NEW PROJECTS IN THE WORKS

This month the Planning Division received :

- A Master Plan and Zoning Amendment application for property at 461 South 400 East from the current zoning, RMU-45, to a TSA zone to allow for greater height limits and higher density for residential uses.
- A Planned Development application located at 269 West Brooklyn Ave. to allow a 234-unit low income multifamily development for in the CG zone.
- A Transit Station Development application located at 850 West 100 South for a 45-unit studio type multi-family development in the TSA-UN-T Zone.

MONTHLY HIGHLIGHT

In October, the Historic Landmark Commission:

- Approved with conditions a New Construction and three Special Exceptions applications located at 432 North 300 West for a 24 unit development that will modify the lot width, maximum height requirement and setbacks in the SR-3 zone and the Capitol Hill Historic overlay.

In October, the Planning Commission:

- Approved with conditions a Design Review located at 1754 South State St. to modify the height requirements for an 11-story, 120 ft tall, development with ground floor mixed-use and 360 residential units at the former Sears property in the D-2 zone.