



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 has been experiencing an increase in applicant and City initiated applications.**

**SUMMARY**

**2%**

Increase from March 2019 year in applications.

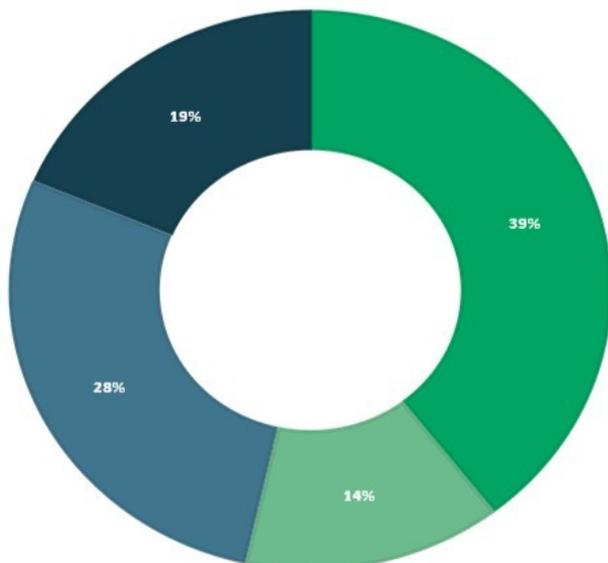
**82%**

Of all applications can be processed administratively.

Most likely will not require a public hearing.

The number of time-intensive and complex applications have had a trend in increasing year-over-year, however, a total of 86 applications were received this month. Of that, 13 are required to go through a public hearing process This is a decrease from last years 22 complex applications. This may be due to the Planning office being required to work remotely from home starting on March 16th because of the Mayors protocol in response to the COVID-19 pandemic.

The largest percentage of the applications received this month were Historic Landmark Commission all applications of which were minor alterations.



Zoning Administrator
  Historic Landmark Commission  
 Planning Commission
  Subdivisions

MARCH APPLICATIONS	2019	2020
<b>HISTORIC LANDMARK COMMISSION</b>		
Special Exception	0	0
Minor Alteration	26	33
Major Alteration	1	0
Determination of Non-Contributing Structure	0	0
New Construction	0	0
<b>Total Applications</b>	<b>27</b>	<b>33</b>
<b>SUBDIVISIONS</b>		
Preliminary Plat	3	6
Preliminary Condo	0	0
Lot line Adjustment	0	0
Lot Consolidation	2	3
Final Plat	1	3
<b>Total Applications</b>	<b>6</b>	<b>12</b>
<b>PLANNING COMMISSION</b>		
Planned Development	3	5
Zoning Amendment	6	1
Master Plan Amendment	1	0
Transit Station Area	1	1
Street Closure	0	0
Conditional Use	5	2
Special Exception	10	12
Annexation	1	0
Design Review	4	3
<b>Total Applications</b>	<b>31</b>	<b>24</b>
<b>ZONING ADMINISTRATOR</b>		
Zoning Verification	16	13
Variance	0	1
Determination of Nonconforming Use	0	0
Administrative Interpretation	3	2
<b>Total Applications</b>	<b>19</b>	<b>16</b>
<b>APPEAL</b>		
Appeal Administrative	1	1
Appeal Commission	0	0
<b>Total Applications</b>	<b>1</b>	<b>1</b>
<b>TOTAL APPLICATIONS</b>	<b>84</b>	<b>86</b>



**TRENDS**

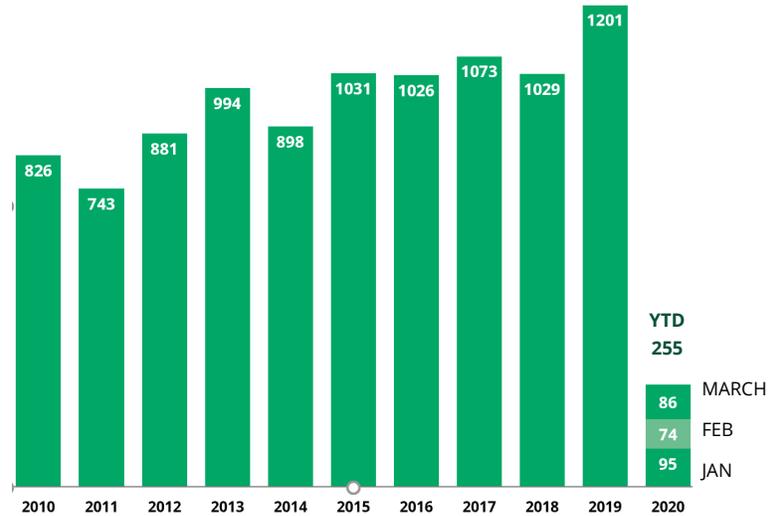
Since 2010, there has been a steady increase in applications. From 2010 through 2020, the median number of applications received by the Planning Division during the month of March has been 82.

The Division’s total number of applications received is not in keeping with the current trend over the last few years for March this year.

*Staff received 5 percent increase in applications than the average for March.*

**255**

**Applications have been received since the beginning of 2020.**



**FEATURED PROJECT**

**The KOZO House Apartments**

A proposed Transit Station Area and Design Review in the Transit Station -Urban Center- Core (TSA-UC-C) zone located at 175 N 600 W. The proposed site will consolidate Seven lots that are currently single-family homes and smaller apartments. The proposed building will be six stories and 283,000 square feet.

The basement and ground level will have storage area and parking and the ground level will have retail, restaurants and apartments. The remaining levels consist of studio apartments and amenities for the tenants. The style and inspiration for this development was based off of Japanese and European design elements. There will be a total of 356 units with 28 being ADA and they will be small at 488 square feet.



**NEW PROJECTS IN THE WORKS**

**This month the Planning Division received:**

- A Planned Development and Design Review located at 565 W 100 S called Alta Depot for a proposed 288 unit multi-family development in the GMU, Gateway mixed- Use zone.
- A Planned Development located at 579 W 200 S in the GMU (Gateway Mixed Use) zone called the Central West Apartments that consist of 65 dwelling units.
- A Design Review located at 534 E 2100 S in the Central Business (CB) zone. The proposed development will consist of 71 new units of townhomes, one bedroom and studio apartments with a mix of retail. The buildings are proposed to be three stories tall and have a mirrored development on the other side of 2100 South that will have the same components to them.
- Two Conditional Use applications for accessory dwelling units.

**MONTHLY HIGHLIGHT**

**On March 11, Planning Commission:**

- Forwarded a positive recommendation to City Council for the zoning and master plan amendment for properties located at approximately 771 & 795 N 400 W. The proposal requests a change to the zoning from Light Manufacturing to Mixed- Use to allow residential uses.