

MONTHLY REPORT

JULY 2021



PLANNING
DIVISION

The purpose of this report is to communicate the Planning Division's workload and provide analysis of the trends to better understand staff capacity.

SUMMARY

A total of 103 applications were received in June, 13% of the applications are considered time-intensive and complex. Five applications will require City Council approval.

The Planning Division has experienced a rapid increase in zoning email correspondences, totaling 220 this month.

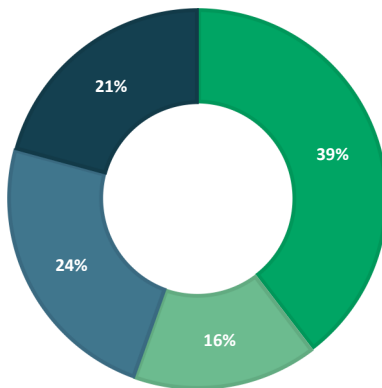
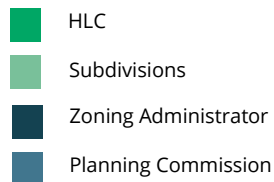
29%

Increase from July 2020 in total applications.

87%

Of the applications can be processed administratively.

TYPE OF APPLICATIONS



PUBLIC ENGAGEMENT

The Planning Division hosts Online Open Houses as an opportunity for constituents to stay informed, review projects, and provide comments and questions. Open houses are created throughout the month as projects are processed by Planning Staff.

This month the Planning Division hosted 18 Online Open Houses with a total of 656 visits.

MONTHLY BREAKDOWN:

- 7 items were added during the month of July.
- 7 items closed for public comment.
- 5 items remained open from previous months.

JULY APPLICATIONS

2020 2021

HISTORIC LANDMARK COMMISSION

Special Exception	1	2
Minor Alteration	20	35
Major Alteration	2	2
Conservation District	1	0
Demolition of Noncontributing Structure	0	0
New Construction	0	1
Total Applications	24	40

SUBDIVISIONS

Preliminary Plat	6	6
Lot line Adjustment	1	0
Lot Consolidation	4	5
Final Plat	2	5
Total Applications	13	16

PLANNING COMMISSION

Planned Development	0	2
Zoning Amendment	2	3
Master Plan Amendment	0	1
Transit Station Area	0	0
Street Closure	0	1
Alley Vacation	2	0
Conditional Use	4	1
Special Exception	10	15
Annexation	0	0
Design Review	0	1
Total Applications	18	24

ZONING ADMINISTRATOR

Zoning Verification	18	20
Variance	0	0
Determination of Nonconforming Use	1	0
Administrative Interpretation	4	1
Total Applications	23	21

APPEAL

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

TOTAL APPLICATIONS

80 103

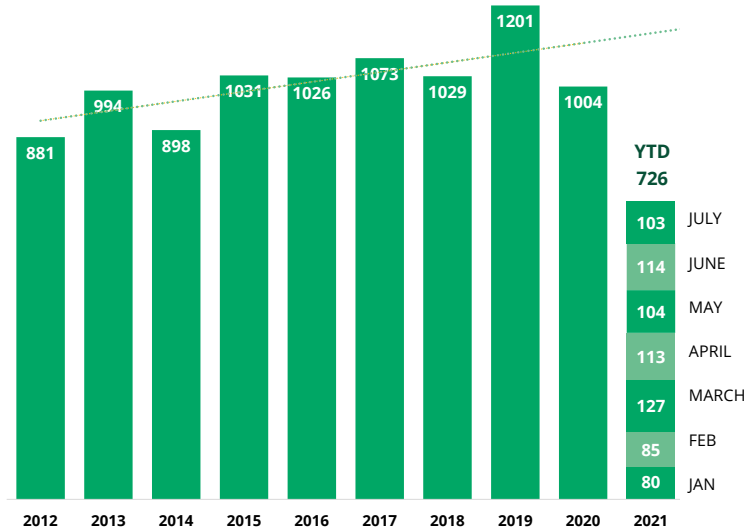


TRENDS

Since 2012, there has been a steady increase in the number of applications received by the Planning Division. From 2012 through 2021, the median number of applications received during the month of July is 82.

This year has the second highest number of applications received for the month of July at 103 applications. The highest number of applications was in 2019 at 116, and the lowest number of applications received was in 2014 at 73 applications.

The total number of applications received this month is 25% above the median for the month of July.



FEATURED PROJECT

144 South 500 East Apartment Project

A Planned Development application for a proposed 6-story, 110-unit apartment building on a 0.62-acre parcel located at 144 S 500 East in the R-MU zoning district.

There will be 53 studio units and 57 one-bedroom units with at least 20% of the units set aside for affordable housing. The project will include amenities for residents along with a 420 square-foot cafe located in the entry lobby and a 1,600 sf co-working business center.

The building will be five floors over a 3-level concrete parking structure with 117 parking spaces. The Department of Housing and Urban Development is requiring at least one-to-one parking for each apartment in order to obtain its funding.

The application is requesting to modify the following:

- Use the outdoor patio spaces within its proposed new building for the open space requirements of the Residential-Mixed Use (R-MU) zone.



NEW PROJECTS

- Alta Terra Sugarhouse: Design review for a proposed 113-unit multi-family apartment development located at approximately 1132 E Ashton Ave in the CSHBD zone.
- 750 N Redwood Road: Design review and planned development for a proposed 82-unit multi-family project.
- 1902 S 400 E: Master plan and zoning amendment to change the zoning from R-1-5000 zoning to RMF-45 to allow for a proposed 8-unit single-family attached development.
- The Other Side Village: A zoning amendment to change the zoning from PL to FB-UN2 to allow a 400 to 500-unit multi-family/ mixed-use development that includes amenities and services for the chronically homeless located at 1850 W Indiana Ave.

HIGHLIGHTS

- Planning Commission approved with conditions the construction of 150 South Main Street Apartments. A design review approval for a 400-unit multi-family/ mixed-use development located at approximately 150 South Main St. in the D-1 zone.
- A positive recommendation was forwarded by Planning Commission to City Council for the University Ivory House Rezone. A zoning amendment, planned development and design review for properties located at approximately 1780 E South Campus Drive from I zoning to R-MU.
- Planning Commission approved with conditions Azure Place, a 38 unit single-family attached development located at approximately 642 N Pugsley Place in the MU zone.