

MONTHLY REPORT

April 2023



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 80 applications were received in April. Two applications require City Council approval and 9 applications require Planning Commission approval. In April, the Planning Division received a total of 518 phone calls, 198 email inquiries, and 85 walk-in inquiries.

18%

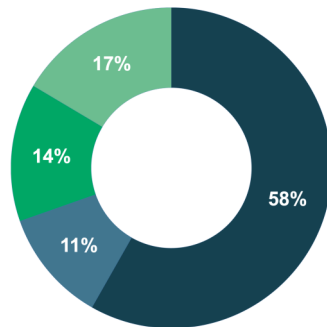
Decrease from April 2022 in total applications.

88%

Of the applications can be processed administratively.

APPLICATIONS

- Subdivisions
- Zoning Administrator
- HLC
- Planning Commission



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.

The Planning Division hosted 22 Online Open Houses during the month of April, with a total of 875 visits.

MONTHLY BREAKDOWN

- 8 items opened for public comment.
- 10 items closed for public comment.
- 4 items remain open from previous months.

APRIL APPLICATIONS

2022 2023

APPEAL

Appeal Administrative Decision	2	0
Appeal Commission Decision	0	1
Total	2	1

HISTORIC LANDMARK COMMISSION

Conservation District	1	0
Demolition of Contributing Structure	0	0
Demolition of Non Contributing	1	0
Designation	0	0
Economic Hardship	0	0
Major Alteration	1	0
Minor Alteration	34	46
New Construction	0	0
Relocation	0	0
Total	37	46

PLANNING COMMISSION

Alley Vacation	1	0
Annexation	0	0
Conditional Use	5	2
Design Review	4	1
Master Plan Amendment	0	0
Planned Development	3	3
Transit Station Area	2	1
Zoning Amendment	1	2
Total	16	9

SUBDIVISIONS

Consolidation	2	3
Final Plat Approval	3	2
Lot Line Adjustment	1	0
Planned Development	0	0
Preliminary Condo - New	0	0
Preliminary Subdivision	6	6
Total	12	11

ZONING ADMINISTRATOR

Administrative Interpretation	5	2
Determination of Nonconforming Use	0	1
Variance	0	0
Zoning Verification	26	10
Total	31	13

TOTAL APPLICATIONS

98 80

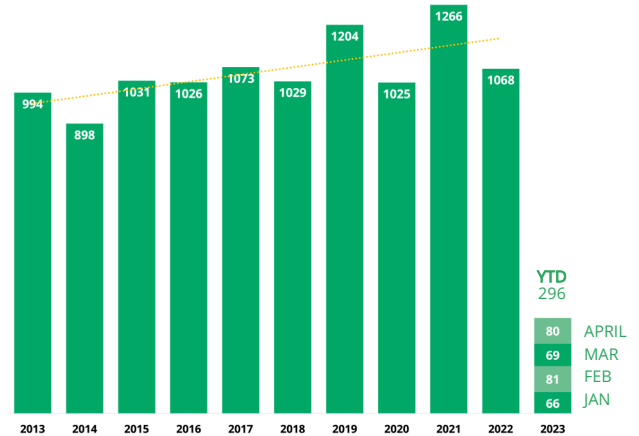


TRENDS

Until this year, there has been a steady increase in the number of applications received by the Planning Division since 2013. From 2013 through 2023, the average number of applications received during the month of April is 93.

April 2021 received the highest number of applications for the month of April with 122 applications. The lowest number of applications received in the month of April was in 2020 with 71 applications.

The total number of applications received this month is 14% lower than the monthly average for April.

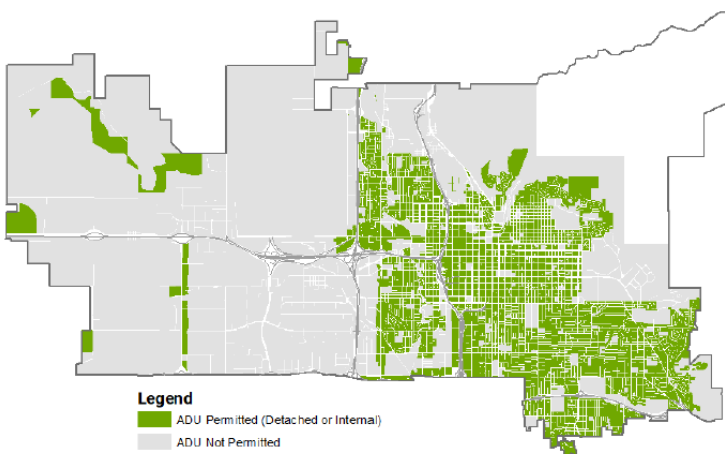


FEATURED PROJECTS

ADU Text Amendment

City Council adopted the petition to amend the section of the zoning ordinance regulating Accessory Dwelling Units (ADUs). The intent of the changes are to remove barriers and encourage the building of ADUs. Major changes include making detached ADUs a permitted use in Single-Family, several Commercial, TSA, FB, and Downtown zoning districts; updating the standards for the size, location, and height of detached ADUs, and prohibiting ADUs from being short-term rentals. Additionally, ADUs are now allowed on properties with uses other than a single-family dwelling such as a duplex, triplex, apartment, or commercial building.

Below is a map showing where ADUs are allowed under the new changes.



NEW PROJECTS

West Village Mixed Use Development - Design Review & Planned Development.

Planning Commission approved with conditions a Design Review and Planned Development petition submitted by James Alfandre of Urban Alfandre, to develop a multi-building mixed-use project at approximately 401 W 900 S. The proposed project includes 3 buildings consisting of 602 residential units, 180,000 square feet of commercial/office, and 8,000 square feet of ground floor retail. The property is zoned CG (General Commercial) and includes five lots, covering approximately 4.63 acres.

Requested through the Planned Development process:

- Additional height of 5' for building 1 to accommodate mechanical screening.
- Reduction of required setbacks and landscape yard requirements for buildings 2 & 3.

Requested through the Design Review process:

- Additional height of 30' for a total of 95' for building 1 (including the 5' of additional height requested through the Planned Development process) and total of 90' for buildings 2 & 3.

HIGHLIGHT

Landscaping and Buffers Chapter Text Amendment

Mayor Erin Mendenhall initiated a petition to update the Landscaping Buffers Chapter in the zoning ordinance. The proposed amendments seek to clarify, simplify, and reorganize the landscaping chapter to be more accessible, address turf and artificial turf, and ensure water conservation. It will also enhance livability in the city by reducing the urban heat island effect, improving air quality and endurance of the urban forest, reducing water runoff, and instilling the importance of community appearance as experience from the public realm. At the April 26th meeting Planning Commission voted to forward a positive recommendation to the City Council.