

PLANNING DIVISION // MONTHLY REPORT

August 2024



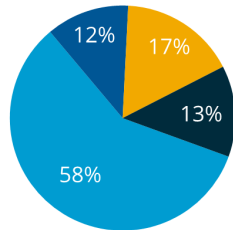
APPLICATIONS RECEIVED

6% increase in applications from August 2023.

A total of **86** applications were received this month. All **86** applications were initiated by private applicants.

This report communicates the Planning Division's workload & provides analysis of trends to better understand staff capacity.

TYPE OF PETITIONS



- Zoning Administrator
- Planning Commission
- Historic Landmark
- Subdivision

TYPE OF APPROVAL PROCESS



Administrative Approval

76



Planning Commission

10

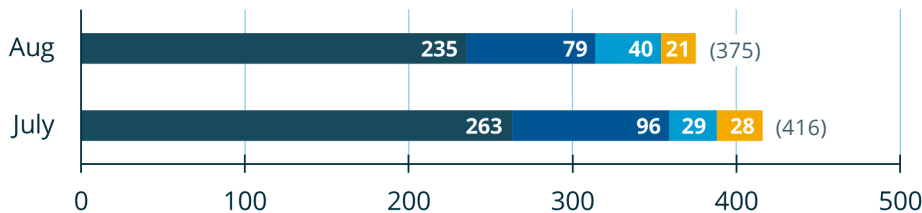


City Council Approval

3

88% of the applications can be processed administratively.

BUILDING PERMIT / ZONING REVIEWS



- 1st Review
- 2nd Review*
- 3rd Review*
- 4+ Reviews*

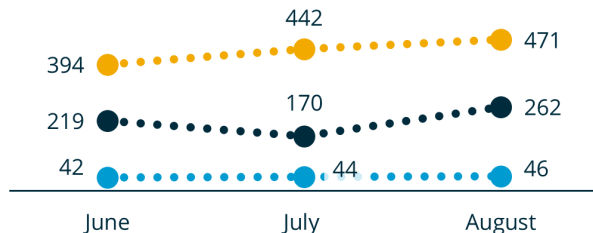
* Review for corrections

Number of reviews to date for 2024
3,011

PLANNING COUNTER INQUIRIES

This month the Planning Division received a total of **471** phone calls, **262** email inquiries, and **46** walk-in inquiries.

TRENDS



- Walk-ins
- Emails
- Phone Calls

PUBLIC ENGAGEMENT

Online Open Houses are hosted by the Planning Division as an opportunity for constituents to stay informed, review proposals, and provide feedback.

This month 46 Online Open Houses were hosted with a total of 1,463 visits.

ONLINE OPEN HOUSES BREAKDOWN



New this month

5



Active from past months

40



Closed this month

1

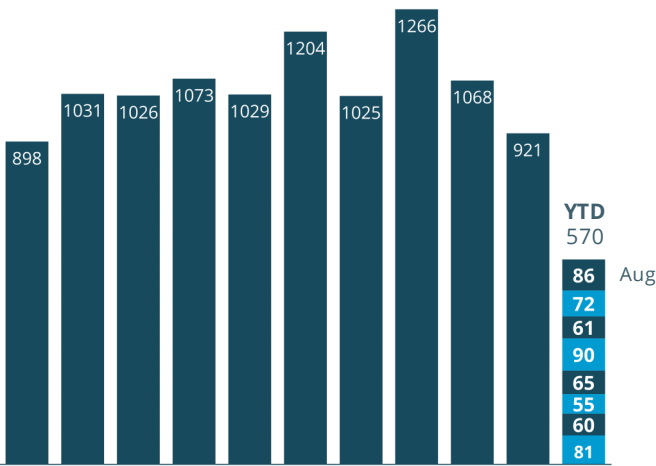


10-YEAR TREND ANALYSIS

While 2024 saw an increase in August applications compared to 2023, 86 applications is still below the average for August. From 2014 to 2024, the Division received an average of 89 applications for the month of August.

August 2014 saw the lowest number of petitions received in a single month, with a total of 67 applications. August 2021 saw the highest number of applications for August, with a total of 113 applications.

The total number of applications received this month is 3% below the monthly average for August.



FEATURED PROJECTS

Commercial & Mixed-Use Zoning District Consolidation

The Planning Commission was briefed on the Commercial & Mixed-Use Zoning District Consolidation. The proposal consolidates 27 zones into six zones. The consolidation aims to ensure consistency and reduce redundancy in zoning regulations.

The six new proposed mixed-use (MU) zones are MU-2, MU-3, MU-5, MU-6, MU-8, and MU-11.

MU-2 Consolidated Districts: CN, RB, SNB	MU-3 Consolidated Districts: CB, RMU-35	MU-5 Consolidated Districts: CC, CS, FB-SE, FB-UN2*, MU, RMU-45, TSA-UN-T * 50 ft height areas.
MU-6 Consolidated Districts: CSHBD2, FB-UN2*, FB-SC, RO, TSA-MUEC-T, TSA-SP-T, TSA-UC-T * 65 ft height areas.	MU-8 Consolidated Districts: RMU, TSA-MUEC-C, TSA-SP-C, TSA-UN-C	MU-11 Consolidated Districts: CG, CSHBD1, FB-MU11, TSA-UC-C

NEW PROJECTS

Adaptive Reuse at 230 W 300 N

Ralph Nagasawa, with MJSA Architects, is requesting adaptive reuse incentives for a multi-family project at the subject site in the Capitol Hill Local Historic District. The proposed project involves preserving the existing two-story apartment building while adding three new buildings to create 12 new townhomes.

Including the existing 4-plex, the project will result in 3 one bedroom units and 13 two bedroom units. At approximately 31', the proposal will be comparable in height to the existing historic apartment building.

HIGHLIGHT

Ballpark Station Area Plan Rezones

On August 26th, rezones for the Ballpark Station Area were published and took effect. The rezones will better align the area with the goals, policies, future land use recommendations, and community vision established in the Ballpark Station Area Plan.

The new zoning includes Form Based Urban Neighborhood 1 (FB-UN1), Form Based Urban Neighborhood 2 (FB-UN2), and the new Form Based Mixed Use District 8 (MU-8) District.

Form based districts differ from other districts in that the focus is on the building form, or shape and configuration, in addition to setback, height, and density.