



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

69

Applications were received this month.
This is a 15% increase in applications in comparison to Dec. 2018.

88%

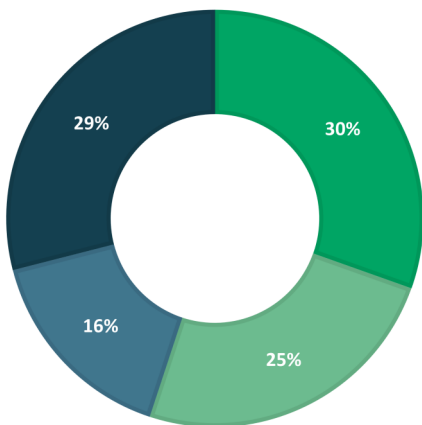
Of the applications can be processed administratively.
Most likely will not require a public hearing.

The applications received this month were split between Historic Landmark Commission, Zoning Administrator, and Subdivisions. There was a drastic decline in Planning Commission applications from last month from 34 to 11. This is a 67% decrease from last month. However, the Planning Division is up 175 applications from last year.

The decline in applications during the month of December is a normal trend for the Planning Division.

Types of Applications

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



DECEMBER APPLICATIONS

2018 2019

HISTORIC LANDMARK COMMISSION

Major Alteration	1	0
Minor Alteration	16	18
New Construction	0	1
Special Exception	1	2
Total Applications	18	21

SUBDIVISIONS

Final Plat	2	3
Lot Consolidation	1	8
Lot line Adjustment	2	1
Preliminary Condo	0	1
Preliminary Plat	0	4
Total Applications	5	17

PLANNING COMMISSION

Conditional Design Review	2	1
Conditional Use	3	1
Master Plan Amendment	0	0
Planned Development	1	2
Special Exception	5	4
Street Closure	1	0
Transit Station Area	1	0
Zoning Amendment	1	3
Total Applications	14	11

ZONING ADMINISTRATOR

Administrative Interpretation	3	7
Determination of Nonconforming Use	0	0
Variance	2	0
Zoning Verification	16	13
Total Applications	21	20

APPEAL

Appeal Administrative	1	0
Appeal Commission	1	0
Total Applications	2	0

TOTAL APPLICATIONS

60 69



TRENDS

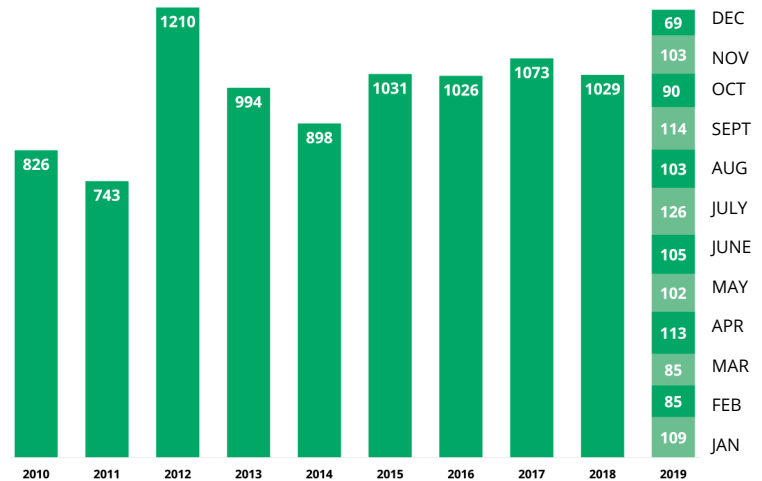
Over the last 10 years there has been a steady increase in applications. **The median number of applications received by the Planning Division during the month of December is 61.**

Staff has taken in over 100 applications per month on average this year. The total number of applications submitted by the end of December 31st is close to the total number of applications received in 2012, the year with the highest number of applications received in the last 9 years.

Staff received 13% more applications than the median for the month of December.

1,204

Applications were received in 2019 .



FEATURED PROJECT

West End Development // 730 West 900 South

The West End Development is a 1.75-acre project that proposes to rezone ten parcels of land from M-1 (Light Manufacturing) to R-MU (Residential Mixed-Use) zone.

The proposed development will re-use two existing buildings as commercial uses. The uses include retail, restaurants and medium to high density residential. There are existing single-family homes on the remainder of the block.

The R-MU zoning district does not have design standards, but this can be addressed through the rezone process.



NEW PROJECTS IN THE WORKS

This month the Planning Division received:

- A planned development for a 580 unit apartment Development in the D-2 (Downtown Support) zoning district.
- A zoning amendment to allow a rezone on 1224 South 400 East from R-1-5000 to SR-3 to allow 3 to 4 single family homes be constructed on the lot.
- A text amendment to allow event parking as a temporary use on private property within close proximity to the fairgrounds.
- A design review approximately at 2029 South 2100 East for a mixed use development with 99 market rate residential units, retail, and amenities.
- A planned development located at approximately 432 North 300 West for 25 new single-family attached homes.

MONTHLY HIGHLIGHT

On December 11, Planning Commission:

- Forwarded a positive recommendation to City Council with conditions to rezone property located at 850 South 300 west, which is the City owned Fleet Block, from CG (general Commercial). If the amendment is approved, it will create a new form-based zoning district, FB-UN3. The new zone would apply new design, height, bulk, use, and other development standards to the properties.