



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

81%

Increase from Feb 2019 year in complex applications.

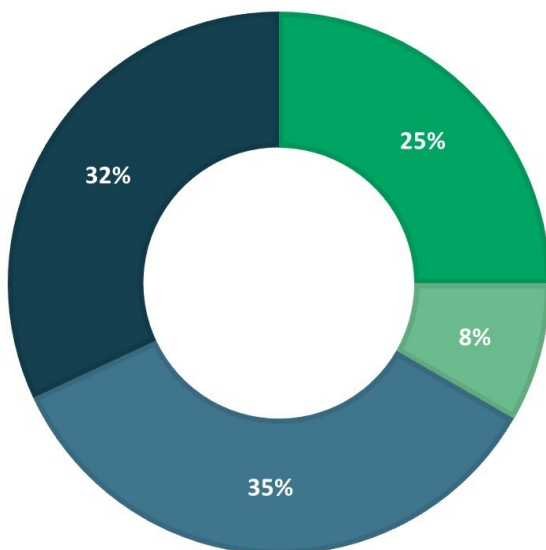
Requiring a public hearing.

73%

Of all applications can be processed administratively.

Most likely will not require a public hearing.

The number of time-intensive and complex applications has increased year-over-year. While a total of 74 applications were received this month, representing a 13% decrease from last year, 20 applications are required to go through a public hearing process. The largest percentage of the applications received this month were Planning Commission applications of which four were zoning amendments.



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

FEBRUARY APPLICATIONS

2019 2020

HISTORIC LANDMARK COMMISSION

Special Exception	3	2
Minor Alteration	22	14
Major Alteration	0	1
Determination of Non-Contributing Structure	0	1
New Construction	0	0
Total Applications	25	18

SUBDIVISIONS

Preliminary Plat	5	1
Preliminary Condo	0	0
Lot line Adjustment	4	1
Lot Consolidation	5	3
Final Plat	4	1
Total Applications	18	6

PLANNING COMMISSION

Planned Development	2	1
Zoning Amendment	2	4
Master Plan Amendment	1	1
Transit Station Area	0	1
Street Closure	0	1
Conditional Use	3	7
Special Exception	8	9
Design Review	3	1
Total Applications	19	25

ZONING ADMINISTRATOR

Zoning Verification	22	19
Variance	0	1
Determination of Nonconforming Use	2	0
Administrative Interpretation	0	3
Total Applications	24	23

APPEAL

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

TOTAL APPLICATIONS

86 74



TRENDS

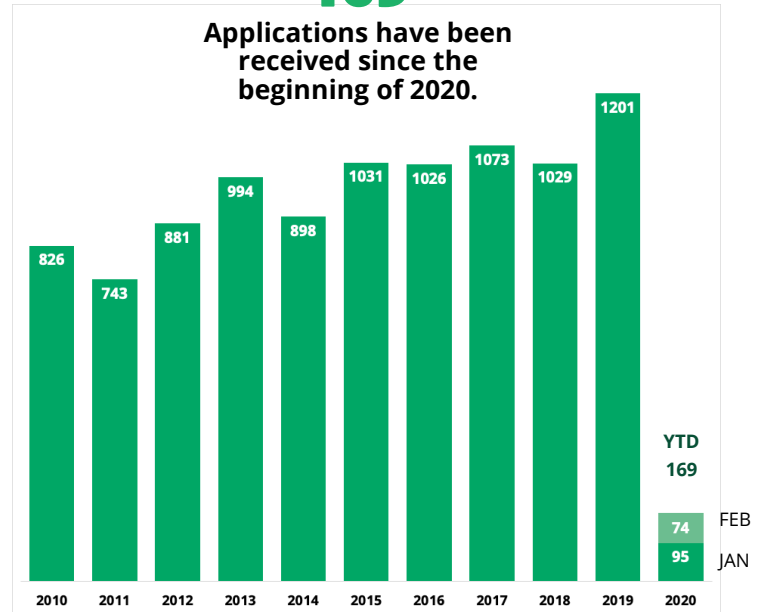
Since 2010, there has been a steady increase in applications. From 2010 through 2020, the median number of applications received by the Planning Division during the month of February has been 54.

By the end of this February, the Division’s total number of applications received was the third highest since 2010.

Staff received 54 percent more applications than the median for February.

169

Applications have been received since the beginning of 2020.

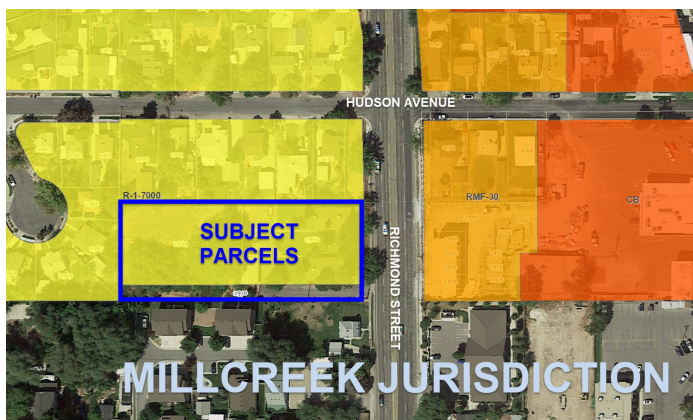


FEATURED PROJECT

The 2960 South Richmond

A proposed rezone from R-1-7000 single-family residential to RMU-45 Mixed use zone on 1.4 acres of land. The property borders the City of Millcreek to the south. In this case, we need to consider impacts to the neighboring jurisdiction. The application may need a master plan amendment to change to a multi-family mixed use zone.

The proposed zoning change is to create 55 affordable housing units by using the funding set aside by City Council for the area. The location is considered a “high opportunity” area, allowing low to moderate income households access to services and amenities that improve their quality of life such as healthy living, education, economic development, and transportation.



NEW PROJECTS IN THE WORKS

This month the Planning Division received:

- A Planned Development and Design Review located at 439 W 600 S called Industry Neighborhood Parking Structure for a proposed mixed use development in the CG, General Commercial zone. It is the first of a multi-phase development that will include retail and multi-family.
- Seven Conditional Use applications for accessory dwelling units.

MONTHLY HIGHLIGHT

On February 12, Planning Commission:

- Forwarded a negative recommendation to City Council for the zoning and master plan amendment for property located at approximately 150 South and 900 East. The proposal requests a change to the zoning from low density residential to medium density residential use.
- Forwarded a positive recommendation to City Council on four parcels located at approximately 1600 West and 700 North to be rezoned from low density residential to Community Business zone.
- Approved the Revival Design Review with conditions located at 355 S 200 W in the D-3 (Warehouse/Residential zoning district). The Design Review was for additional height in the D-3 zone. The proposed height is 89 feet 10 inches and will include five stories of residential over 2.5 stories of parking and ground floor retail.