



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

25%

Increase from April 2019 in complex applications.

Requires a public hearing.

83%

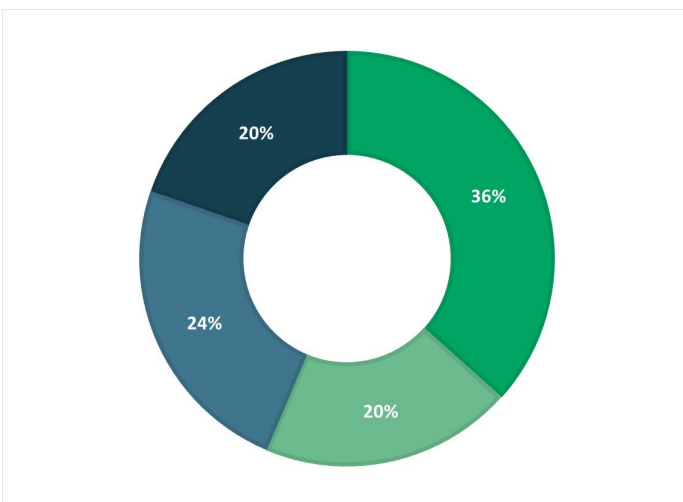
Of all applications can be processed administratively.

Most likely will not require a public hearing.

A total of 71 applications were received this month. Which is a decrease from last year by 33%. The majority of applications received last April were minor alterations and Zoning Verification letters.

However, the number of time-intensive and complex applications increased from eight to ten year-over-year. Applications that are required to go to a public hearing process are considered more time-intensive.

The largest percentage of the applications received this month were for Historic Landmark Commission, most of these applications were minor alterations.



APRIL APPLICATIONS 2019 2020

HISTORIC LANDMARK COMMISSION

Special Exception	0	1
Minor Alteration	32	23
Major Alteration	0	0
Determination of Non-Contributing Structure	0	1
New Construction	0	1
Total Applications	32	26

SUBDIVISIONS

Preliminary Plat	7	3
Preliminary Condo	0	0
Lot line Adjustment	3	2
Lot Consolidation	1	5
Final Plat	7	4
Total Applications	18	14

PLANNING COMMISSION

Planned Development	0	1
Zoning Amendment	3	2
Master Plan Amendment	0	0
Transit Station Area	0	2
Alley Vacate	0	1
Conditional Use	5	3
Special Exception	9	6
Annexation	0	0
Design Review	0	2
Total Applications	17	17

ZONING ADMINISTRATOR

Zoning Verification	42	11
Variance	0	0
Determination of Nonconforming Use	1	0
Administrative Interpretation	2	3
Total Applications	45	14

APPEAL

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

TOTAL APPLICATIONS	112	71
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TRENDS

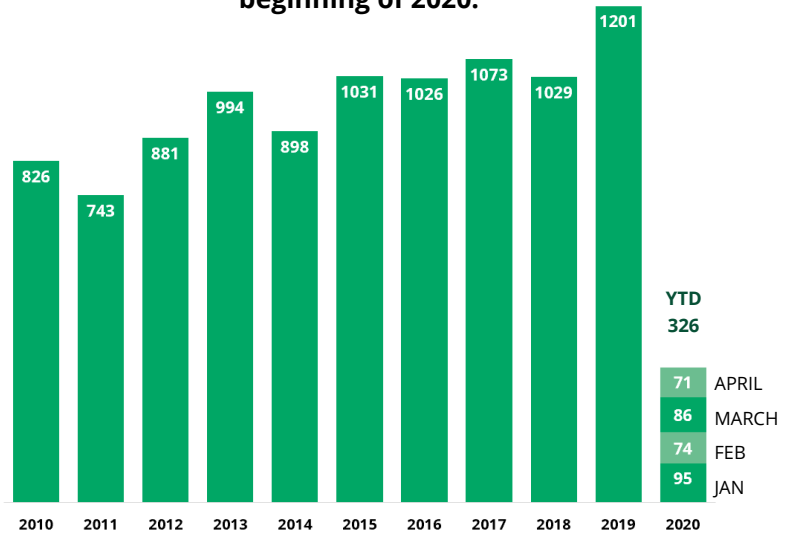
Since 2010, there has been a steady increase in applications. From 2010 through 2020, the median number of applications received by the Planning Division during the month of April has been 85.

The Division's total number of applications received for April is not in keeping with the current trend over the last few years. This may be due to the response to the COVID-19 pandemic and changes to economic forces and working conditions.

Planning experienced a 16% decrease in applications than the average for April.

326

Applications have been received since the beginning of 2020.



FEATURED PROJECT

Emeril Avenue Townhomes

A proposed design review and planned development in the Transit Station Area– Urban Neighborhood– Core (TSA-UN-C) zone located at 833 West Emeril Avenue for single-family attached homes. The proposed development will replace a single-family detached home with 12 single-family attached dwellings on a .27 acre lot which are proposed to be two-stories tall.

The proposed development is asking for an exception to the number of driveways for the development from one to two and the spacing of the driveways be closer than the 100' requirement. In addition, they are asking to use more stucco than allowed by ordinance. The project has the potential to change the streetscape and density of an older westside neighborhood to conform to TSA zoning goals for higher density near mass transit.



NEW PROJECTS IN THE WORKS

This month the Planning Division received:

- Three conditional use applications for ADUs.
- A zoning amendment located at approximately 1300 South and State Street to change the zoning from CC (Commercial Corridor) to FB-UN2 zone to allow for a medium density mixed-use development.
- A zoning text amendment to the cell tower ordinance to allow stealth antennas in all zoning districts with a maximum height of 60'.
- A TSA review for properties located approximately at 909-915 West 200 North for a 35 unit multi-family apartment in the Transit Station Area– Urban Neighborhood– Transitional (TSA-UN-T) zone.

MONTHLY HIGHLIGHT

On April 22nd, Planning Commission:

- Approved with conditions Gale Street apartments mixed-use planned development and design review located approximately at 550 South 300 West. The development consists of 27,300 square feet of commercial space and 581 residential units and is located in the D-2 zone.
- Approved with conditions Sydney and Slate planned development located at approximately 906 South 200 West. The new development will consist of 275 residential units and 8,900 square feet of commercial space and is located in the FB-UN2 zone.