



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 is experiencing an increase in applicant and City-initiated applications.**

SUMMARY

33%

Decrease from June 2019 in total applications.

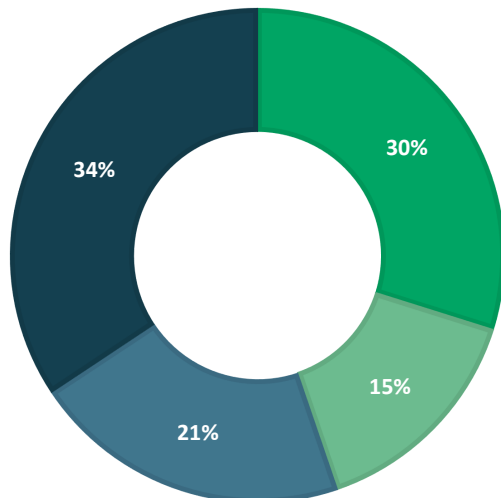
90%

Of all applications can be processed administratively.

Most likely will not require a public hearing.

A total of 69 applications were received in June. The majority were Zoning Administrator-type applications at 34%. The number of time-intensive and complex applications received in June were 10% of the total applications. They are required to go to a public hearing process. Two of these applications will require City Council approval.

Because of changing protocols due to COVID-19, the Planning Division has experienced a rapid increase in zoning email correspondences, which totaled 370 this month, up from 205 in May, partly due to discontinuing active use of the Planning Counter phone line and redirecting the public to email. However, 159 voicemails were received and responded to in June even with the changes in procedure.



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

JUNE APPLICATIONS

2019 2020

HISTORIC LANDMARK COMMISSION

Special Exception	0	0
Minor Alteration	43	19
Major Alteration	0	1
Determination of Non-Contributing Structure	0	0
Demolition Of Contributing Structure	0	0
New Construction	1	0
Total Applications	44	20

SUBDIVISIONS

Preliminary Plat	4	3
Preliminary Condo	0	0
Lot line Adjustment	2	2
Lot Consolidation	6	2
Final Plat	4	3
Total Applications	16	10

PLANNING COMMISSION

Planned Development	1	2
Zoning Amendment	4	1
Master Plan Amendment	0	0
Transit Station Area	3	0
Street Closure	1	0
Conditional Use	4	2
Special Exception	15	6
Annexation	0	1
Design Review	0	2
Total Applications	28	14

ZONING ADMINISTRATOR

Zoning Verification	13	21
Variance	0	1
Determination of Nonconforming Use	0	0
Administrative Interpretation	3	1
Total Applications	16	23

APPEAL

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

TOTAL APPLICATIONS

104 69



TRENDS

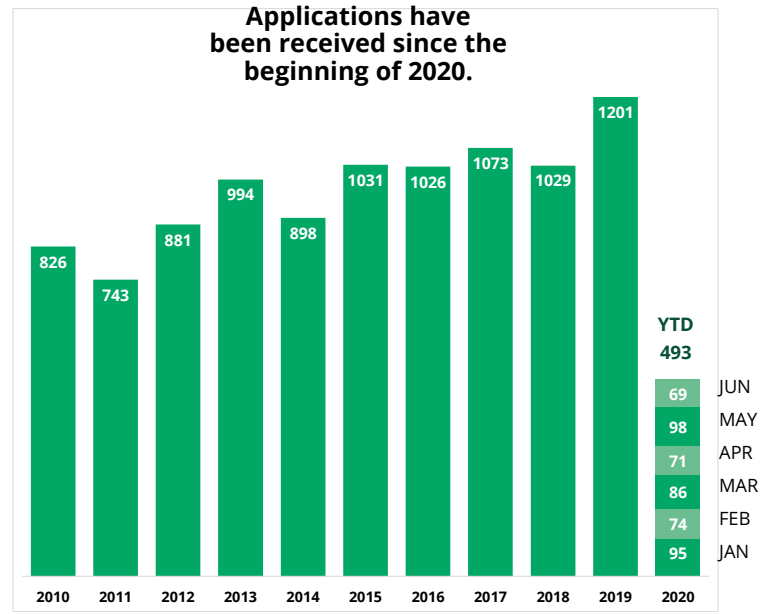
Since 2010, there has been a steady increase in applications for the Planning Division. From 2010 through 2020, the median number of applications received by the Planning Division during the month of June has been 88.

The drop in applications received on a year-over-year basis is most likely reflective of the current social and economic issues facing the community. It suggests that development activity is adjusting to the COVID-19 pandemic, unemployment and economic uncertainty, and civil unrest during the month of June, which has caused dramatic changes in working conditions and accessibility.

Planning experienced a 21% decrease in applications than the average for June in previous years. This is the lowest number of applications for June since 2010.

493

Applications have been received since the beginning of 2020.



FEATURED PROJECT

800 S + State

Colmena Group and Kimball Investment submitted for a Design Review to allow for modifications to the design standards for the south/east portion of the Sears Block (approx. 754 South State Street). The project site is located in the D-2 (Downtown Support) zoning district.

The proposal is to construct a new mixed-use building with commercial, retail, and live-work units on the ground floor and residential and common space on the upper floors. The development is 400,000 square feet with 11 stories and will include approximately 360 residential units.

The design standards proposed to be modified include additional building height and exceeding the maximum length of a street-facing building façade. This project is significant as it sets the standard for the rest of the Sears Block and has the potential to further collaboration between private and public spaces as Life on State plans are created and implemented. The tentative date for the Planning Commission is September 9th.



NEW PROJECTS IN THE WORKS

This month the Planning Division received:

- One conditional use application for an ADU.
- An annexation located at approximately 2441 N Rose Park Ln to include Hunter Stables within City boundaries and designate the zoning to Residential Multi-Family (RMF-75). The application includes proposed plans for a large multi-family development.
- A planned development located at approximately 592 W 200 S for six story mixed use development that includes office, retail, and 150 residential units located in the Gateway Mixed-Use (GMU) zoning district.
- A zoning amendment for property located approximately at 715 W Genesee Ave to change the zone from light Manufacturing (M-1) to Residential Mixed Use (RMU). This application is in conjunction with a larger application called the West End for a mixed use development.

MONTHLY HIGHLIGHT

In June, the Planning Commission:

- Approved with conditions six ADU's.
- Forwarded a positive recommendation for a rezone to City Council to the parcel located at approximately 989 E 900 S from Residential Business (RB) to Community Business (CB) to change the property from being split-zoned and allow all of it to be in the CB zoning district.