

MONTHLY REPORT

October 2021



PLANNING
DIVISION

The purpose of this report is to communicate the Planning Division's workload and provide analysis of the trends to better understand staff capacity.

SUMMARY

A total of 94 applications were received in October, 15% of the applications are considered time-intensive and complex. Six applications will require City Council approval.

The Planning Division has reactivated their Planning Counter phone line this month and received a total of 416 phone calls. As a result, zoning email correspondences decreased to 155 this month.

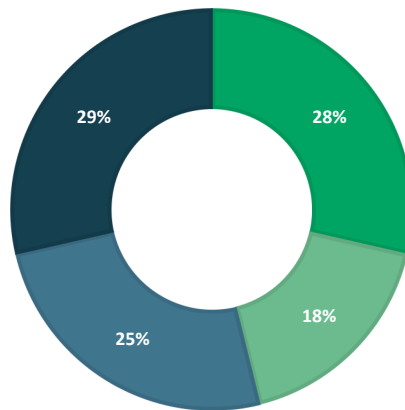
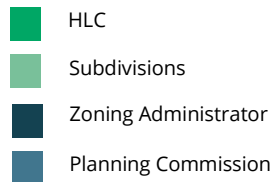
2%

Increase from October 2020 in total applications.

85%

Of the applications can be processed administratively.

TYPE OF APPLICATIONS



PUBLIC ENGAGEMENT

The Planning Division hosts Online Open Houses as an opportunity for constituents to stay informed, review projects, and provide comments and questions. Open houses are created throughout the month as projects are processed by Planning Staff.

In the month of October, the Planning Division hosted 19 Online Open Houses with a total of 641 visits.

MONTHLY BREAKDOWN:

- 9 items opened for public comment.
- 3 items closed for public comment.
- 7 items remained open from previous months.

OCTOBER APPLICATIONS 2020 2021

HISTORIC LANDMARK COMMISSION

Special Exception	0	1
Minor Alteration	33	24
Major Alteration	2	0
Economic Hardship	1	0
Demolition of Contributing Structure	1	0
New Construction	0	1
Total Applications	37	26

SUBDIVISIONS

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

PLANNING COMMISSION

Planned Development	2	4
Zoning Amendment	1	5
Master Plan Amendment	1	1
Transit Station Area	4	4
Street Closure	0	0
Alley Vacation	0	0
Conditional Use	5	1
Special Exception	11	8
Annexation	0	0
Design Review	0	0
Total Applications	24	23

ZONING ADMINISTRATOR

Zoning Verification	16	21
Variance	0	2
Determination of Nonconforming Use	0	0
Administrative Interpretation	4	3
Total Applications	20	26

APPEAL

Appeal Administrative	2	3
Appeal Commission	0	0
Total Applications	2	3

TOTAL APPLICATIONS 93 94

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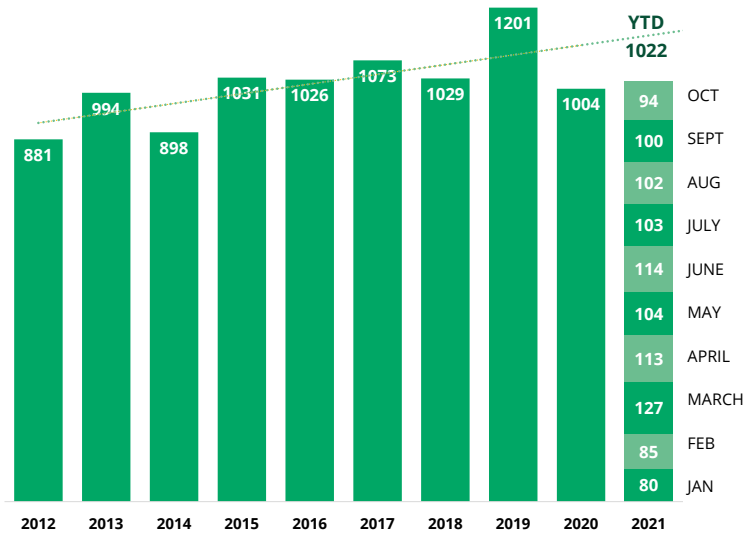
PLANNING
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TRENDS

Since 2012, there has been a steady increase in the number of applications received by the Planning Division. From 2012 through 2021, the median number of applications received during the month of October is 88.

This year has the second highest number of applications received for the month of October at 94 applications. The highest number of applications was tied at 98 in 2014 and 2018, and the lowest number of applications received was in 2017 at 78 applications.

The total number of applications received this month is 7% above the median for the month of October.



FEATURED PROJECT

Liberty Duet Planned Development & Design Review

A Planned Development and Design Review application for a multi-family development on four lots proposed to be combined to make a .5 acre parcel of land. Located on the corner of 500 South and Blaine Street (353 E 500 S) in the Residential-Mixed-Use-45 (R-MU-45) zoning district.

The project proposes to change the use from retail to multi-family residential use. The new building will be 54,158 square feet and five-stories tall. Parking will be located on the first floor and the additional four stories consist of 54-dual master bedrooms with an office, amenity area, and main entrance facing onto 500 S. The project is a response to the growing need for affordable housing by allowing shared housing arrangements.

The application is requesting to modify the following:

- Allow balconies to project into required yard areas.
- Modify upper floor setback requirements.
- Reduction to the ground floor glass requirement.
- Additional building height.
- Modification to the rear yard requirement.
- Reduce parking.



NEW PROJECTS

- **At the Fairgrounds TSA Review:** A proposed five story 58-unit multi-family development located at 118 N 1000 W in the TSA-UN-T zone.
- **27 & 41 North Chicago TSA Review:** A proposed development consisting of two 54-unit multi-family buildings located at 27 & 41 N Chicago St in the TSA-UN-T zone.

HIGHLIGHTS

- **Bumper House Design Review & Planned Development:** Planning Commission approved with conditions a proposal to construct a 287-unit multifamily residential building on the properties located at approximately 1050 S Washington Street in the CG zone.
- **Sugar Town/ Snelgrove Ice Cream Design Review:** Planning Commission approved with conditions a proposal to construct a mixed-use development located at 850 E 2100 S in the CSHBD2 zone.
- **The Other Side Academy Zoning Amendment:** A positive recommendation was forwarded by Planning Commission to City Council for a zoning change from PL to FB-UN2 at approximately 1965 W 500 S. This would allow an approximately 37.1-acre site to include permanent supportive housing for homeless individuals as well as services and resources that include on-site healthcare, medical services, and community gathering spaces.