

MONTHLY REPORT

November 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 103 applications were received in November, 22% of the applications are considered time-intensive and complex. Eight applications will require City Council approval.

The Planning Division received a total of 363 phone calls and 167 emails in November and started offering in-person consultation for applicants at the Planning Counter this month. The consultations are by appointment only.

13%

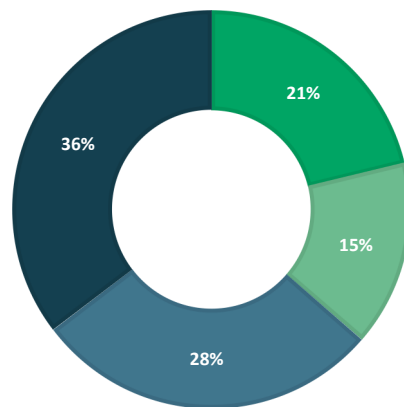
Increase from November 2020 in total applications.

78%

Of the applications can be processed administratively.

TYPE OF APPLICATIONS

- HLC
- Subdivisions
- Zoning Administrator
- Planning Commission



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 November, the Planning Division hosted 20 Online Open Houses with a total of 624 visits.

MONTHLY BREAKDOWN:

- 5 items opened for public comment.
- 7 items closed for public comment.
- 8 items remained open from previous months.

NOVEMBER APPLICATIONS 2020 2021

HISTORIC LANDMARK COMMISSION

Special Exception	2	0
Minor Alteration	19	20
Major Alteration	1	1
Economic Hardship	0	0
Demolition of Contributing Structure	1	0
New Construction	1	0
Total Applications	24	21

SUBDIVISIONS

Preliminary Plat	2	5
Lot line Adjustment	2	0
Lot Consolidation	3	5
Final Plat	3	5
Total Applications	10	15

PLANNING COMMISSION

Planned Development	0	2
Zoning Amendment	1	7
Master Plan Amendment	1	0
Transit Station Area	0	2
Street Closure	0	0
Alley Vacation	1	0
Conditional Use	2	4
Special Exception	11	11
Annexation	0	1
Design Review	3	1
Total Applications	19	28

ZONING ADMINISTRATOR

Zoning Verification	32	27
Variance	0	0
Determination of Nonconforming Use	0	3
Administrative Interpretation	2	5
Total Applications	34	35

APPEAL

Appeal Administrative	4	4
Appeal Commission	0	0
Total Applications	4	4

TOTAL APPLICATIONS

91 103

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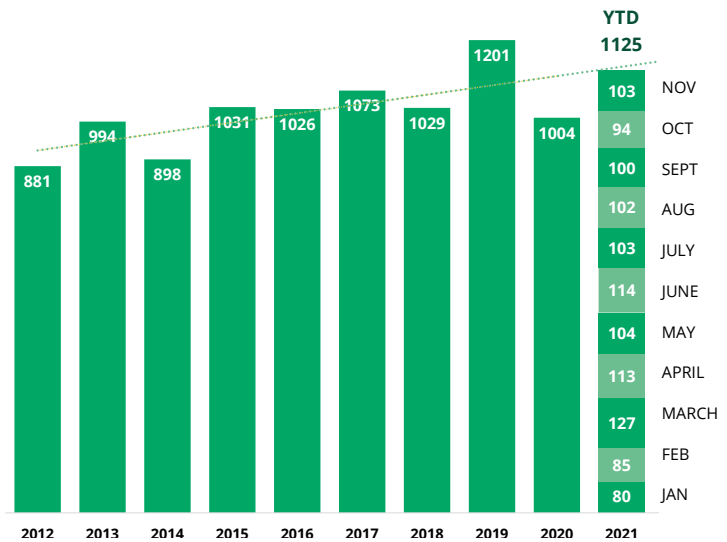
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TRENDS

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 November is 82.

This year is tied with 2019 in the highest number of applications received for the month of November at 103. The lowest number of applications received was in 2013 at 55 applications.

The total number of applications received this month is 25% above the median for the month of November.



FEATURED PROJECT

2350 North Rose Park Lane Annexation and Zoning Proposal

An Annexation and Zoning Amendment application to rezone 4.95 acres of land already located within Salt Lake City boundaries from Agricultural zoning to Residential Multi-Family-75 (RMF-75) and to annex an unincorporated 17 acres of land that are currently within Salt Lake County with the same proposed zoning located approximately at 2350 N Rose Park Lane (2000 W).

The intention is to incorporate adjoining land to develop a single, integrated multifamily project located on the combined land. The requested rezone will tie in infrastructure improvements intended for the area to facilitate the development.

The proposed development consists of 11 buildings five stories tall with 164 units per building. The total density of all the units combined will be 1,804 units. The parking will be podium buildings that are 2 levels tall and surface parking for a total of 2,535 parking spaces.



NEW PROJECTS

- **Riverside Zoning Amendment:** A proposed single-family infill development in which the petitioners are requesting the properties be changed from the R-1-7000 district to the SR-3 zoning for the majority of the property and the R-1-5000 for the homes facing 500 N. The zone change includes five (5) parcels that estimate a total of 2.84 acres located at approximately 552 N 1500 W.
- **TAG 900 West Mixed Use Zoning Amendment:** A proposed rezoning of 3.52 acres of land located at approximately 1600 S 900 W from CB and R-1-7000 to R-MU and R-MU-45 zones for a mixed-use multi-family development.
- **1881 West North Temple TSA Review:** A proposed development consisting of a five-story 350 unit multi-family development located at 1881 W North Temple in the TSA-MUEC-C zone.

HIGHLIGHTS

- **TAG Town Home Planned Development:** Planning Commission approved with conditions a proposal to construct a 28 new town home residential building located at approximately 765 North 400 West Street in the MU zone.
- **Alte Terra South Building Design Review:** Planning Commission approved with conditions a proposal to construct a mixed-use development with 118 multifamily units located at 1132 East Ashton in the CSHBD1 zone.