



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

48%

Increase from March 2020 in total applications.

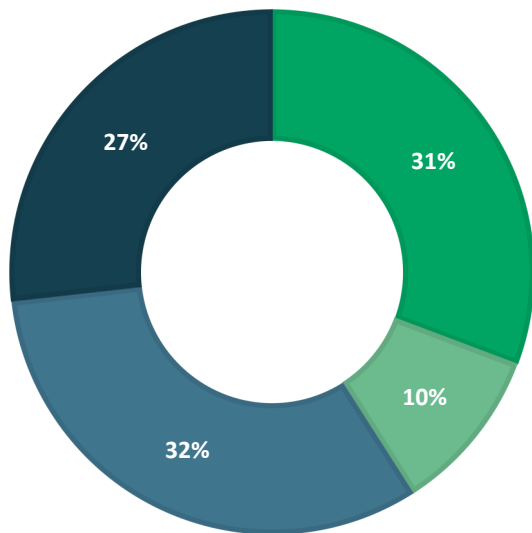
81%

Of all applications can be processed administratively.

Most likely will not require a public hearing.

A total of 127 applications were received in March. The type of applications received were evenly distributed between Planning Commission-type; Zoning Administrator- type and Historic Landmark Commission-type. The bulk of applications can be approved administratively. The percentage of time-intensive and complex applications this month was at 19%. Seven 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, totaling 339 this month; which is a 30% increase from the number received last month. Since the new protocols have been in place, the planning counter has discontinued active use of the phone line and redirecting the public to email. However, 105 voicemails were received and responded to in March.



MARCH APPLICATIONS 2020 2021

HISTORIC LANDMARK COMMISSION

Special Exception	0	0
Minor Alteration	33	37
Major Alteration	0	0
Economic Hardship	0	0
Demolition of Noncontributing Structure	0	1
New Construction	0	1
Total Applications	33	39

SUBDIVISIONS

Preliminary Plat	6	8
Lot line Adjustment	0	0
Lot Consolidation	3	5
Final Plat	3	0
Total Applications	12	13

PLANNING COMMISSION

Planned Development	5	2
Zoning Amendment	1	6
Master Plan Amendment	0	1
Transit Station Area	1	2
Street Closure	0	0
Alley Vacation	0	0
Conditional Use	2	5
Special Exception	12	22
Annexation	0	0
Design Review	3	3
Total Applications	24	41

ZONING ADMINISTRATOR

Zoning Verification	13	24
Variance	1	1
Determination of Nonconforming Use	0	2
Administrative Interpretation	2	7
Total Applications	16	34

APPEAL

Appeal Administrative	1	0
Appeal Commission	0	0
Total Applications	1	0

TOTAL APPLICATIONS 86 127

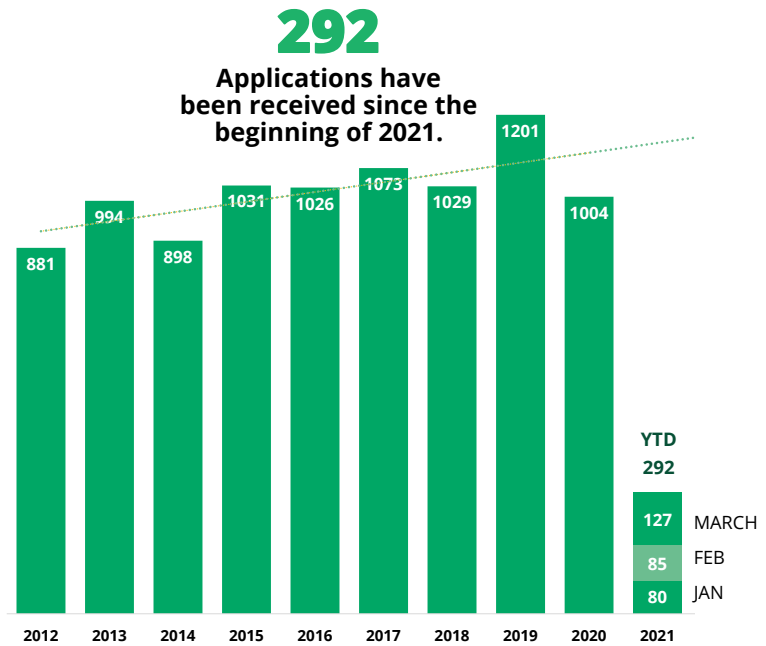


TRENDS

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

This year is the highest number of applications received for the month of March at 127 total applications. The lowest number of applications received was in 2012 at 68 applications.

The Planning Division's total number of applications received this month is 44% above the median for the month of March.



FEATURED PROJECT

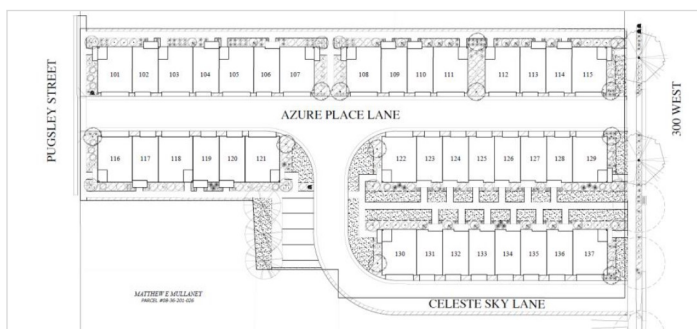
Azure Place Development (located approximately at 642 North Pugsley)

A Planned Development and Subdivision application for the property located south of the Brooklyn Condominiums at approximately 642 N Pugsley; 645 N 300 W; 641 N 300 W; and 637 N 300 W, totaling .75 acres of land. The proposed use is for a 37-unit single-family attached development, which sits on four lots located within the Mixed Use District.

The proposed units are energy efficient and will be built to meet the Department of Energy's Zero Energy ready standard and will be an electric energy development with no gas utilities. Each unit will be prewired for solar with raised heel roof trusses and be constructed with thicker walls for better insulation along with other more energy efficient designs for each unit for sustainable growth.

The application submitted is to modify the following:

- Modify the rear yard requirement for one of the buildings.
- Creating lots without street frontage.



NEW PROJECTS IN THE WORKS

This month the Planning Division received:

- Poets ROW Townhomes: A design review application for a 32-unit multi-family development located at 1448 S Main St. in the CC zone.
- 800 W Apartments: TSA review application for a 120-unit multi-family family development located at approximately 37 N 800 W in the TSA-UN-C zone.
- Redwood & Indiana Rezone: A zoning amendment application to rezone a property from R-1-5000 to RMU-45 zone to allow a higher density multi-family/development located at approximately 835 S Redwood Rd and 1668 S Indiana Ave.
- @2100 II: A planned development application for a 160-unit multi-family development located at 1967 S 300 W in the CG zone.

MONTHLY HIGHLIGHT

Planning Commission approved with conditions:

- Tradition Point Apartments: Design review approval for three parcels located at approximately 1411 & 1425 S Jefferson St. and 119 W 1400 S for a seven story building proposed to be a 78-unit apartment complex located within the CG zone.

Forwarded a positive recommendation to:

- Nielson Estate rezone: For a zoning map amendment for properties located at 833 W Hoyt Place and 834 W 200 N to change the zoning from R-1-5000 and R-1-7000 to SR-3 for a future Planned Development that would include the preservation of the existing home and add six new single-family attached homes.