



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

**79%**

Increase from April 2020 in total applications.

**81%**

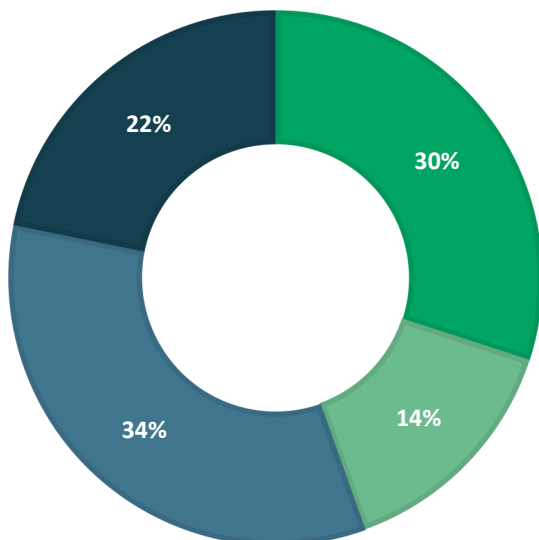
Of the applications can be processed administratively.

Most likely will not require a public hearing.

A total of 113 applications were received in April. The majority of applications received this month were Planning Commission-type. The Division received twice the amount of zoning verification letters this year for the month than last year. The majority of applications were for the east side along 2100 South. This is an indicator there are prospects for future development for the area.

The bulk of applications can be approved administratively. The percentage of time-intensive and complex applications this month was at 14%. Four 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 317 this 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, 94 voicemails were received and responded to in April.



## APRIL APPLICATIONS

**2020 2021**

### HISTORIC LANDMARK COMMISSION

Special Exception	1	1
Minor Alteration	19	31
Major Alteration	0	1
Economic Hardship	0	0
Demolition of Noncontributing Structure	1	0
New Construction	0	0
<b>Total Applications</b>	<b>21</b>	<b>33</b>

### SUBDIVISIONS

Preliminary Plat	3	10
Lot line Adjustment	2	0
Lot Consolidation	4	2
Final Plat	3	4
<b>Total Applications</b>	<b>12</b>	<b>16</b>

### PLANNING COMMISSION

Planned Development	1	5
Zoning Amendment	2	3
Master Plan Amendment	0	0
Transit Station Area	2	2
Street Closure	0	0
Alley Vacation	1	1
Conditional Use	3	3
Special Exception	6	20
Annexation	0	0
Design Review	2	3
<b>Total Applications</b>	<b>17</b>	<b>37</b>

### ZONING ADMINISTRATOR

Zoning Verification	10	22
Variance	0	0
Determination of Nonconforming Use	0	0
Administrative Interpretation	3	2
<b>Total Applications</b>	<b>13</b>	<b>24</b>

### APPEAL

Appeal Administrative	0	3
Appeal Commission	0	0
<b>Total Applications</b>	<b>0</b>	<b>3</b>

## TOTAL APPLICATIONS

**63 113**

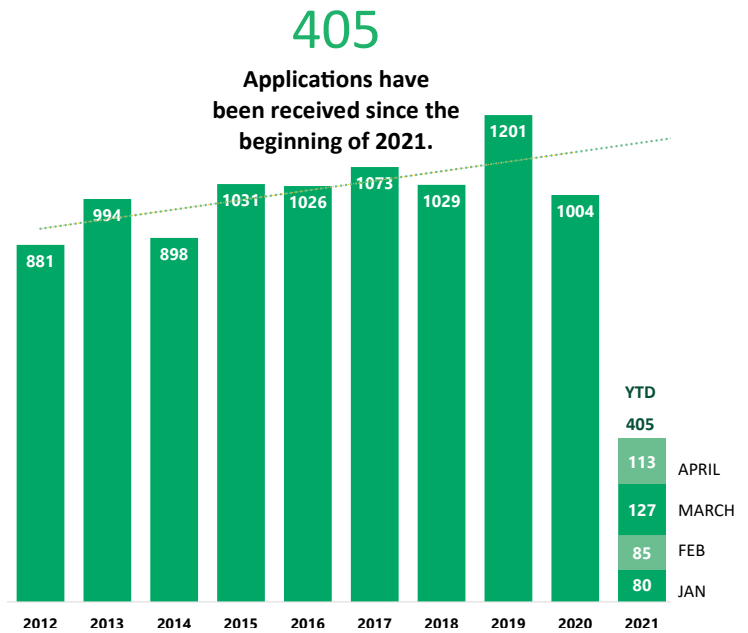


## TRENDS

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 April is 88.

This year is the highest number of applications received for the month of April at 113 applications. The second highest number of applications was in 2019 at 106. The lowest number of applications received was in 2012 at 63 applications.

*The Planning Division's total number of applications received this month is 28% above the median for the month of April.*



## FEATURED PROJECT

### Ivory University House Development (located approximately at 1785 E South Campus Dr.)

A planned development, design review, and zoning amendment application for the property located on the corner of South Campus Drive and Mario Capecchi Drive on 5.4 acres of land. The proposed use is for a 536-bed student housing development. The current zoning is Institutional Zone. The applicant is proposing to change the zoning to a Residential Mixed-Use District.

The proposed development will consist of four buildings that are four to five stories in height, but will not exceed a maximum of 75-foot with 211 surface parking spaces located to the rear of the buildings. All net proceeds will be used to fund scholarships for the University of Utah.

#### The application submitted is to modify the following:

- Front setback requirement of twenty-five percent (25%) of the building façade must be located within fifteen feet (15') of the front lot line changed to a setback between 13.1 to 37 feet depending on the building to preserve existing trees.
- A proposed building without street frontage.



BUILDING A - SCHEME 3  
FACING SOUTH CAMPUS DRIVE

## NEW PROJECTS IN THE WORKS

### This month the Planning Division received:

- Folsom ROW Townhomes: A design review and planned development application for a 10-unit single-family attached development located at 815 W 100 S in the TSA-UN-T zone.
- Jefferson Court: A planned development application for a 5-unit project consisting of two single-family homes and three single-family attached homes located at approximately 850 S Jefferson St. in the FB-UN1 zone.
- Glendale Townhomes: A planned development application for a 58-unit multi-family development located at approximately 1179 S Navajo St. in the CB zone.

## MONTHLY HIGHLIGHT

### Planning Commission approved with conditions:

- Villa 9 Apartments: Design review and planned development approval for a parcel located at approximately 1045 & 1025 N 900 West - behind the old Salt City Inn Motel, for a proposed three-story, 30-unit apartment building. In addition to the proposed structure, the adjacent property's motel will be redeveloped into 25-units. The project is located within the RMF-35 (on the north half) and the CB District (on the south half).
- SoHi Apartments: Design review for a parcel located at 927 S 400 W for a proposed building that will be 75-feet in height consisting of 5 levels of apartments over 3 levels of parking, one of which will be underground. The proposed project is located in the CG zone.