

MONTHLY REPORT

JUNE 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 114 applications were received in June, 16% of the applications are considered time-intensive and complex. Three applications will require City Council approval. The number of applications nearly doubled this year from June of last year.

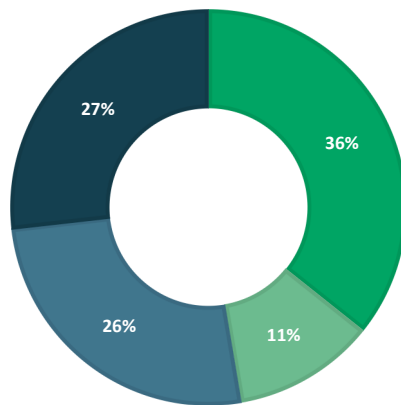
The Planning Division has experienced a rapid increase in zoning email correspondences, totaling 263 this month.

78%
Increase from
June 2020 in total
applications.

84%
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.

This month the Planning Division hosted 23 Online Open Houses with a total of 869 visits.

MONTHLY BREAKDOWN:

- 7 items were added during the month of June.
- 10 items closed for public comment.
- 6 items remained open from previous months.

JUNE APPLICATIONS

2020 2021

HISTORIC LANDMARK COMMISSION

Special Exception	0	6
Minor Alteration	18	33
Major Alteration	1	0
Economic Hardship	0	0
Demolition of Noncontributing Structure	0	0
New Construction	0	1
Total Applications	19	40

SUBDIVISIONS

Preliminary Plat	3	5
Lot line Adjustment	2	3
Lot Consolidation	2	1
Final Plat	3	4
Total Applications	10	13

PLANNING COMMISSION

Planned Development	2	2
Zoning Amendment	1	2
Master Plan Amendment	0	0
Transit Station Area	0	1
Street Closure	0	1
Alley Vacation	0	0
Conditional Use	1	6
Special Exception	6	13
Annexation	1	0
Design Review	1	4
Total Applications	12	29

ZONING ADMINISTRATOR

Zoning Verification	20	30
Variance	1	0
Determination of Nonconforming Use	0	0
Administrative Interpretation	1	0
Total Applications	22	30

APPEAL

Appeal Administrative	1	0
Appeal Commission	0	2
Total Applications	1	2

TOTAL APPLICATIONS

64 114

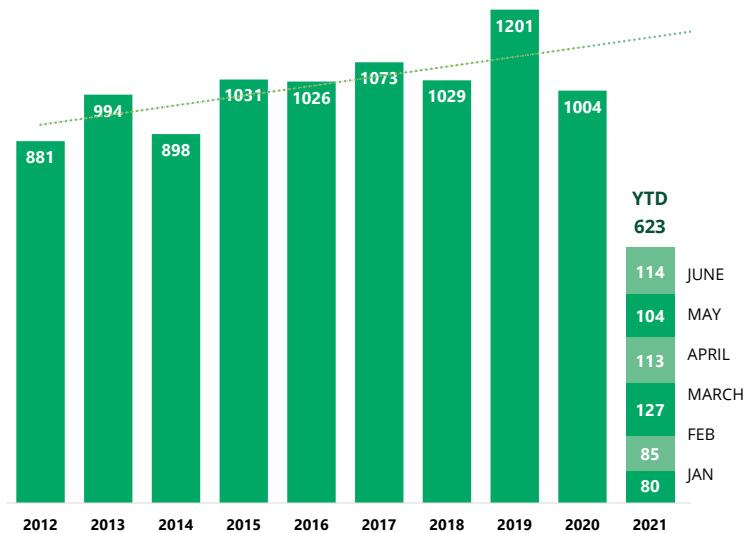


TRENDS

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 June is 91.

This year has the highest number of applications received for the month of June at 114 applications. The second highest number of applications was in 2017 at 112, and the lowest number of applications received was in 2020 at 64 applications.

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



FEATURED PROJECT

465 S Main Street Development

(approximately on the northeast corner of 500 S & Main St.)

Design review application for a mixed-use 242-unit apartment building on a property located by the DA Building to the east, Ken Garff to the north, and The Grand America to the south.

The property is currently a landscaped open space. The project will have retail facing both 500 S and Main Street, with internal stacked vehicle parking. Access to the garage will be located on Main Street.

The application is requesting to modify the following:

- Allow building height to be 179 feet for the entire length of the building, that will be more the 100 feet from the block corner.



NEW PROJECTS

- Third Avenue Homes: Zoning amendment and new construction in a historic district for a proposed 6-unit single-family attached development to replace a gas station located at approximately 860 E 3rd Ave in the CN zone.
- Dewitt Apartments: Design review for a proposed 149-unit apartment building located at 346 S 500 E in the R-MU zone.
- Capitol Park Cottages: Planned development for a proposed 20-unit single-family development located at 675 N F Street in the FR-3 zone.

HIGHLIGHTS

- Planning Commission (PC) approved with conditions the construction of the Ice House. A design review approval for a 393-unit multi-family residential building located at approximately 430 W 300 N in the TSA-UC-C zone.
- A positive recommendation was forwarded by Planning Commission to City Council for 835 S Redwood Rd & 1668 W Indiana Ave Rezone. A zoning amendment for properties located on the corner of Indiana Ave & Redwood Rd from R-1/5,000 to R-MU-45.
- HLC approved a new eight-story, 87 unit apartment building at 151 E South Temple. The new building is part of a larger proposal to rehabilitate seven nearby historic buildings, including the 1923 Elks building at 139 E. South Temple and six early 20th century homes on 1st Avenue. All are part of the Avenues Historic District.