

# MONTHLY REPORT

August 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 102 applications were received in August, 18% of the applications are considered time-intensive and complex. One application will require City Council approval.

The Planning Division has experienced a rapid increase in zoning email correspondences, totaling 286 this month.

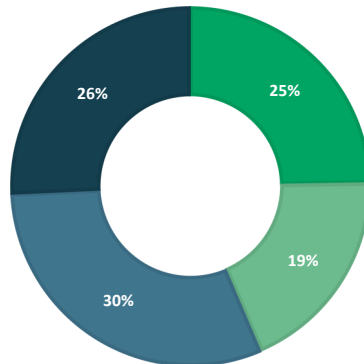
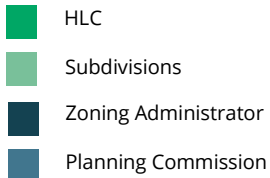
**20%**

Increase from August 2020 in total applications.

**82%**

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 August, the Planning Division hosted 20 Online Open Houses with a total of 631 visits.*

## MONTHLY BREAKDOWN:

- 4 items opened for public comment.
- 5 items closed for public comment.
- 11 items remained open from previous months.

## AUGUST APPLICATIONS 2020 2021

### HISTORIC LANDMARK COMMISSION

Special Exception	1	2
Minor Alteration	22	23
Major Alteration	0	0
Conservation District	0	0
Demolition of Noncontributing Structure	0	0
New Construction	0	0
<b>Total Applications</b>	<b>23</b>	<b>25</b>

### SUBDIVISIONS

Preliminary Plat	6	9
Lot line Adjustment	1	3
Lot Consolidation	2	5
Final Plat	3	2
<b>Total Applications</b>	<b>12</b>	<b>19</b>

### PLANNING COMMISSION

Planned Development	2	6
Zoning Amendment	2	0
Master Plan Amendment	0	0
Transit Station Area	0	4
Street Closure	0	0
Alley Vacation	0	1
Conditional Use	3	4
Special Exception	13	13
Annexation	0	0
Design Review	5	3
<b>Total Applications</b>	<b>25</b>	<b>31</b>

### ZONING ADMINISTRATOR

Zoning Verification	21	23
Variance	0	2
Determination of Nonconforming Use	1	1
Administrative Interpretation	3	0
<b>Total Applications</b>	<b>25</b>	<b>26</b>

### APPEAL

Appeal Administrative	0	1
Appeal Commission	0	0
<b>Total Applications</b>	<b>0</b>	<b>1</b>

**TOTAL APPLICATIONS 85 102**

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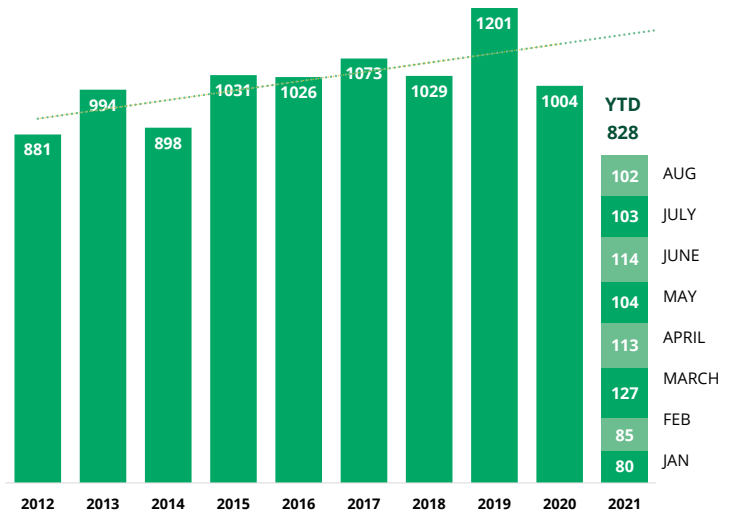
PLANNING  
DIVISION

## 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 August is 90.

This year has the second highest number of applications received for the month of August at 102 applications. The highest number of applications was in 2013 at 128, and the lowest number of applications received was in 2014 at 60 applications.

*The total number of applications received this month is 13% above the median for the month of August.*



## FEATURED PROJECT

### Coachman's Mixed-Use Redevelopment Project

A Planned Development application for a proposed mixed-use building. The project is located on the corner of State Street and 1300 South where the current Coachman's restaurant and an office building is located. The site recently received approval to change the zone from Corridor Commercial (CC) to Form Base Urban Neighborhood 2 (FB-UN2).

The proposed development includes a new Coachman's restaurant, office space, structured parking, and 112 multi-family condominium units. The building will be six stories total including: below-grade parking, ground level entrances with commercial and restaurant use, a second level for office space, and three stories of residential use and common spaces.

The application is requesting to modify the following:

- Exceeding the maximum length of 200 feet of any street facing building façade.



## NEW PROJECTS

- 900 W South Temple Town Homes: A design review, planned development & TSA review for a proposed 30-unit single-family attached development located at 928 W South Temple in the TSA-UN-T zone.
- Pacific Yard: A design review and planned development for a mixed-use development that consists of retail space and 292-unit multi-family residential located at 704 S 400 W in the CG zone.
- LaraDean Townhomes: A planned development and design review for a 14-unit single-family attached development located at 355 W 800 N in the MU zone.
- 200 North Apartments: A TSA review for a 397-unit multi-family development located at 150 N 900 W in the TSA-UN-T zone.

## HIGHLIGHTS

- 2nd Story Rooftop Commercial Uses in FB-SE Zone: A positive recommendation was forwarded by Planning Commission to City Council for a proposed text amendment that would allow for rooftop commercial uses above the second story, subject to meeting the 30-foot height limitation. The proposed amendment affects section 21A.27.040.D FB-SE Building Form Standards.
- Tech Related Land Uses: A positive recommendation was forwarded by Planning Commission to City Council for a City initiated proposal to add tech related land uses to the zoning code and identify the zoning districts where the new tech related land uses would be allowed.