



PREPARED FOR THE PLAN COMMISSION

Proposal: Zoning Text Amendment

Legistar File ID #: [92926](#) (Upper Stories of Buildings with Five or More Stories in TOD Overlay District)

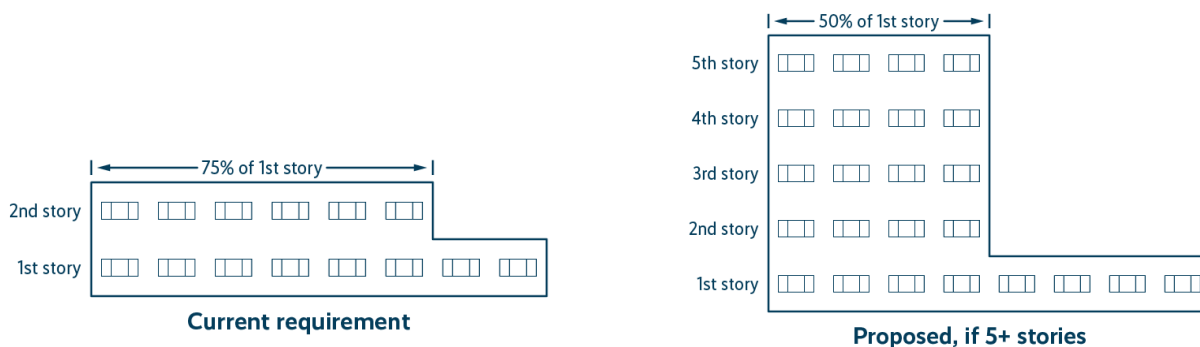
Prepared By: Zoning and Planning Staff

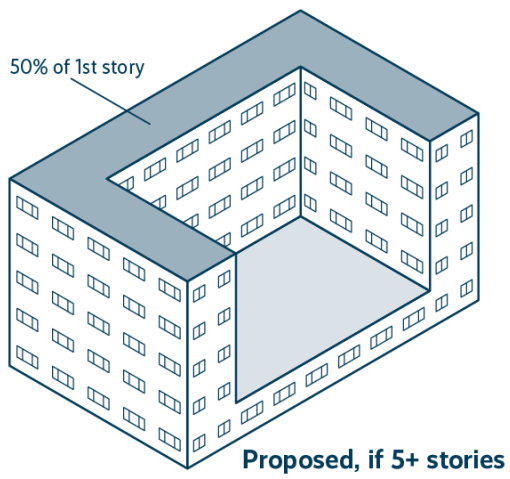
[92926](#) – This code change would modify the minimum size of upper stories required in the Transit Oriented Development (TOD) Overlay District when a proposed building is five stories or more.

In the TOD Overlay, a minimum of two stories is required, and the second story must cover at least 75% of the building footprint (first floor area). This requirement is intended to create denser, more efficient use of land near high frequency transit lines.

However, some large multi-family and mixed-use projects have been challenged to meet the 75% of the building footprint requirement. These projects typically have a larger rectangular floor plate on the first floor that is well suited for structured parking and non-residential uses. Multi-family apartments on upper stories are usually a double loaded corridor that is narrower to allow sufficient light within each apartment. This combination of a larger rectangular floor plate on the first floor and narrower upper stories can make it more difficult to meet the minimum 75% of footprint required for a second story in the TOD Overlay.

The proposed code change will allow more design flexibility for these larger projects. If a building is five or more stories, all stories about the first story must be a minimum of 50% of the area of the building footprint (first story). Unlike the existing requirement, the minimum upper story size will apply to all stories about the first, not just the second story. Staff believes, with buildings of five or more stories, the intent of this code provision is still met.



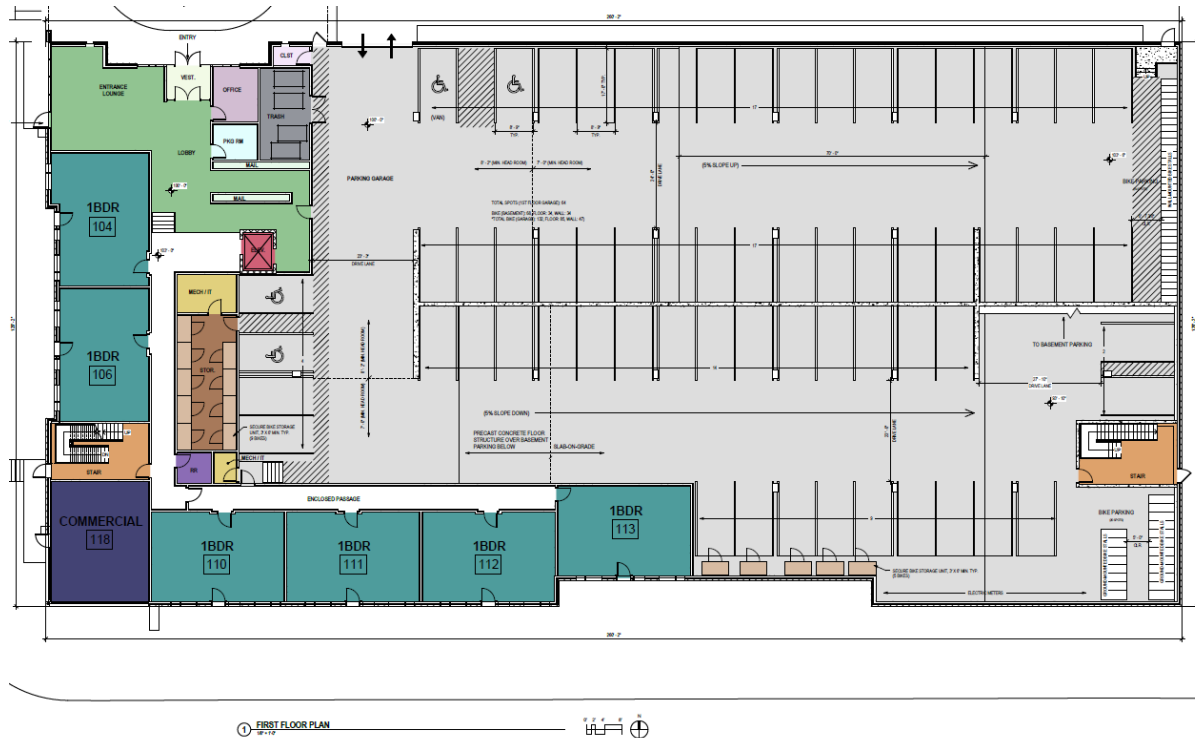


Appendix A provides some examples of proposed or previously approved buildings with five or more stories which have a larger rectangular first floor and a double loaded corridor of apartments above. The size of the upper floors compared to the building footprint varies.

Staff supports this amendment.

Appendix A

437 S. Yellowstone Dr.



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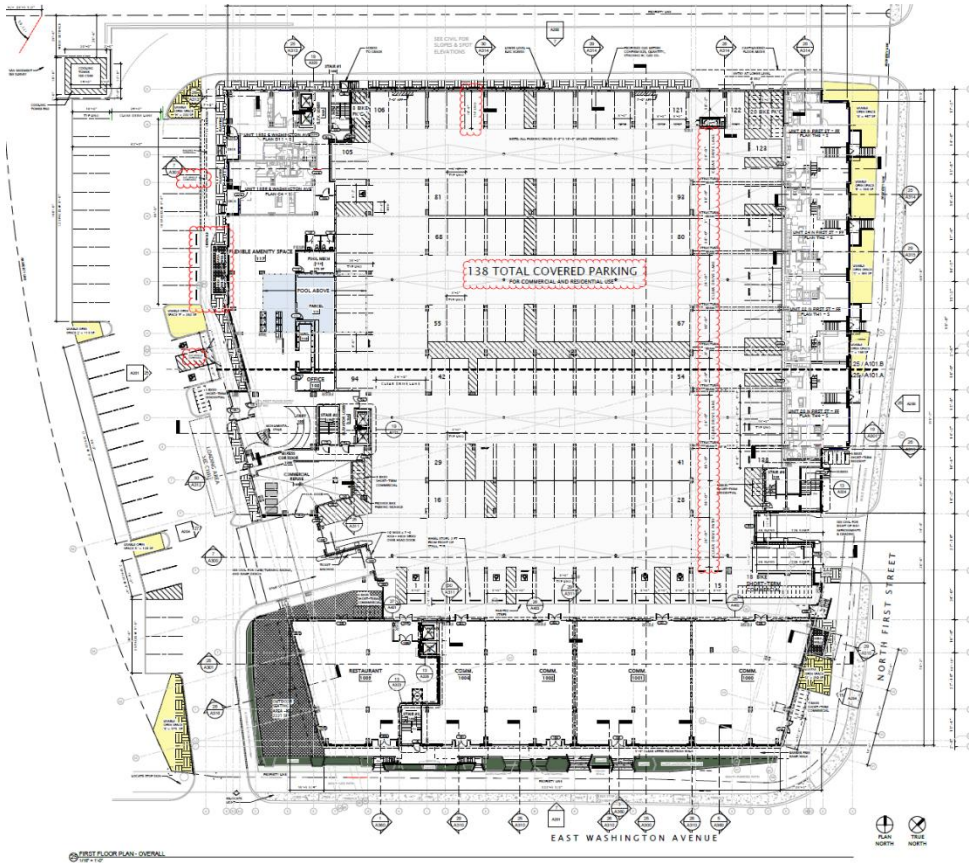


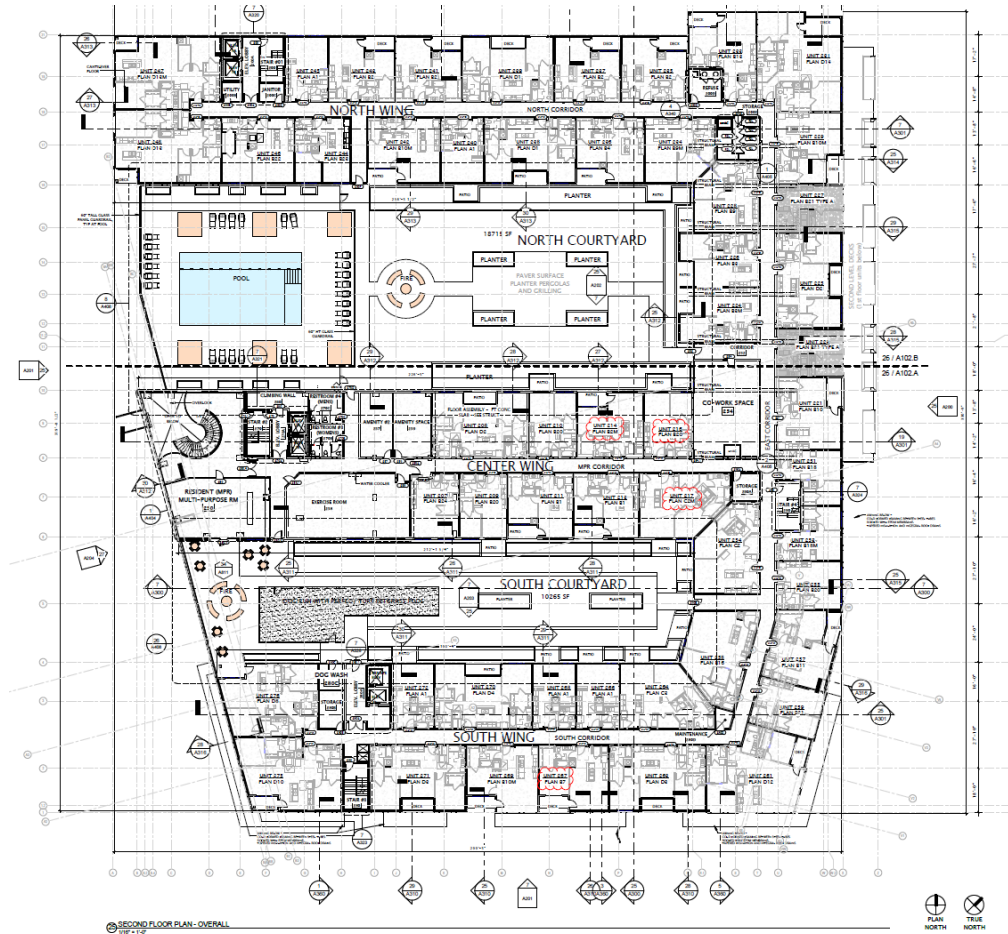
① SECOND FLOOR PLAN



VIEW FROM THE SOUTHWEST

1858 E. Washington Ave.



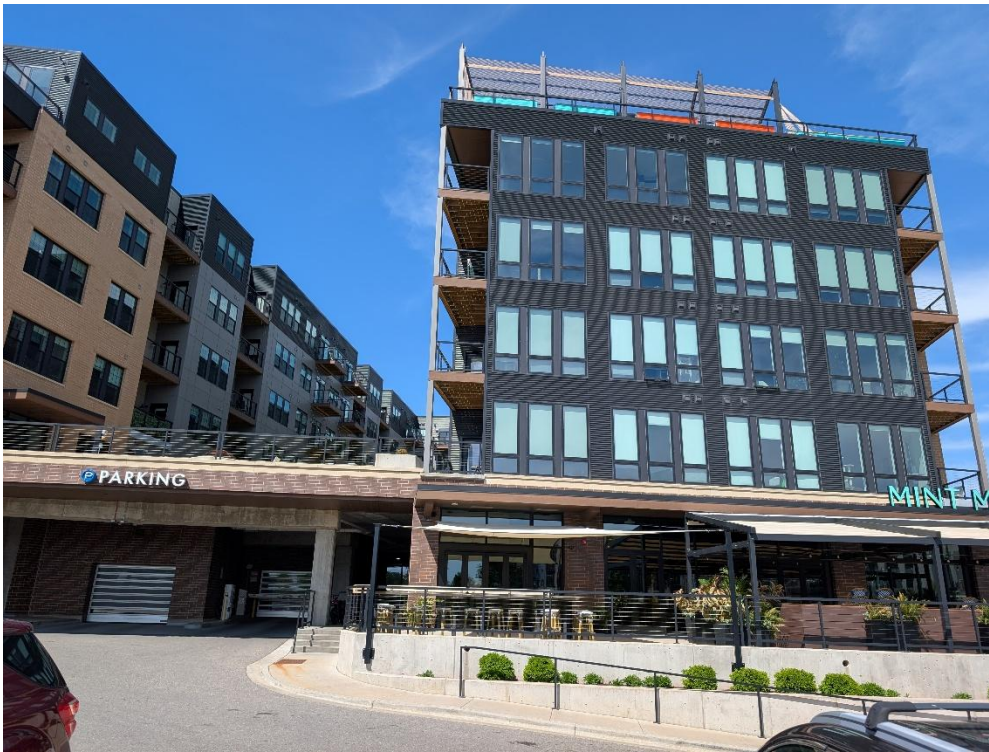


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810-818 W. Badger Rd.



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1 SECOND FLOOR PLAN - OVERALL
A-4 1/4" = 1'-0"



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VIEW LOOKING NORTHEAST FROM W. BADGER RD



VIEW LOOKING SOUTHEAST FROM REAR APPARATUS BAY