

PLANNING DIVISION STAFF REPORT

July 24, 2023



PREPARED FOR THE PLAN COMMISSION

Proposal: Zoning Text Amendment
Legistar File ID #: [78322](#) (Minimum Story Requirement)
Prepared By: Planning and Zoning Staff

[78322](#) – Addendum

A substitute has been added to the exemption to the two-story minimum requirement in the Transit-Oriented Development (TOD) Overlay for Counseling/Community service Organizations. The substitute narrows the exemption to only apply when a Counseling/Community service Organization is located within an Employment Zoning District. With this change, staff feels that the concerns about lost opportunities for multi-story mixed-use buildings with housing are addressed, since Employment Districts are not where the City is focusing housing development.

Staff supports the substitute amendment.