



STAFF REPORT ON PROPOSED LEGISLATION

To: Mayor Gavin Buckley

From: Christopher Jakubiak, Director Department of Planning and Zoning

Date: June 13, 2025

Subject: O-30-25

Purpose of legislation

The purpose of the legislation is to correct a key bulk standard for the BR, Business Revitalization zoning district. Currently the height limit for the zoning district is three stories (and 35 feet) but the floor area ratio (FAR) is capped at 2.0. Given the local context in which buildings generally cover most of their lots, this current FAR cap prevents property owners from building three story structures or even adding third floors to existing structures. To address this issue and support compatible development/redevelopment, the amendment would raise the FAR to 2.5. And as a means for helping to ensure new structures are compatible with the neighborhood architectural patterns, the legislation also includes an architectural design standard.

Impact of legislation on operations

The legislation is expected to have limited impact on staff operations. It may be expected that the amendment will spur real estate reinvestment in the BR District, which is consistent with the Comprehensive Plan. In which case, the Department of Planning and Zoning will engage in the site design plan review, building plans review, and permitting as usual.

Prepared by Christopher Jakubiak, Director of Planning and Zoning

