



Legislation Text

File #: 020850, Version: 5

Review of City's Policies on Infill and Redevelopment (B)

The Community Development Committee, at two meetings, reviewed the allowed floor area ratios and heights in the City's different zoning districts. Several of the City's districts rely on floor area ratios and have no height limits.

Staff and the Committee both recommended adding height limits to those districts outside downtown (outside CCD) that do not have limits currently. Staff discussed that for the limited downtown (CCD) area, there is no one "right" planning solution. Some cities that regulate height in all other areas allow their downtowns to be built much taller. Others regulated heights even in their downtowns. For the area just north of University in the southern portion of College Park and for the RMF-6, 7, and 8 districts, the Committee recommended deferring action for three to six months to allow additional study.

None

Community Development to the City Commission: 1) staff report back in 3-6 months to discuss increasing the height limits in the College Park area and to present options on RMF-6, RMF-7, and RMF-8 with 3 stories by right, and 5 stories by Special Use Permit; 2) continue the discussion of "neighborhood commercial" zoning; 3) recommend that the City Commission adopt the density and height limits recommended by staff and 12 stories in the CCD (downtown) district; and 4) remove the item from the referral list.