

Memorandum

REPORT TO: Community Development Board

FROM: Tom Rogers, Senior Planner
Chris Saunders, Community Development Manager
Erin George, Community Development Director

SUBJECT: Continued Discussion of Unified Development Code Update Focusing on Tools to Address Mass and Scale of Buildings

MEETING DATE: June 2, 2025

AGENDA ITEM TYPE: Community Development - Legislative

RECOMMENDATION: Discuss and determine whether to make a recommendation to the City Commission on methods to address mass and scale of buildings

STRATEGIC PLAN: 4.2 High Quality Urban Approach: Continue to support high-quality planning, ranging from building design to neighborhood layouts, while pursuing urban approaches to issues such as multimodal transportation, infill, density, connected trails and parks, and walkable neighborhoods.

BACKGROUND: At the May 5th meeting, the Board packet materials identified some of the primary issues identified in public comments received during the recently completed supplemental public engagement. The mass and scale of buildings was a common theme in the comments. The Board requested that the staff schedule discussions for the Board on topics relating to the code update during regular meetings of the Board. The first was on May 19th to discuss how to approach requested amendments to the zoning map.

The topic for this meeting is zoning tools used to address mass and scale of buildings. The attached memo describes each tool, identifies which are presently in use, and if they are proposed to continue in the new draft. The focus of this discussion is not the specifics such as "X feet" setback but rather the general tools. Duplicative tools create additional complexity in the code with limited benefit. Omission can result in unwanted outcomes. Each tool has advantage and drawbacks.

UNRESOLVED ISSUES: Determination of recommendation to City Commission.

ALTERNATIVES: As determined by the Board.

FISCAL EFFECTS: No budgeted funds are expended with this discussion.

Attachments:

[CDB June 2 2025 Mass and Scale Memo.pdf](#)

Report compiled on: May 29, 2025