



Planning Department

May 27, 2026

Honorable Mayor and Councilors
City Manager
City Attorney
Clerk of Council

This application comes at the request of property owners within the Mill District.

A request to amend the text of the Unified Development Ordinance (UDO) to create a new zoning district: Section 2.5.26. - Mill Redevelopment Zoning District, which will encourage new, desirable investment and protect the investments of existing property owners and property values in the Mill District.

The proposed ordinance is attached.

Recommendations:

The Planning Advisory Commission (PAC) considered this text amendment at their meetings on May 6, 2026. PAC recommended **approval** by a vote of 5-0.

The Planning Department recommends **conditional approval**. The recommended condition is: reduce the maximum height from 150 feet to 75 feet for Multifamily + Townhomes, Nonresidential, and Mixed Use.