

# MEMO



**TO:** Mayor Hahs and Members of the Board  
**FROM:** Larry Miller, Building & Planning Manager  
**DATE:** September 18, 2025  
**SUBJECT:** Meeting Items – Planning and Zoning

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1. **Major Street Plan Amendment – East Main Street Connection**

Mr. Haynes, a property owner along East Main Street, has submitted a request asking the City to remove a future street connection (shown through his property) from the Major Street Plan (MSP). The planned connection would extend East Main Street north to connect with Ridge Road, as shown on the maps in the packet.

The Planning & Zoning Commission approved this amendment, which will be recorded at the Recorder's Office.

2. **Land Exchange – 425 Elm Street and 621 Luetje Street**

A request was submitted for a land exchange involving the transfer of 0.02 acres from 425 Elm Street to 621 Luetje Street. The Planning & Zoning Commission approved this request, and the applicants may now complete the transfer by deed with the Recorder's Office.

The Board of Aldermen requires no action.

3. **Text Amendment – Chapter 65, Zoning Code (Building Height Requirements)**

A proposed text amendment to Chapter 65 (Zoning) of the Code of Ordinances has been submitted. It addresses building height requirements in the I-1 (Light Industrial), I-2 (Heavy Industrial), and I-3 (Planned Industrial Park) Districts. The zoning code states that the maximum building height permitted in these districts is 45 feet and not over three stories. Staff proposes revising this section to allow additional height if approved through a special use permit and to align with the standards of the C-2 General Commercial District.

The revised text would read as follows: **Height.** *The maximum height of buildings permitted shall be ~~forty five (45)~~ fifty (50) feet and not over ~~three (3)~~ five (5) stories. Buildings exceeding this limitation shall require a special use permit.*