

**To the Mayor and Members of the City Council****March 22, 2022**

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**SUBJECT: PROPOSED UPDATE OF THE STOCKYARDS FORM-BASED CODE
& DESIGN GUIDELINES**

The purpose of this report is to provide an update on a proposed text amendment to limit where new multifamily is allowed in the historic Stockyards to promote more compatible commercial development.

The City Council established the Stockyards Form-Based Code District in 2017, which has supported over \$127 million in public and private investment within the district in the last five years. During the creation of the Code, the community expressed concern about allowing multifamily adjacent to the historic core of the district. The community's goal was to protect the vibrant mix of uses that has traditionally existed within the district from the time the Stockyards were established in the 1890s to the present day. Current property owners have expressed support for this text amendment.

Staff is proposing to revise the use table to clarify where multifamily projects are permitted within the district. Historically, multifamily was allowed in the upper stories of buildings within the historic core of the Stockyards, which created a true mix of uses within many of the buildings along N. Main Street and Exchange Avenue. The Code currently allows multifamily in the upper floors of existing buildings, but also allows new multifamily on the eastern edge of the district on the site of the former Swift & Armour Meatpacking Plants. The proposed text amendment would remove multifamily as a permitted use in those eastern subdistricts known as TSA-105 and TSA-130, as depicted in the attached map.

The anticipated schedule is as follows:

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| 1. Urban Design Commission briefing and public hearing: | March 17, 2022 |
| 2. Zoning Commission briefing and public hearing: | April 13, 2022 |
| 3. City Council public hearing: | May 10, 2022 |

If you have any questions, please contact Daniel Leal – Zoning and Design Review Assistant Director at 817-392-6214 or Justin Newhart – Historic Preservation Officer, at 817-392-8037.

David Cooke
City Manager

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