



To the Mayor and Members of the City Council

April 2, 2024

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**SUBJECT: PROPOSED PANTHER ISLAND FORM-BASED CODE TEXT
AMENDMENT FOR NORTH MAIN SUBDISTRICT**

This report provides information regarding proposed interim text amendments to the Panther Island Form-Based Code District's ("District") development standards to support development that is compatible with the updated strategic vision for Panther Island.

The City Council established the District and adopted the Panther Island Development Standards and Guidelines in 2006. Periodically the City Council has approved amendments to the development standards and guidelines to reflect changes in best practices, engineering, and other studies guiding development in the District.

The proposed interim amendments to the Panther Island North Main (PI-NM) subdistrict reflect recommendations in the [Panther Island Strategic Vision Update](#) and facilitate proposed high-density, mixed-use development along North Main Street. The proposed amendments to the development standards are as follows:

- Increase the maximum building height of the PI-NM subdistrict to 20 stories;
- Remove the prohibition against floorplates greater than 16,000 square feet above 96 feet in height for towers; and
- Allow administrative approval of one-story structures that are either part of a development site with a building height of 6 stories or greater or accessory structures.

The proposed schedule is as follows:

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| • Zoning Commission and Urban Design Commission briefings | March 2024 |
| • Zoning Commission public hearing and vote | April 10 |
| • Urban Design Commission public hearing and vote | April 18 |
| • City Council public hearing and vote | April 23 |

Staff plans to issue an RFQ later in spring 2024 to update the full Panther Island form-based code with community engagement. The update will help implement the Strategic Vision and help ensure that Panther Island is a vibrant urban district that builds on the area's history and character, complements the downtown core, and creates distinctive neighborhoods. For any questions, please contact Justin Newhart, Preservation & Design Manager, Development Services Department, at 817-392-8037.

David Cooke
City Manager

