



# **PLANNING, BUILDING & DEVELOPMENT**

Quality Services for a Quality Community

## **MEMORANDUM**

**TO:** George Lahanas, City Manager

**FROM:** Tim Dempsey, Director - Planning, Building, and Development

**CC:** David Haywood, Planning and Zoning Administrator  
Tom Fehrenbach, Community and Economic Development Administrator

**DATE:** May 31, 2019

**SUBJECT:** DDA District Moratorium

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There has been discussion regarding the potential need for a development moratorium in the DDA District. There are two primary factors that should be considered: status of the form-based code and housing demand.

As Council was informed at their May discussion only meeting, the development of the form-based code for the downtown is ongoing but is still a few months away from being ready for their consideration. There are several critical building design and height issues that impact downtown and will be addressed in the code. Any additional development proposed prior to the form-based code being adopted will be subject to the existing code.

There has also been growing concern regarding the amount of multi-family housing development in the marketplace. To adequately answer questions regarding housing supply and demand, a comprehensive housing study would be beneficial. Staff would suggest putting this item on Council's next discussion only agenda.

Given the time needed to address the above issues, staff would recommend Council adopt a development moratorium in the DDA District.