

**MPT Vela Amendment 1**  
**Item 56 - Citywide Density Bonuses - 5/21/26**  
**Provide a Density Bonus Height at 250 ft rather than 105 ft**

I move to allow 190 additional feet as part of the Citywide Density Bonus (DBC) combining district for Commercial Liquor Sales (CS-1), and General Commercial Services (CS).

**(1) Modify the names of the DBC combining districts and corresponding additional height throughout the ordinance:**

- DBC45 is changed to DBC190, allows a maximum additional height of 190 feet, and is applicable only in CS-1 and CS zoning districts.

**(2) Modify PART 2 to read:**

**PART 2.** City Code Section 25-2-33 (*Hierarchy of Base Districts*) is amended to add a new Subsection (D) to read:

(D) Hierarchy for Citywide Density Bonus (DBC) combining districts.

(1) The most restrictive citywide density bonus (DBC) combining district is DBCBase.

~~(2) Except as provided in Subsection (D)(3), the least restrictive citywide density bonus (DBC) combining district is DBC60.~~

~~(3) The least restrictive citywide density bonus (DBC) combining district is DBC190 in:~~

~~(a) Commercial Liquor Sales (CS-1); and~~

~~(b) General Commercial Services (CS).~~

(4) Council can approve a more restrictive citywide density bonus (DBC) combining district without additional notice.

(5) Nothing in this subsection impacts the hierarchy that applies to base districts.

**Explanation**

This amendment removes the +45 ft tier (105 ft in CS) and replaces it with a +190 ft tier (250 ft in CS).

Since 2022 Council has seen at least 14 LI-PDA or CH-PDA cases that asked for heights taller than 120 ft to do a multifamily or mixed use project. These cases often involved private restrictive covenants because LI-PDA and CH-PDA do not include any community benefits. Creating a density bonus tier at 250 ft allows the density bonus-program to capture more city-enforced community benefits as part of these projects.

The amendment removes the +45 ft tier because in most zoning districts that would result in a 105 ft height limit that is very unlikely to be utilized. Buildings above 90 ft require significant additional fire protections and building materials, and require going significantly above 90 ft to justify the additional construction cost.

The +190 ft tier would only apply to CS and CS-1 zoning, which has a base height of 60 ft, allowing a building to get up to 250 ft of height. It does not apply to CH, which has a base height above 120 ft, in order to not incentivize housing near highways and avoid confusion about the maximum possible height. It also does not apply to lower intensity base zones than CS. Part 2 of the amendment clarifies the updated hierarchies for different base zones with this amendment.

This amendment does not modify DBCBase, DBC15, DBC30, or DBC60 zoning districts that provide height options at 60 ft, 75 ft, 90 ft, and 120 ft with CS base zoning.