

AMENDMENT NO. \_\_  
TO  
ORDINANCE NO. BL2025-831

Madam President –

I move to amend Ordinance No. BL2025-831 as follows:

- I. By substituting the current UDO document associated with this bill for the one attached hereto as Exhibit A.
- II. By adding the following recitals:

WHEREAS, the purpose of the Nations Urban Design Overlay and associated rezoning legislation is to expand housing options within the Nations neighborhood and encourage the redevelopment of industrial areas while maintaining and enhancing the neighborhood's character; and

WHEREAS, the UDO has specific requirements related to structural standards, material standards, landscape standards, access and parking standards, and bulk standards to ensure future development fits the scale and character of the Nations neighborhood; and

WHEREAS, the UDO includes heightened tree requirements, where additional tree density units (TDU) are required for new development than would otherwise be required, and under the existing tree requirements in the zoning code, retained existing trees have a higher TDU value assigned to them than replacement trees; and

WHEREAS, the UDO also addresses ongoing stormwater concerns by introducing an impervious surface ratio requirement on single family and two family construction that is not currently a requirement in the zoning code, as well as reducing the permitted impervious surface ratio for all other building types; and

WHEREAS, these additional standards and requirements instituted by the UDO will ensure that future development enabled by the associated rezoning will be harmonious with the surrounding neighborhood and not injurious to surrounding property owners.

INTRODUCED BY:

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Rollin Horton  
Member of Council