



**MEMORANDUM**

**DATE:** November 14, 2018  
**TO:** Honorable Mayor Brian Treece  
Members of City Council  
**FROM:** Andy Waters, Chairman Board of Adjustment *AWATERN*  
**RE:** Potential Unified Development Code Amendments – Greek Town

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The Board of Adjustment’s primary purpose is to render decisions in cases where there are alleged hardships associated with meeting the strict application of the zoning provisions of the Unified Development Code (UDC). In light of the types of requests we are receiving, the Board wants to highlight some things we are commonly seeing with properties located within Greek Town.

At its September 11, 2018, work session the Board identified several zoning provisions that are the subject of consistent variance requests within Greek Town. The requests sought relief from setbacks, building heights, parking, and occasionally involve landscaping and screening. Historically, the Board has approved these types of requests for Greek Town, as requested by the applicants, after evaluating the unique facts associated with the property and following the required public hearings.

In light of these decisions, the Council might consider tailoring specific provisions to address the unique redevelopment activities occurring within the boundaries of Greek Town. Such tailoring may reduce delays encountered by most redevelopment proposals and address other issues unique to the Greek Town environment such as building heights, shared parking arrangements, parking encroachments into setbacks, and landscaping and screening. Greek Town, as envisioned by the Board, would be defined as that area lying north and south of Rollins Street and bounded by Tiger Avenue, Kentucky Boulevard, and S. Providence Road.

The Board is aware that changes to the UDC are the purview of Council and the Planning and Zoning Commission. As such, this memo is provided as a means of communicating a recurrent theme of variance applications within Greek Town that Council may have interest in. If Council agrees that revisions to the UDC may better address these issues the Board recommends Council assign to the Planning and Zoning Commission the task of reviewing the UDC and identifying opportunities for streamlining redevelopment standards in Greek Town. The Board welcomes the opportunity to discuss its observations with the Planning and Zoning Commission, in a joint meeting, should Council see a need to have amendments relating to this topic considered.

The Board appreciates the Council’s consideration of this correspondence. Should you or other Council members have additional needs please do not hesitate to let me know.