



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 3, 2018

Re: Board of Adjustment Correspondence – Greek Town (Report)

Executive Summary

The Board of Adjustment has prepared correspondence for Council's consideration that provides their observations regarding variance applications and outcomes within the area of the city commonly known as "Greek Town". Based on the recurrent themes and outcomes related to the requests, the Board believes Council may have interest in this matter. If Council agrees that amendments to the Unified Development Code would best address these observations, the Board recommends that Council assign the Planning and Zoning Commission the task of reviewing the zoning standards and proposing potential amendments.

Discussion

At its September 11, 2018, work session, the Board of Adjustment had a discussion regarding the recurrence of variance applications within the area of the City commonly known as "Greek Town". Given the nature of the requests, the Board felt that it would be beneficial to provide their observations to the City Council and allow Council members to determine if potential text changes to the Unified Development Code (UDC) were warranted.

The Board of Adjustment's correspondence is attached to this report and identifies several recurrent standards to which relief is being requested in most variance applications within "Greek Town". The standards most frequently sought for relief deal with issues such as building heights, building setbacks, parking, and occasionally involved landscaping/screening.

The Board has observed that in most instances, following the required public hearing, the applicant's request(s) for relief has/have been granted. Given the reoccurring action the Board questions if the UDC's provisions are actually properly tailored to the unique nature of the "Greek Town" area. The Board believes that potential tailoring of the zoning requirements applicable to "Greek Town" may reduce delays encountered by applicants seeking redevelopment permits and address other unique issues generally only found with the "Greek Town" area.

If the Council agrees that revisions to the UDC may better address the issues identified by the Board, it recommends that Council assign the Planning and Zoning Commission the task of reviewing the UDC and identifying opportunities for streamlining redevelopment standards in "Greek Town".



Fiscal Impact

Short-Term Impact: None

Long-Term Impact: None

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Economy, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

The attached correspondence is provided for information only.

If Council finds that amendments to the Unified Development Code are warranted, they should direct the Planning and Zoning Commission to engage in evaluation of the regulatory provisions identified by the Board of Adjustment and prepare possible text changes for Council's further consideration.