

Roles and Responsibilities of the Small Area Planning Joint Committee (SAPJC) Relative to the Waterfront Overlay Combining District

2-1-205 - SMALL AREA PLANNING JOINT COMMITTEE.

(A) The council creates the Small Area Planning Joint Committee of the Planning Commission and the Zoning and Platting Commission to advise the council on issues surrounding planning and zoning in areas such as downtown, corridors and centers, neighborhoods, the waterfront, planned unit developments, and transit oriented developments.

(B) The committee consists of seven members as follows:

- (1) four members of the Planning Commission selected by the Planning Commission; and
- (2) three members of the Zoning and Platting Commission selected by the Zoning and Platting Commission.

From the Waterfront Overlay Combining District Section of the Code

25-2-212 DEFINITIONS

2) BOARD means the Small Area Planning Joint Committee of the Planning Commission and the Zoning and Platting Commission.

25-2-713 VARIANCES

(A) An applicant may submit a request for a variance from the following requirements to the Small Area Planning Joint Committee of the Planning Commission and the Zoning and Platting Commission for review:

- (1) [Section 25-2-692](#) (Waterfront Overlay (WO) Subdistrict Uses);
- (2) [Section 25-2-721](#) (Waterfront Overlay (WO) Combining District Regulations); or
- (3) Subpart C (Subdistrict Regulations), except that no variance may be granted from restrictions on maximum height.

(B) The board may recommend approval of the variance after determining that:

- (1) the proposed project and variance are consistent with the goals and policies of the Town Lake Corridor Study, including environmental protection, aesthetic enhancement, and traffic; and
- (2) the variance is the minimum required by the peculiarities of the tract.

(C) The following requirements apply if the board recommends approval of a variance under Subsection (B) of this section:

- (1) The director shall forward the board's recommendation to the Land Use Commission, which shall consider the recommendation and the variance application at the next regularly scheduled meeting for which notice can be timely provided.
- (2) The Land Use Commission shall grant or deny the variance based on the criteria in Subsection (B) of this section.
- (3) An interested party may appeal the Land Use Commission's grant or denial of a variance to the council under the requirements of [Chapter 25-1](#), Article 7, Division 1 (Appeals).

(D) The following requirements apply if the Board recommends denial of a variance under Subsection (B) of this section:

- (1) The applicant may appeal the Board's recommendation to the city council under the requirements of [Chapter 25-1](#), Article 7, Division 1 (Appeals). The council shall consider the Board's recommendation and the variance application at the next regularly scheduled meeting for which notice can be timely provided.

(2) The council shall grant or deny the variance based on the criteria in Subsection (B) of this section.

Source: Section 13-2-704; Ord. 990225-70; Ord. 990715-115; Ord. 010607-8; Ord. 031211-11; Ord. 20070607-096; Ord. 20090611-074; [Ord. No. 20141211-204, Pt. 25, 7-1-15](#).

25-2-715 - REVIEW AND RECOMMENDATION OF THE SMALL AREA PLANNING JOINT COMMITTEE OF THE PLANNING COMMISSION AND THE ZONING AND PLATTING COMMISSION.

(A) The Small Area Planning Joint Committee of the Planning Commission and the Zoning and Platting Commission shall provide a recommendation to the Land Use Commission regarding each of the following approvals required for a proposed development within the Waterfront Overlay combining district:

- (1) a site plan under Subsection [25-2-721](#)(A) (Waterfront Overlay (WO) Combining District Regulations) or [25-5-142](#)(1) (Land Use Commission Approval);
- (2) a zoning or rezoning application under [Section 25-2-282](#) (Land Use Commission Public Hearing and Recommendation);
- (3) a proposed amendment to [Title 25](#) that directly impacts the Waterfront Overlay combining district; and
- (4) a proposed amendment to the comprehensive plan that directly impacts the Waterfront Overlay combining district.

(B) The board shall consider a request for review and recommendation under Subsection (A) at the earliest meeting for which notice can be timely provided and shall base its recommendation on the goals and policies of the Town Lake Corridor Study.

(C) Copies of administrative site plans submitted within the Waterfront Overlay shall be provided to the board to assist in maintaining a comprehensive understanding of all development activity affecting the waterfront. Review and recommendation under Subsection (A) is not required for administrative site plans.

(D) The board shall review a request for a variance from regulations applicable to the Waterfront Overlay combining district as required under [Section 25-2-713](#) (Variances).