



## AGENDA ITEM 7A

Prepared by:  
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March 23, 2006

Prepared For:  
De Soto Planning Commission

**A. Agenda Item:** Reconsider text amendment(s) to Article 12 of the Zoning Regulations pertaining to powers and jurisdiction of the Board of Zoning Appeals.

**B. Background:**

At last months meeting, the Planning Commission recommended approval of amendments to the Zoning Regulations that would allow the Board of Zoning Appeals to vary all areas of the Zoning Regulations except those involving land use. A red-line of the amendment is attached as *Exhibit A*. The City Council voted to return the recommendation to the Commission for reconsideration at their March 16<sup>th</sup> meeting. Meeting minutes are attached as *Exhibit B*. Council members expressed concern that the Board could potentially allow variances from the Zoning Regulations that were inappropriate or not in keeping with the 'spirit and intent' of the Regulations.

The Zoning Regulations cover a wide range of topics, including the following:

- Accessory structures
- Number of structures on a zoning lot
- Home occupations
- Signage
- Landscaping and buffering
- Nonconformities
- Application submittal requirements

A full copy of the Zoning Regulations are available online at [www.desotoks.us](http://www.desotoks.us).

**C. Recommendation:**

The Planning Commission may either revise the language in Article 12 via a motion to the affect of:  
" ...recommend approval of a text amendment to Article 12 of the Zoning Regulations as presented in Exhibit A of staff's report, with the exception that the following be added to Subsection 2B: Variances from these regulations may not be granted for signage, landscaping, etc..."

-or-

The Planning Commission may return the original recommendation to the City Council.

***End of Report - Exhibits to Follow***