



**Environmental  
Planning  
Commission**

**Agenda Number: 6  
Project Number: 1005001  
Case Numbers: 09EPC-40045/40046  
13 May 2010**

**Staff Report**

<b>Applicant</b>	Jason Alarid
<b>Requests</b>	<b>Sector Development Plan Map Amendment (Zone Change) &amp; Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Lots 19, 20 & 21, Block 20, Albright Addition
<b>Location</b>	On 6 <sup>th</sup> Street NW between Constitution and Kinley
<b>Size</b>	Approximately 0.33 acres
<b>Existing Zoning</b>	SU-2/SR
<b>Proposed Zoning</b>	SU-2/SU-1 for Residential and/or Law Office, Court Reporter, Accountant, Architect, Engineer or Doctor Office

**Staff Recommendation**

**DEFERRAL of 09EPC-40045, for sixty days to 08 July 2010, based on the applicant's request.**

**DEFERRAL of 09EPC-40046, for sixty days to 08 July 2010, based on the applicant's request.**

**Staff Planner**

**Russell Brito, Long Range Div. Manager**

**Summary of Analysis**

This is a request for a sector development plan map amendment and a related site development plan for a property that is partly non-compliant as to use. The existing law office building is located on Lots 19 and 20 with the correct zoning, but the vehicular access is on the adjacent Lot 21, zoned SU-2/SR (single-family residential). A map amendment for Lot 21 and incorporation of that lot into the site development plan for the three-lot site is necessary to resolve the situation.

The applicant has adequately justified the requests as per the goals and policies of the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan and the policies of R-270-1980. The site development plan needs to be revised to bring it into compliance with applicable, Zoning Code regulations. The applicant is requesting a sixty-day deferral to 08 July 2010.

There is no known neighborhood or other opposition. Planning staff supports the request for deferral of both requests as they are linked and should be heard concurrently.

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Agency comments used in the preparation of this report begin on Page 16.