



**Environmental
Planning
Commission**

**Agenda Number: 3
Project Number: 1003715
Case Number: 10EPC-40031
July 8, 2010**

Staff Report

Agent	Alexander Finale, Architect
Applicant	Vijay Agarwal
Request	Sector Development Plan Map Amendment
Legal Description	Lot 10, Block 22, Brownell & Lail's Addition
Location	Just east of Interstate 25, between Tijeras Ave. & Copper Ave. NE (1015 Copper Ave. NE)
Size	Approximately 0.2 acre
Existing Zoning	SU-2 MC (Mixed Commercial)
Proposed Zoning	SU-2 R3C (Residential Commercial)

Staff Recommendation

DEFERRAL of 10EPC-40031, as requested by the applicant, for 30 days to the August 12, 2010 hearing.

Staff Planner

Catalina Lehner, AICP-Senior Planner

Summary of Analysis

This request is for a sector development plan map amendment (zone change), from SU-2/MC to SU-2/R3C for an approx. 0.2 acre, vacant site just east of I-25. The applicant plans to eventually develop a five unit, live-work project.

The subject site is in the Central Urban area. The University Neighborhoods Sector Development Plan, and the Sycamore Metropolitan Redevelopment plan contained therein, apply.

The applicant is requesting a 30-day deferral to have additional time to strengthen the zone change justification letter.

Neighborhood representatives were notified as required. A facilitated meeting was not held. Staff has received a couple of informational inquiries.

Staff recommends a 30-day deferral as requested.