



**Environmental  
Planning  
Commission**

**Agenda Number: 7  
Project Number: 1003715  
Case Number: 10EPC-40031  
October 14, 2010**

**Supplemental Staff Report**

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

**Staff Recommendation**

**DEFERRAL of 10EPC-40031, as requested by the applicant, for 60 days to the December 9, 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 60-day deferral to work on the zone change justification letter. This request was originally scheduled for the July 2010 EPC hearing.

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

Staff recommends a 60-day deferral as requested.