



**Environmental  
Planning  
Commission**

**Agenda Number: 8  
Project Number: 1005001  
Case Numbers: 09EPC-40045/40046  
17 September 2009**

**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 thirty days to 15 October 2009, based on the applicant's request.*

*DEFERRAL of 09EPC-40046, for thirty days to 15 October 2009, based on the applicant's request.*

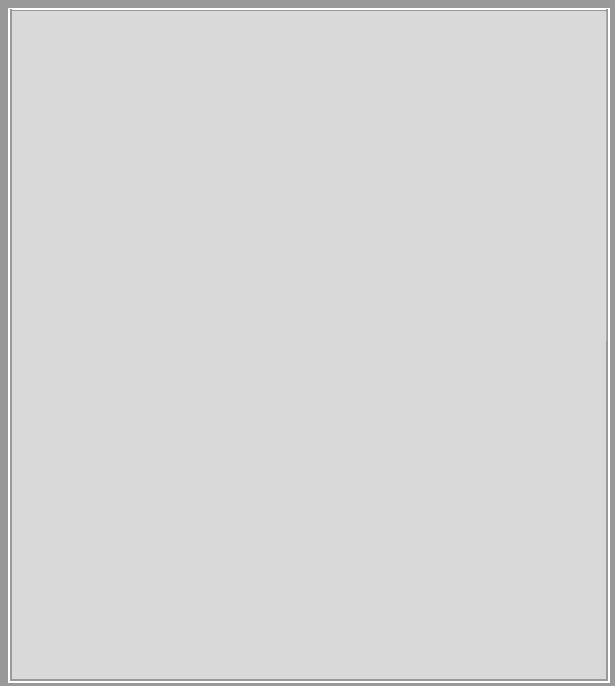
**Staff Planner**  
**Russell Brito, Division Manager**

**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 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 and the neighborhood just had their facilitated meeting on 9 September 2009. The applicant desires additional time to address neighborhood concerns and issues, to finalize the zone change justification and the site development plan.

Planning staff supports the applicant's request for a one-month deferral to 15 October 2009.



City Departments and other interested agencies reviewed this application from 07/06/2009 to 07/17//2009.