



***Environmental
Planning
Commission***

*Agenda Number: 7
Project Number: 1004245
Case #: 14EPC-40004
March 13, 2014*

Staff Report

Agent Consensus Planning

Applicant Anasazi Ridge LLC

Request **Zone Map Amendment**

Legal Description Lots 4-9 Block 7, Lots 9-12 Block 8, and Lots 2-10 Block 14, Paradise Heights Unit 5

Location McMahan Blvd. NW between Kayenta Blvd. and Parsons Blvd. NW

Size Approximately 6.98 acres

Zoning SU-1 for C-1 Uses

RECOMMENDATION

DEFERRAL OF THIS REQUEST FOR 60 DAYS TO MAY 8, 2014

***Chris Glore, Planner
Current Planning Section
COA Planning Department***

Request

This request is for Lots 4-9 Block 7, Lots 9-12 Block 8, and Lots 2-10 Block 14, Paradise Heights Unit 5. The subject site consists of 20 platted lots, each approximately 0.35 acre in size. The subject site is within the West Side Strategic Plan and is zoned SU-1 for C-1 Uses. The applicant proposes a Zone Map Amendment to an R-1 Zone.

During agency review, questions arose regarding ownership of two lots within the request. The agent will be working with the applicant to resolve this issue.

FINDINGS FOR DEFERRAL

1. This is a request for a Zone Map Amendment. The subject site is undeveloped and located on McMahan Blvd. NW between Kayenta Blvd. and Parsons Blvd. NW and contains 20 platted lots within approximately 6.98 acres.
2. The property owner's agents request that this matter be deferred to May 8, 2014 in order to work with the applicant regarding the ownership status of two lots within the request.
3. The Planning Department does not object to the request for deferral.