



**Environmental  
Planning  
Commission**

**Agenda Number: 10  
Project Number: 1006822  
Case Numbers: 07EPC 40052/40054  
December 20, 2007**

**Supplemental Staff Report**

<b>Agent</b>	Consensus Planning, Inc.
<b>Applicant</b>	2001 Gold Ave., LLC
<b>Requests</b>	<b>Sector Development Plan Map Amendment</b> <b>Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Lots 1 & 2, Terrace Addition and the south 10 ft. vacated Gold Ave. adjacent
<b>Location</b>	Gold Ave. SE, between Terrace St. and Buena Vista Dr. (2000 Gold Ave. SE)
<b>Size</b>	Approximately 0.4 acres
<b>Existing Zoning</b>	SU-2 PR
<b>Proposed Zoning</b>	SU-2 for SU-1 PRD

**Staff Recommendation**

**DEFERRAL of 07EPC 40052 and 07EPC 40054, at the applicant's request, for 60 days to the February 21, 2008 EPC hearing.**

**Staff Planner**

**Catalina Lehner, AICP-Senior Planner**

**Summary of Analysis**

This proposal is for a sector development plan map amendment and a site development plan for building permit for an approx. 0.4 acre site on Gold Ave. SE. The applicant proposes to change zoning from SU-2 PR to SU-2 for SU-1 PRD to develop a residential project of 51 homes (4 stories).

The subject site is in the Central Urban area and the University Neighborhoods Sector Development Plan area. Overall, Staff found that the proposal partially furthered applicable Goals and policies in a general sense, but not in terms of site plan specifics. The sector development plan map amendment was not adequately justified. A facilitated meeting was held. Staff received many letters of both opposition and support.

The applicant requested deferral at the October study session, and now requests another 60 day deferral to continue working on the proposal.

This report should be read in conjunction with the original October 18, 2007 Staff report.

City Departments and other interested agencies reviewed this application from 09/10/07 to 09/21/07.  
Agency comments used in the preparation of this report begin on page 28.