



**Environmental
Planning
Commission**

**Agenda Number: 9
Project Number: 1006822
Case Numbers: 07EPC 40052/40054
February 21, 2008**

Supplemental Staff Report

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

Staff Recommendation

DEFERRAL of 07EPC 40052 and 07EPC 40054 at the applicant's request.

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 the subject site's zoning from SU-2/PR to SU-2/SU-1 for PRD and PR to develop a 4 story, 46 unit residential project.

The Comprehensive Plan and the University Neighborhoods Sector Development Plan apply. Since SU-1 zoning is requested, the zone change is inextricably tied to the site development plan pursuant to Zoning Code §14-16-2-22. At this time, the applicant has not demonstrated, pursuant to R270-1980, that the proposed zoning is justified for this particular location and context.

Two facilitated meetings were held. Staff has received many letters of opposition and support. Staff has received a written request of deferral from the applicant. Therefore, Staff recommends deferral of both requests.

This report should be read in conjunction with the original October 18, 2007 Staff report and the December supplemental deferral report (see attachment).

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

