



**Environmental  
Planning  
Commission**

**Agenda Number: 12  
Project Number: 1006822  
Case Numbers: 07EPC 40052/40054  
March 20, 2008**

**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/SU-1 for PRD and PR

**Staff Recommendation**

**DEFERRAL of 07EPC 40052 and 07EPC 40054, at the applicant's request, for 30 days to the April 17, 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/SU-1 for PRD and PR to develop a 4 story, 46 unit residential project.

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 in October and December, and now requests a 30 day deferral to the April 17, 2008 regular EPC hearing.

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

