



**Environmental
Planning
Commission**

**Agenda Number: 6
Project Number: 1005244
Case #: 08EPC 40029
May 15, 2008**

Staff Report

Agent	Consensus Planning, Inc.
Applicant	K&M Development
Request	Sector Development Plan Map Amendment
Legal Description	Lots 13-19, Block 29, Huning Castle Addition, and Lots 17-20, Block 30, Raynolds Addition
Location	14 th St. SW, between Coal Ave. and Lead Ave. SW
Size	Approximately 1 acre
Existing Zoning	SU-2/MFR
Proposed Zoning	SU-2/R-T

Staff Recommendation

WITHDRAWAL, at the applicant's request (see attached letter dated May 1, 2008).

Staff Planner

Carol Toffaleti, Planner

Summary of Analysis

The request was for a zone change from SU-2/MFR to SU-2/R-T for Lots 13-19, Block 29, Huning Castle Addition, and Lots 17-20, Block 30, Raynolds Addition, a site of approximately 1 acre located on either side of 14th Street north of Coal Ave. SW.

The site is in the Central and Established Urban Areas of the Comprehensive Plan and the Huning Castle/Raynolds Addition Sector Development Plan area.

The project was originally scheduled for the April 17, 2008 EPC hearing. It was not heard, as the applicant requested a deferral to evaluate their options in light of significant neighborhood opposition to the request. The applicant has since decided to redesign the development to comply with the existing SU-2/MFR zoning rather than pursue the zone change.

Location Map (3" x 3")