



**Environmental
Planning
Commission**

**Agenda Number: 03
Project Number: 1010903
Case #: 16EPC-40030
August 11, 2016**

Staff Report

Agent

Applicant High Desert Assisted Living, LLC

Request Sector Development Plan Map
Amendment (Zone Change)

**Legal
Description** Lot 1, Block B, Monterey Manor

Location On Sierra Grande Ave NE, between
Lomas Blvd, NE and Mountain Rd.
NE

Size Approximately .24 acres

Existing Zoning R-1 (Residential)

**Proposed
Zoning** O-1 (Office & Institutional)

Staff Recommendation

**DEFERRAL of Case # 16EPC-40030 based on
the findings below, at the request of the applicant
for 30 days.**

**Staff Planner
Vicente M. Quevedo, Planner**

Summary of Request

This request is for a Zone Map Amendment (Zone Change) for an approximately .24 acre site located on Sierra Grande Ave NE, between Lomas Blvd, NE and Mountain Rd. NE. from R-1 (Residential Zone) to O-1 (Office & Institutional Zone).

The subject site is located within the Established Urban Area of the Comprehensive Plan, and not located within the boundaries of any Area or Sector Development Plan boundaries.

Following Planning Department comments and public comments regarding the requested change of zone, the applicant has requested a 30 day deferral to the September, 8 2016 EPC Public Hearing.

Findings

1. This request is for a Zone Map Amendment for an approximately .24 acre site located on Sierra Grande Ave. NE, between Lomas Blvd. NE and Mountain Rd. NE. from R-1 (Residential Zone) to O-1 (Office & Institutional Zone).
2. A written request for the deferral from the applicant has been included as part of the record for the case.
3. The applicant requests a 30-day deferral to the September 8, 2016 EPC Hearing to allow time to address Planning Department and public comments regarding the requested change of zone.

City Departments and other interested agencies reviewed this application from 07/05/16 to 07/20/16.