



Environmental Planning Commission

**Agenda Number: 01
Project Number: 1010693
Case #: 15EPC-40070
January 14, 2016**

Staff Report

Agent	Consensus Planning, Inc.
Applicant	C & S Equities, LLC
Request	Sector Development Plan Map Amendment (Zone Change)
Legal Description	Tract 3B-3 plat of tracts 3B-1, 3B-2 & 3B-3 a subdivision of tracts 3B land of IHS acquisition# 120 Inc.
Location	On Horizon Blvd. between Alameda Blvd. & Balloon Museum Dr. NE
Size	Approximately 7.8 acres
Existing Zoning	SU-2 for Hospital & Medical or SU-2 C
Proposed Zoning	SU-2 for LMDR

Staff Recommendation

DEFERRAL of Case # 15EPC-40070 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 Sector Development Plan Map Amendment (Zone Change) for an approximately 7.8 acre site located on Horizon Blvd. between Alameda Blvd. and Balloon Museum Dr. NE. from SU-2 for Hospital & Medical or SU-2 Commerce to SU-2 for Low-Medium Density Residential (LMDR).

The subject site is located within the Developing Urban Area of the Comprehensive Plan as well as within the boundaries of the North Valley Area Plan and the North I-25 Sector Development Plan (SDP).

Following feedback and analysis from Planning Staff and the Parks & Recreation Department, the applicant has requested a 30 day deferral to the February 11, 2016 EPC Public Hearing.

Findings

1. This request is for a Sector Development Plan Map Amendment for an approximately 7.8 acre site located on Horizon Blvd. between Alameda Blvd. and Balloon Museum Dr. NE. from SU-2 for Hospital & Medical or SU-2 Commerce to SU-2 for Low-Medium Density Residential (LMDR).
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 February 11, 2016 EPC Hearing to allow time to address concerns raised by the Parks & Recreation Department and concerns over the intent language in the North I-25 SDP LMDR Land Use District.

City Departments and other interested agencies reviewed this application from 12/03/15 to 12/18/15.

Quevedo, Vicente M.

From: Jim Strozier <cp@consensusplanning.com>
Sent: Thursday, January 07, 2016 1:54 PM
To: Quevedo, Vicente M.
Cc: Dicome, Kym; 'Jeff Stuve'; Matt Myers
Subject: EPC 1010693

Vicente,

The purpose of this email is to request a 30-day deferral regarding EPC Project #1010693.

The purpose of the deferral is to provide additional time to address concerns raised by the Parks Department and concerns over the intent language in the LMDR zoning district.

Please do not hesitate to contact me if you have any questions concerning this request.

Jim Strozier, AICP
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