



Environmental Planning Commission

Agenda Number: 01
Case #: ZMA-2025-00002
Hearing Date: April 17, 2025

Staff Report

Applicant	Jose L. & Claudette D. Romero
Request	Zoning Map Amendment – EPC
Legal Description	All or a portion of Tract A, Plat of Tracts A & B Lands of Thomas Duran Cont.
Location	1224 12 th St NW
Size	0.54 Acres
Existing Zoning	R-1A (Residential – Single-Family)
Proposed Zoning	MX-T (Mixed-Use – Transition)

Staff Recommendation

DEFERENTIAL of Case #: ZMA-2025-00002 for 30 days to the May 15, 2025 EPC Hearing.

Staff Planners,
Dennis Felipe, Jr. & Daniel Soriano

Summary of Analysis

Staff is requesting a 30-day deferral to the May 15th, 2025 EPC hearing to allow the applicant time to change their zoning map amendment request to a different zone district due to the Sawmill/Wells Park Character Protection Overlay (CPO) Zone lot size regulation limiting MX-T lots to 10,000 SF. The lot size is greater than 10,000 SF.

The original request is for a Zone Map Amendment (zone change) from Residential – Single-Family (R-1A) to Mixed-Use – Transition (MX-T). The subject site is in an area of consistency. Per IDO§14-16-3-4(M)(2)(a)1.c.

The applicant has notified property owners within 100-feet of the subject site and affected neighborhood associations (NA) including the North Valley Coalition, Sawmill Area NA, and Wells Park NA as required.

Map

