



**Environmental  
Planning  
Commission**

**Agenda Number: 02  
Project Number: 1004763  
Case #s: 14EPC-40083, 15EPC-40003  
February 12, 2015**

**Staff Report**

<b>Agent</b>	RBA Architecture
<b>Applicant</b>	Oasis Family Church
<b>Requests</b>	<b>Zone Map Amendment Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Tract A-4-1A, Block 15, Unit #4, Stardust Skies
<b>Location</b>	on Montgomery Blvd. NE, between Pennsylvania St. NE and Julie St. NE (7500 Montgomery Blvd. NE)
<b>Size</b>	Approximately 1.5 acres
<b>Existing Zoning</b>	SU-1 for Commercial Development for Office and Residential Developments & for Full-Service Liquor for On-Premise Consumption
<b>Proposed Zoning</b>	SU-1 for C-2 uses

**Staff Recommendation**

**DEFERRAL of 14EPC-40083, based on the Findings below, at the request of the applicant, for 30 days.**

**DEFERRAL of 15EPC-40003, based on the Findings below, at the request of the applicant, for 30 days.**

**Staff Planner  
Catalina Lehner-AICP, Senior Planner**

**Summary of Analysis**

This request is for a zone map amendment (zone change) and an associated, as-built site development plan for building permit. A building, used as an office and small events center, occupies the subject site.

The applicant requests a zone change to SU-1 for C-2 uses so that a church and related facilities would be allowed on the subject site. The current zoning, established in 1974, is cumbersome and unclear, and C-2 covers the uses desired.

The applicant requests additional time to revise and strengthen the zone change justification. Zone changes are required to be adequately justified pursuant to R270-1980.

Neighbors and property owners were notified as required. Staff has not received any inquiries or correspondence.

Staff recommends a 30 day deferral to the March 12, 2015 EPC hearing.

**Findings:**

1. This request is for a zone map amendment (zone change) and an associated, as-built site development plan for building permit.
2. The applicant requests a 30-day deferral to the March 12, 2015 EPC hearing in order to have additional time to revise the zone change justification.

City Departments and other interested agencies reviewed this application from 01/05/'15 to 01/10/'15. Agency comments used in the preparation of this report begin on Page 20 of the full report.

