**Staff Report**

### Agent
RESPEC Inc.

### Applicant
KLG 29, LLC

### Request
Site Plan – EPC, Major Amendment

### Legal Description
Tract A-2 plat of Tract A-2, Block F, Beverly-Wood Addition,

### Location
Between Americas Parkway NE, and San Pedro Dr NE (6400 Indian School Rd NE)

### Size
Approximately 1 acre

### Zoning
MX-H

## Summary

The request is for a Major Amendment to the controlling site development plan.

The applicant requests that the Environmental Planning Commission (EPC) relinquish its role as the governing body and release the existing site development plan from its authority. The applicant wants to demolish the existing building on the site and create overflow parking as an accessory use to a multi-family development.

The subject site is in an Area of Change and is located on a Major Transit corridor in the Uptown area.

The applicant notified the affected neighborhood associations and property owners as required. There is no known opposition.

Staff requests a one-month deferral to the October 21, 2021 hearing due to incomplete notification. IDO 14-16-6-4(K) requires that a sign be posted at least 15 days prior to the hearing on each street abutting the property. The required sign postings and time frame were not satisfied, as Staff noticed while conducting a site visit on September 8, 2021.

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### Staff Recommendation

DEFERRAL of SI-2021-01228, based on incomplete notification (sign posting), for a month to the October 21, 2021 hearing.

**STAFF PLANNER**
Leroy Duarte, Planner