



Environmental Planning Commission

Agenda Number: 1
Project #: PR-2021-005846
Case #: SI-2021-01228
Hearing Date: September 16, 2021

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

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

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.

