



Environmental Planning Commission

***Agenda Number: 7
Project Number: 1003859
Case #: 13EPC-40137
10 April 2014***

Staff Report

<i>Applicant</i>	COA Planning Department
<i>Request</i>	To determine the status of the Andalucia Tract 6B site development plan for building permit, Project #1003859, 04EPC-01844
<i>Legal Description</i>	All or portions of Lot 6B, Lands of Ray Graham III, Ovenwest Corp.
<i>Location Acreage</i>	Southeast corner of Coors & Montano NW Approx. 15.0 acres
<i>Zoning</i>	SU-1/O-1, C-2 & PRD

RECOMMENDATION

WITHDRAWAL per the request of the applicant.

***Staff Planner
Russell Brito, Planning Manager***

Request

This case began as a request for interpretation of the status of Project #1003859, 04EPC-01844, a site development plan for building permit (SPBP) that was approved by the EPC on 6/16/2005. The EPC's decision was upheld by the City Council on appeal on 9/19/05, with modifications to the EPC Findings and Conditions.

The DRB conditionally approved the SPBP on January 25, 2006 with final sign-off by members representing Transportation Development and Planning. In May 2013 the applicant began meeting with Transportation and Planning members in order to obtain their signatures on the SPBP. Tim Flynn-O'Brien, as the representative of the Taylor Ranch Neighborhood Association (TRNA), submitted a letter on June 5, 2013 to the DRB Chair questioning the status of the subject site plan and whether it was expired per Zoning Code Section 14-16-3-11.

The purpose of the request was for the EPC determine the status of said site plan and whether the applicant can pursue the two final signatures. Since then, the property owner and the representatives of TRNA and La Luz NA have met and reviewed potential redesigns of the site, but have not yet come to a consensus on layout or uses.

The applicant is requesting withdrawal of the case to allow for an administrative resolution to the issue.

FINDINGS FOR WITHDRAWAL

1. This is a request for interpretation of the status of Project #1003859, 04EPC-01844, a site development plan for building permit (SPBP) that was approved by the EPC on June 16, 2005.
2. The subject site is undeveloped and located at the southeast corner of Coors & Montano NW and contains approximately 15 acres.
3. The EPC delegated final sign-off authority to the DRB, but the site development plan lacks two board members' signatures.
4. The Taylor Ranch NA requested clarification of the status of the site development plan in June 2013.
5. The property owner and neighbors have met and discussed a proposed development scheme, but have not agreed on specifics.
6. The Planning Department requests withdrawal of the case to allow for an administrative resolution to the issue.

