



**Environmental
Planning
Commission**

*Agenda Number: 9
Project Number: 1003859
Case #: 11EPC-40067/40068
December 8, 2011*

Staff Report

Agent	Tierra West LLC
Applicants	Silver Leaf Ventures LLC
Requests	Site Development Plan for Subdivision Amendment Site Development Plan for Building Permit
Legal Description	Tracts 1-6, North Andalucia at La Luz
Location	SE corner of Coors Blvd. NW and Montano Rd.
Size	Approximately 60 acres
Zoning	SU-1 for C-2, O-1 Uses and PRD (20 dwelling units/acre)

Staff Recommendation

DEFERRAL of 11EPC-40067 and 11EPC-40068, for 30 days, at the request of the applicant, to a special hearing on January 5, 2012.

Staff Planners
*Carmen Marrone, Current Planning Manager
Catalina Lehner-AICP, Senior Planner*

Summary of Analysis

The proposal is for an amendment to the North Andalucia at La Luz site development plan for subdivision and a site development plan for building permit for a Large Retail Facility (LRF, or “big box”). The existing zoning allows the proposed use.

Applicable plans are the Comprehensive Plan, the West Side Strategic Plan and the Coors Corridor Sector Development Plan. The proposed LRF must comply with the design standards for North Andalucia at La Luz and the LRF Regulations.

Two facilitated meetings, coordinated through the City process, were held. Neighbors are mostly opposed, though there is some support. Concerns are traffic, environmental impacts, quantities of the same store, proximity to a school, crime, views and building design.

Staff has reviewed the site development plan set and is working with the applicant to improve the extent to which the submittal complies with applicable regulations and to begin to address concerns. The deferral will provide additional time for the public to review the Traffic Impact Study (TIS) and the view plane analysis, which is forthcoming.

Staff recommends, and the applicant agrees, to the deferral as requested.

City Departments and other interested agencies reviewed this application from 10/31/11 to 11/10/11.