



***Environmental  
Planning  
Commission***

*Agenda Number: 10  
Project Number: 1000029  
Case #: 14EPC-40063  
December 11, 2014*

***Staff Report***

<b><i>Agent</i></b>	COA Planning Department
<b><i>Applicant</i></b>	COA Council Services
<b><i>Request</i></b>	<b>Sector Development Plan Text Amendment (Sawmill/Wells Park)</b>
<b><i>Location</i></b>	The Sector Plan area bounded by I-40, Rio Grande Blvd. NW, Mountain Rd. & approximately 4 <sup>th</sup> St.
<b><i>Size</i></b>	Approx. 504 acres
<b><i>Existing Zoning</i></b>	SU-2 / various
<b><i>Proposed Zoning</i></b>	No Change

***Staff Recommendation***

**DEFERRAL of Case # 14EPC-40063 for 30 days to January 8, 2014 based on the Findings below.**

***Staff Planner  
Vicente M. Quevedo***

***Request***

This request is to amend the text of the Sawmill/Wells Park Sector Development Plan (1996, amended 2000 & 2002) primarily as it relates to the street network and streetscape design.

The proposed changes are contained in Council Bill R-14-86 passed on August 4, 2014 and further outlined in an accompanying exhibit document. The purpose is to improve connectivity among the non-industrial uses within the sector plan area.

Specific amendments include establishing roadway regulations that facilitates multimodal connectivity, design rules for street cross sections, providing guidance for implementing community exhibits and trails, and identifying potential funding mechanisms.

The Planning Department requests a 30 day deferral to provide the applicant additional time to address agency comments received during the month of September 2014.

**FINDINGS FOR DEFERRAL**

1. This request is to amend the text of the Sawmill/Wells Park Sector Development Plan (1996, amended 2000 & 2002).
2. The Planning Department requests a 30-day deferral to the January 8, 2014 EPC Hearing and the applicant is in agreement with this request.
3. A 30 day deferral will allow the applicant additional time to address the agency comments received during the month of September 2014.