



***Environmental
Planning
Commission***

***Agenda Number: 4
Project Number: 1003859
Case #: 13EPC-40137
13 February 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>Location</i>	Southeast corner of Coors & Montano NW
<i>Acreage</i>	Approx. 15 acres
<i>Zoning</i>	SU-1/O-1, C-2 & PRD

RECOMMENDATION

DEFERRAL OF THIS REQUEST FOR 60 DAYS TO 10 April 2014

***Russell Brito
Urban Design & Development Division
COA Planning Department***

Request

This is a request for clarification by the EPC regarding 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.

On January 25, 2006, the DRB conditionally approved the SPBP with final signatures to be obtained by board members representing Transportation Development and Planning. In May of this year, the applicant began meeting with Transportation and Planning DRB Members in order to obtain their signatures on the SPBP. On June 5 of this year, a letter was submitted to the DRB Chair by Mr. Tim Flynn-O'Brien as the representative of the Taylor Ranch Neighborhood Association, questioning the status of the subject site plan and whether it was expired.

The purpose of the current request is to determine the status of said site plan and whether the applicant can pursue final sign-off of the site plan at DRB.

Staff is not making a recommendation and is relying on the EPC to make the final decision.

FINDINGS FOR DEFERRAL

1. This is a request for clarification by the EPC regarding 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. The subject site is undeveloped and located at the southeast corner of Coors & Montano NW and contains approximately 15 acres.
2. In November 2013, the property owner and the Taylor Ranch Community requested a 60 day deferral in order to prepare a new SPBP that would supersede the 2005 SPBP.
3. The property owner and neighbors have met and discussed a proposed development scheme, but have not agreed on specifics.
4. Additional time is needed for coordination between the applicant and the Taylor Ranch Community.
5. The Planning Department requests a 60-day deferral to the 10 April 2014 EPC Hearing.