

***Environmental  
Planning  
Commission***

***Agenda Number: 12  
Project Number: 1000965  
Case #'s: 06EPC 01314/01315  
December 20, 2007***

***Supplemental Staff Report***

<b><i>Agent</i></b>	Consensus Planning
<b><i>Applicant</i></b>	ASW Realty Partners/Andalucia Development Corp.
<b><i>Requests</i></b>	<b>Site Plan for Subdivision and Site Plan for Building Permit for Phase IV of Andalucia @ La Luz</b>
<b><i>Legal Description</i></b>	Tracts A & B, Andalucia @ La Luz
<b><i>Location</i></b>	east side of Coors at Sevilla NW
<b><i>Size</i></b>	Approximately 15 acres
<b><i>Existing Zoning</i></b>	SU-1-PRD, 5du/acre
<b><i>Proposed Zoning</i></b>	NO CHANGE

***Staff Recommendation***

***DEFERRAL of 06EPC 01315, Site Plan for Subdivision, for 180 days to June 19, 2008***

***DEFERRAL of 06EPC 01314, Site Plan for Building Permit, for 180 days June 18, 2008.***

***Staff Planner***

***Carmen Marrone***

***Summary of Analysis***

This request has been deferred several times since January 18, 2007 in order to allow the applicant additional time to revise the site plans in order to bring them into compliance with the *Coors Corridor Plan*. The *Coors Corridor Plan* is currently being revised to more accurately address view preservation. The revised *Coors Corridor Plan* is scheduled to be heard by the EPC hearing on February 14, 2008. The applicant is requesting an additional 180-day deferral in order to better comply with the revised *Coors Corridor Plan* and to complete revisions to the layout and grading plans (see attached letter).

Since this case was last heard, the applicant has been working with the Taylor Ranch Neighborhood Association regarding building heights and the perimeter wall along Coors Blvd that were approved in the Phase 3 Site Plan for Building Permit. Modifications have been made and are continuing to be made to bring Phase 3 into further compliance with the Coors Corridor Plan.

Staff supports the applicant's request for a 180-day deferral.

Location Map (3" x 3")