



**Environmental
Planning
Commission**

**Agenda Number: 7
Project Number: 1002556
Case #: 07EPC 40035
September 20, 2007**

Staff Report

Agent	H. Barker Architects
Applicant	10,800 Golf Course Road, LLC
Request(s)	Site Development Plan for Subdivision
Legal Description	Tract E, Unit 1, Paradise Heights, (except southerly portion out to AMAFCA parcel BA-1-01); a portion of Tract D, Unit 1, Paradise Heights.
Location	Golf Course Road NW between Westside Blvd. and Benton Ave. NW
Size	Approximately 8.03 acres
Existing Zoning	C-2 (SC)
Proposed Zoning	C-2 (SC)

Staff Recommendation

**DEFERRAL of 07EPC 40035, for 30 days to
the October 18, 2007 EPC hearing, based on
the applicant's request.**

Staff Planner
Carol Toffaleti, Planner

Summary of Analysis

The request is a Site Development Plan for Subdivision for Tract E and a small, southerly portion of Tract D, Unit 1, Paradise Heights, a site of approximately 8 acres located east of Golf Course Rd NW, between Westside Blvd. and Benton Ave. NW, zoned C-2 (SC). The applicant proposes to split the land into 7 parcels of approximately 1 acre each and has included Design Guidelines for future development.

The applicant has requested a 30-day deferral, to the October 18, 2007 EPC hearing, to discuss the development intentions of the owner of adjoining Tract D, which is also vacant and zoned C-2 (SC). (See attached letter dated August 28, 2007.)

Location Map (3" x 3")

