



**Environmental  
Planning  
Commission**

**Agenda Number: 15  
Project Number: 1000032  
Case #: 08EPC 40030/40031  
21 August 2008**

**Supplemental Staff Report**

<b>Agent</b>	Tierra West LLC
<b>Applicant</b>	Univest/Coors Road LLC
<b>Request</b>	<b>Site Development Plan for Subdivision</b>  <b>Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Tract 3, Coors Village
<b>Location</b>	Coors Boulevard NW, between Western Trails NW and Milne Rd. NW
<b>Size</b>	Approximately 13.5 acres
<b>Existing Zoning</b>	SU-3
<b>Proposed Zoning</b>	No change

**Staff Recommendation**

**DEFERRAL of 08EPC 40030, for thirty days to  
18 September 2008, based on the applicant's  
request.**

**DEFERRAL of 08EPC 40031, for thirty days to  
18 September 2008, based on the applicant's  
request.**

**Staff Planner**

**Russell Brito, Division Manager**

**Summary of Analysis**

The EPC deferred this case from the 17 July 2008 hearing to allow the applicant time to revise the submittal. The most recent submittal proposes to create two strips of land parallel to Coors Blvd. The site development plan for subdivision did not include design standards to guide future development and ensure that strip commercial development does not occur along Coors Blvd.

The submittal conflicted with or only partially furthered a preponderance of applicable goals, policies, intents and standards from the Comprehensive Plan, West Side Strategic Plan & Coors Corridor Sector Development Plan.

The applicant has since met with representatives from affected neighborhood associations in a facilitated meeting and garnered a favorable response to their proposed design standards and development strategy.

The applicant is now asking for one more deferral in order to finalize the site development plan for subdivision layout to eliminate the possibility for strip commercial development along Coors Boulevard and to firm up specific design standards for future commercial development that will ensure that strip commercial development will not occur and that pedestrian access and circulation for nearby neighborhoods and the senior housing use will be safe, convenient and promote pedestrianism. Additional time is also necessary to get comments on a revised site development plan from key City departments and outside agencies.

Staff concurs with the applicant's request.