



**Environmental
Planning
Commission**

**Agenda Number: 17
Project Number: 1002556
Case #: 07EPC 40035
August 21, 2008**

Supplemental Staff Report

Agent	H. Barker Architects
Applicant	10800 Golf Course Road, LLC
Request(s)	Site Development Plan for Subdivision
Legal Description	Tract E, Unit 1, Paradise Heights; 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	no change

Staff Recommendation

DEFERRAL of 07EPC 40035 for 60 days, to the October 16, 2008 hearing, based on the applicant's requests.

Staff Planner
Carol Toffaleti, Planner

Summary of Analysis

The proposal is a Site Development Plan for Subdivision for Tract E and a 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 with shared access. Design Standards are included in the site development plan.

The proposal was originally scheduled for the Sept. 20, 2007 hearing and has subsequently been deferred five times at the applicant's request. The current reason is the need to negotiate with the adjacent property-owners in order to revise the site plan for the site.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 08/06/2007 to 08/22/2007.

