



**Environmental
Planning
Commission**

*Agenda Number: 14
Project Number: 1000188
Case #'s: 07EPC 40095, 07EPC 40101
July 17, 2008*

Supplemental Staff Report

Agent	Garcia & Kraemer Associates
Applicant	West Bluff Center LLC
Request(s)	Amendment to Site Development Plan for Building Permit Text Amendment to Coors Corridor Sector Development Plan
Legal Description	Lots 1, 2, 3, 4, 5 & 7, West Bluff Center
Location	Coors Blvd. NW between I-40 and Quail Rd.
Size	Approximately 34 acres
Existing Zoning	SU-1 for C-2 (Community Commercial) and C-2
Proposed Zoning	no change

Staff Recommendation

DEFERRAL of 07EPC 40095 (Amendment to Site Development Plan for Building Permit), for 90 days to the October 16, 2008 EPC hearing, based on the applicant's request

DEFERRAL of 07EPC 40101 (Text Amendment to Sector Development Plan), for 90 days to the October 16, 2008 EPC hearing, based on the applicant's request

Staff Planner

Carol Toffaleti, Planner

Summary of Analysis

The dual request is for a site development plan for building permit amendment for Lots 1, 2, 3, 4, 5 & 7, West Bluff Center, a site of 34 acres zoned SU-1 for C-2 and C-2, located on Coors Blvd. NW between I-40 and Quail Road, and a text amendment to the Coors Corridor Plan. The applicant proposes to build two free-standing signs near the west property line of the site, that would be higher and have larger sign face areas than the previously approved signs at these locations. The text amendment would allow 150 sf free-standing or projecting signs within 200' of the elevated section of Coors Blvd. between I-40 and Quail Road.

At the January 17, 2008 hearing, the EPC directed the applicant to modify the proposal in consultation with the affected neighborhood associations and deferred the project for 60 days. Prior to the March 20th hearing, the applicant requested a further 60 day deferral. The applicant is now requesting another 60-day deferral to continue the modification and consultation process.

This staff report should be read in conjunction with the report for Agenda # 11, Project #1000264, Case #s 07EPC 40097, 07EPC 40102

Location Map (3" x 3")