



**Environmental
Planning
Commission**

*Agenda Number: 15
Project Number: 1000264
Case #'s: 07EPC 40097, 07EPC 40102
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	Tracts 10, 11 and 12, West Bluff Center
Location	Coors Blvd. NW, north of Ouray Rd.
Size	Approximately 6 acres
Existing Zoning	C-2 (Community Commercial)
Proposed Zoning	no change

Staff Recommendation

DEFERRAL of 07EPC 40097 (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 40102 (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 Tracts 10-12, West Bluff Center, a site of 6 acres zoned C-2, located on Coors Blvd. NW north of Ouray Road, and a text amendment to the Coors Corridor Plan. The applicant proposes to replace an existing free-standing sign near the west property line of the site with a higher and larger sign. 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. The applicant requests a further 30-day deferral to finish that process.

This staff report should be read in conjunction with the report for Agenda # 14, Project #1000188, Case #s 07EPC 40095, 07EPC 40101

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 12/10/2007 to 12/26/2007.