



**Environmental
Planning
Commission**

**Agenda Number: 9
Project Number: 1002556
Case #: 07EPC 40035
November 15, 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; 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, (period to be determined), based on the applicant's request.

Staff Planner
Carol Toffaleti, Planner

Summary of Analysis

The proposal is a Site Development Plan for Subdivision for Tract E and a small 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 been deferred twice at the applicant's request.

The applicant has requested a further deferral, to investigate the possibility of submitting a revised proposal for both Tracts E and D. The period of the deferral has not yet been determined, but will be a minimum of 60 days.

Location Map (3" x 3")

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

