

Agenda Number: 01 Project Number: 1007412 Case #: 17EPC-40024, 40025, 40026 Hearing Date: August 10, 2017

Supplemental Staff Report

Agent Consensus Planning

Applicant SP Albuquerque, LLC

Zone Map Amendment (Zone Change),

Request Site Development Plan for Subdivision,

Site Development Plan for Building

Permit

Legal Tract B-2, Yorba Linda Subdivision & Tract A, Hoffmantown Baptist Church

Site

Location Harper Rd NE between Wyoming Blvd

NE and Ventura St NE

Size 14.2 acres

Existing Zoning SU-1 for Church and Related Facilities

Proposed SU-1 for Senior Living Facility and Related Services including on-premise

Zoning liquor consumption

Staff Recommendation

DEFERRAL of Case # 17EPC-40024, 17EPC-40025, and 17EPC-40026 based on the Findings in this supplemental staff report.

> Staff Planner Michael Vos, AICP – Planner

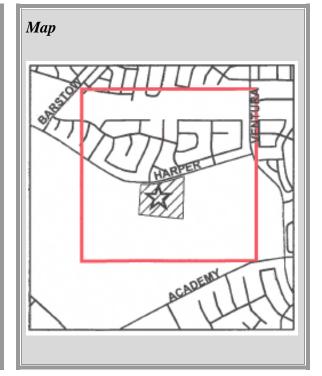
Summary of Analysis

This is a three-part request for a zone change, site plan for subdivision and site plan for building permit.

The applicant is proposing to change the zoning of the subject site from SU-1 for Church and related facilities to SU-1 for Senior Living Facility and related services including onpremise liquor consumption to allow development of a 180 unit Senior Living Facility.

The Cherry Hills Civic Association and property owners within 100 feet were notified of this request. A facilitated meeting has not been held. There is known opposition to the request.

The applicant has requested a 30-day deferral, in order to meet with residents of the Cherry Hills neighborhood, who have requested a facilitated meeting.



ENVIRONMENTAL PLANNING COMMISSION Project #: 1007412 Case #: 17EPC-40024, 40025, 40026 Hearing Date: August 10, 2017

FINDINGS

Project # 1007412, Case # 17EPC-40024, 17EPC-40025, and 17EPC-40026

- This is a three part request for a Zone Map Amendment, Site Development Plan for Subdivision, and Site Development Plan for Building Permit for Tract B-2, Yorba Linda Subdivision and a portion of Tract A, Hoffmantown Baptist Church Site located on Harper Road NE between Wyoming Blvd NE and Ventura Street NE and containing approximately 14.14 acres.
- 2. A Cherry Hills neighborhood resident has requested a facilitated meeting for this project.
- 3. The applicant has requested a deferral to allow time to meet with the neighborhood. A 30-day deferral to the September 14, 2017 EPC hearing will allow for the facilitated meeting to occur.