Staff Report

**Summary of Request**

This is a two part request for a Zone Map Amendment and a Site Development Plan for Building Permit on an approximately 22 acre site located on Edith Blvd. and Comanche Rd. to develop a solid waste transfer station and convenience center on City owned parcels.

The subject site is located within the Central and Established Urban Area of Comprehensive Plan and within the boundaries of the North Valley Area Plan.

This request was deferred from the January 12, 2017 hearing to allow time for an Economic Impact Evaluation. The evaluation has not been completed and so the request must be deferred.

There is known neighborhood opposition to this request.

**DEFERRAL of 16EPC-40077, 78, to the April 13, 2017 EPC hearing, based on the findings on page one.**
Findings

1. This request is for a Zone Map Amendment and Site Development Plan for Building Permit.

2. The City Council voted to approve an Economic Impact Evaluation of residential and commercial properties near the proposed project on January 4, 2016 (R-153). The resolution states that the City shall take no further action toward completion of the Project, and shall defer any pending matters, including but not limited to its land use application before the Environmental Planning Commission, until such time as the Economic Impact Evaluation is completed.

3. The Economic Impact Evaluation has not been completed, so based on Council resolution R-153, the EPC cannot act on this request.

4. A 30 day deferral to the April 13, 2017 EPC hearing will allow time for the Economic Impact Evaluation to be completed and for the applicant, staff and interested parties to review and analyze the results.