



**Environmental
Planning
Commission**

**Agenda Number: 03
Project Number: 1010550
Case #: 16EPC-40040
September 8, 2016**

Staff Report

Agent	The Design Collective (Colin Bott)
Applicant	Starbucks Coffee Co.
Request	Site Development Plan for Building Permit
Legal Description	Tract A-1, Redivision of Tract A (Now comprising Tracts A1 & A2), Los Pastores Shopping Center
Location	On Montgomery Blvd. NE between Wyoming Blvd. NE and Pennsylvania St. NE
Size	Approximately 1.2 acres
Existing Zoning	C-2 (SC)
Proposed Zoning	No change

Staff Recommendation

DEFERRAL of Case # 16EPC-40040 based on the findings below, at the request of the applicant for 60 days.

**Staff Planner
Vicente M. Quevedo, Planner**

Summary of Request

This request is for a Site Development Plan for Building Permit for an approximately 1.2 acre site located on Montgomery Blvd. NE between Wyoming Blvd. NE and Pennsylvania St. NE, and is zoned C-2 (SC). The applicant intends to construct a Starbucks Coffee on the subject site.

The subject site is located within the Established Urban Area of the Comprehensive Plan, and part of the Los Pastores Shopping Center Site Development Plan for Subdivision.

The applicant has requested a 60 day deferral to the November, 10 2016 EPC Public Hearing to redesign and relocate a proposed point of ingress into the subject site, and address leasing terms related to the site.

Findings

1. This request is for a Site Development Plan for Building Permit for an approximately 1.2 acre site located on Montgomery Blvd. NE between Wyoming Blvd. NE and Pennsylvania St. NE, and is zoned C-2 (SC).
2. A written request for the deferral from the applicant has been included as part of the record for the case.
3. The applicant requests a 60-day deferral to the November 10, 2016 FPC Hearing to redesign and relocate a proposed point of ingress into the subject site, and address leasing terms related to the site.

City Departments and other interested agencies reviewed this application from 08/01/16 to 08/12/16.

Quevedo, Vicente M.

From: Colin Bott <colinb@thed-c.com>
Sent: Tuesday, August 30, 2016 10:42 AM
To: Quevedo, Vicente M.
Subject: EPC# 1010550 date amendment request

Hello Vicente,

RE: 1010550 Starbucks Drive Thru

The Landlord has recently requested Site Plan changes, following our submittal for EPC. Also there are some lease issues being resolved with Starbucks and the Landlord.

Because of this we would like to move our EPC date from September 8th to November 10th. This would be beneficial for all parties.

Thank you

colin BOTT a.r.b.

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