



Environmental Planning Commission

Agenda Number: 1
Project #: PR-2024-011052
Hearing Date: January 18, 2026

Agent	Tierra West LLC
Applicant	Pitre Holdings LLC
Request	Site Plan – EPC, Major Amendment
Legal Description	Tract B-1 Plat of Tract B-1, and B-2 and C-1 Adobe Wells Subdivision Cont.
Location	9640 Eagle Ranch Rd. NW
Size	Approximately 6.3 acres
Existing Zoning	NR-C

Summary of Analysis

The applicant requested a one month deferral from the December 18, 2025 to the January 15, 2026 EPC hearing and is requesting an additional one month deferral for the request of a Major Amendment to a Site Plan – EPC to include the required site lighting analysis.

The deferral period would allow the applicant additional time to revise their Site Lighting Plan, the Outdoor and Site Lighting Performance Analysis pursuant to 6-4(H)(3), and provide additional information regarding IDO 14-16-5-8(E) General Design and Illumination Standards.

The subject site is in an Area of Consistency and is within the Coors Blvd. Character Protection Overlay (CPO-2).

Required notification was sent to all property owners within 100 feet of the subject site and neighborhood associations within 660 feet. A letter of opposition against the request was received by Staff from the WSCONA Neighborhood Association.

Staff Recommendation

DEFERRAL of Project #PR-2024-011052 for an additional month, to the February 19, 2026 EPC hearing.

Staff Planner
William Steele, Senior Planner

Map



