



**Environmental
Planning
Commission**

**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
Request	Zone Map Amendment (Zone Change), Site Development Plan for Subdivision, Site Development Plan for Building Permit
Legal Description	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 Zoning	SU-1 for Senior Living Facility and Related Services including on-premise 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 on-premise 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.

Map



FINDINGS

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

1. 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.