



**Environmental
Planning
Commission**

**Agenda Number: 04
Project Number: 1003859
Case Number: 17EPC- 40017, 40028
Hearing Date: August 10, 2017**

Staff Report

Agent	Consensus Planning
Applicant	Silverleaf Ventures
Request	Amend SPS and SPBP
Legal Description	Tracts 1-4, 5A,5B, and 6 of North Andaluca at La Luz,
Location	SE corner of Coors Blvd. NW and Montañño Rd. NW
Size	Approximately 70 acres.
Existing Zoning	zoned SU-1 for C-2 (23.3 acres max), O-1 (11.7 acres max), PRD (20 DU/AC) and O-1 with Bank including drive up services,
Proposed Zoning	Same

Staff Recommendation:

**DEFERRAL of Project # 1003859
Case # 17 EPC-40017 and 17 EPC-40028 based on the Findings below.**

Maggie Gould, Planner

Summary of Analysis

The applicant proposes to amend the SPS and SPBP to allow for one drive up service window on tract 2. Currently, a note on the SPS and SPBP prohibits such a use.

The La Luz Landowners Association and the Taylor Ranch Neighborhood Association were notified of the request. The La Luz Neighborhood Association requested a facilitated meeting, but there will not be time to arrange the meeting prior to the August hearing.

The applicant requests a 30 day deferral to allow time for this meeting.

Findings:

1. The applicant requests a 30 day deferral.
2. A 30 day deferral to the September 14, 2017 hearing will allow time for a facilitated meeting with the La Luz Neighborhood Association and any other interested parties.