



# Canyon Creek Phase 3: 5 Residential Lots

DRB Panel A Public Hearing

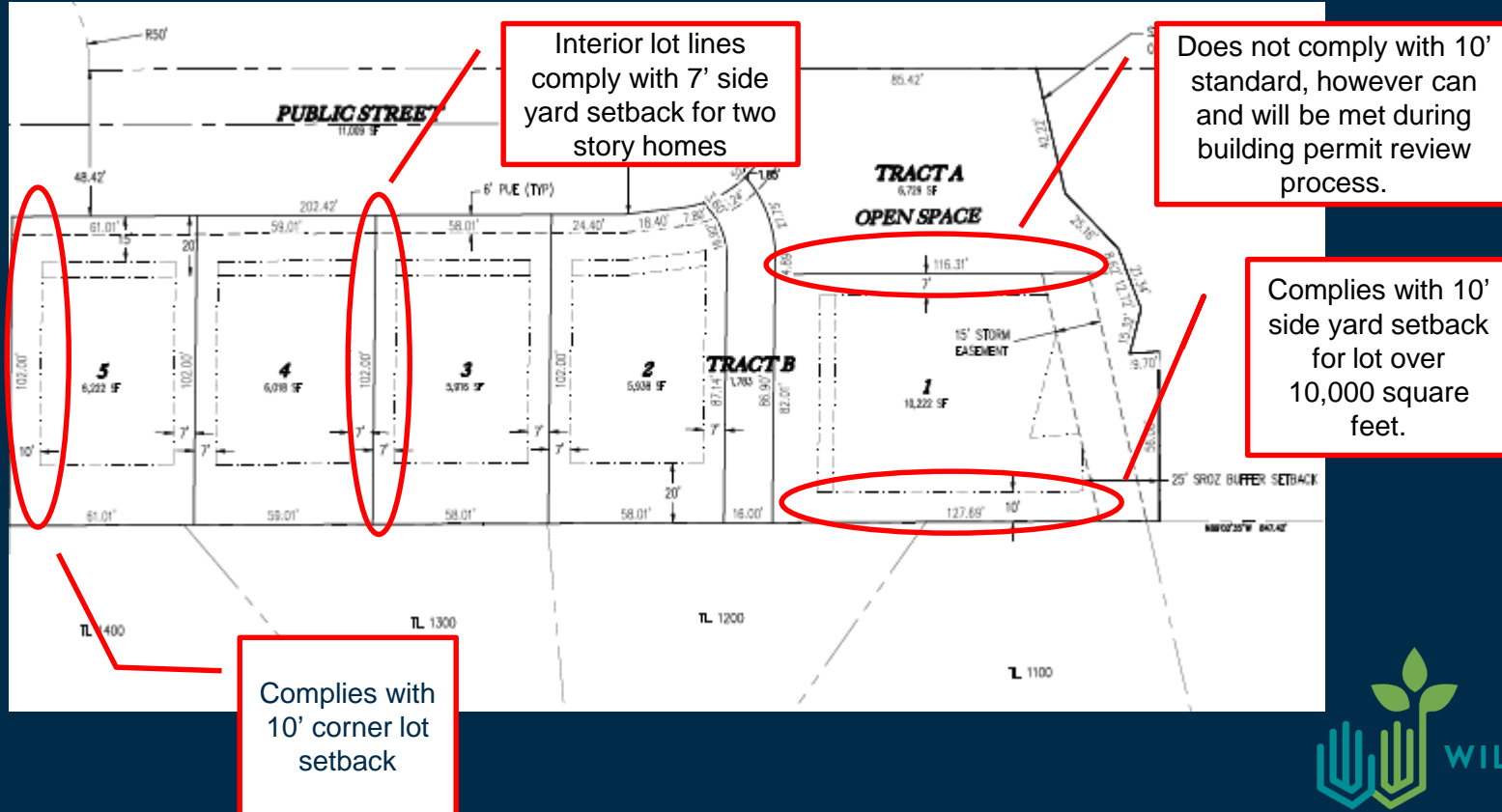
March 8, 2021, Continued to April 12, 2021, Continued  
to May 10, 2021

Presented by: Philip Bradford, Associate Planner

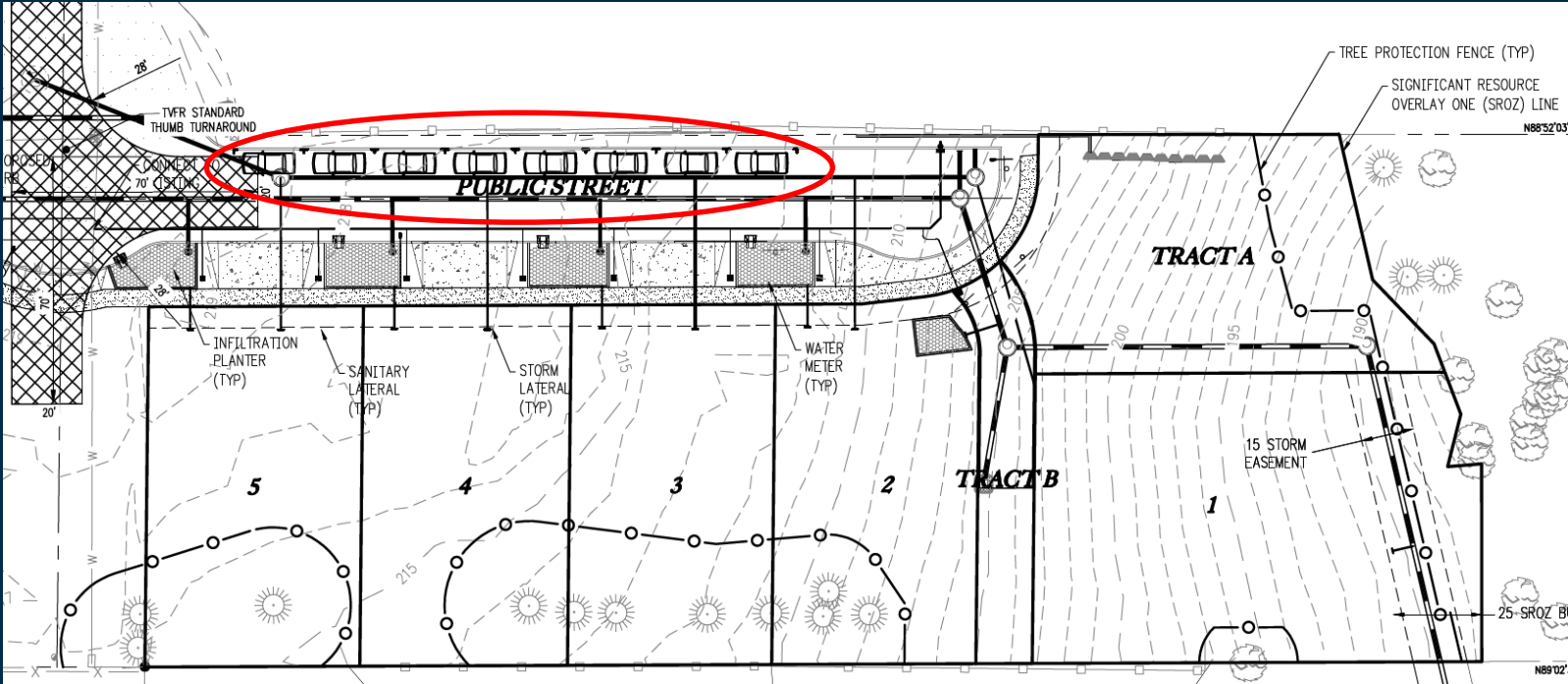




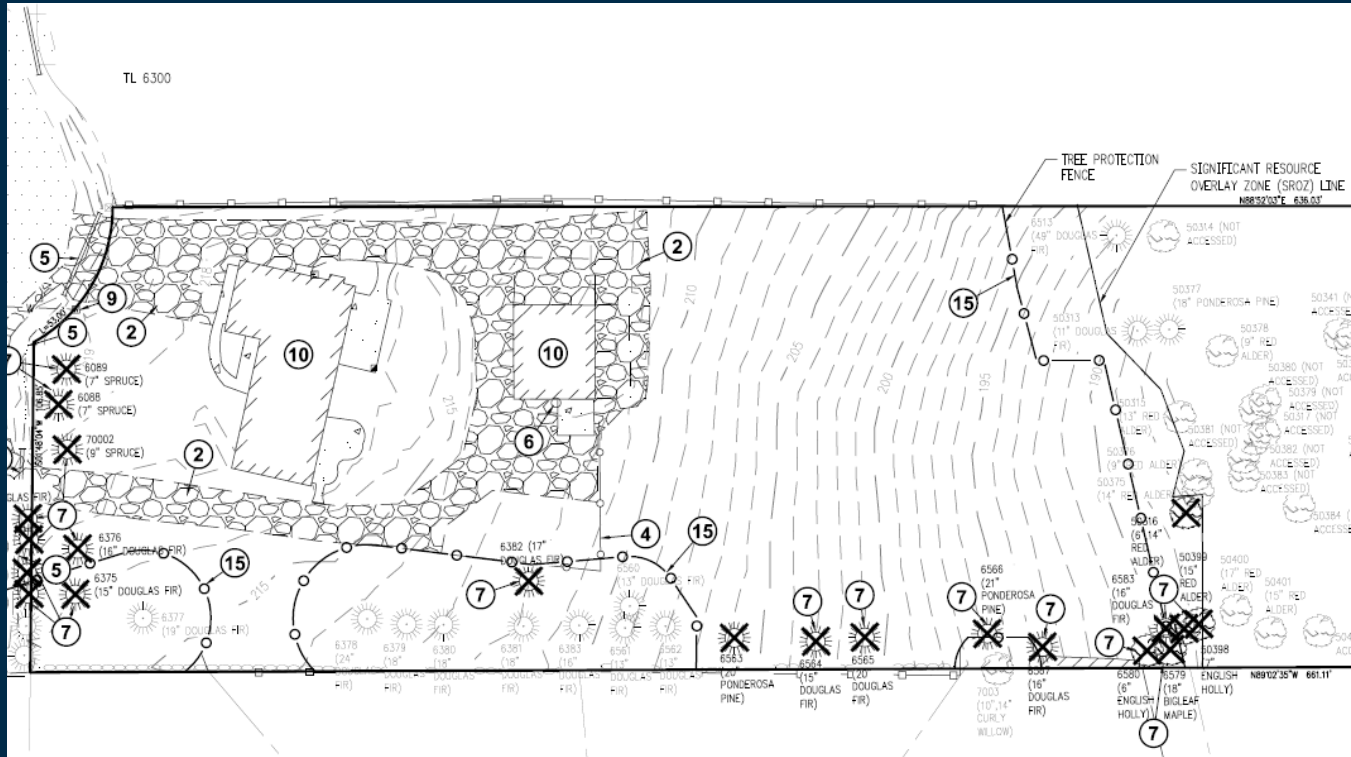
# Waivers Eliminated



# Public Street Widened for Parking



# Tree Removal Plan



# 1988 Site Aerial



# 1997 Site Aerial





# Conclusions

- Based on available evidence
  - Recommend Approval to City Council:
    - Comprehensive Plan Amendment
    - Zone Map Amendment
  - Approve with Conditions, Contingent on City Council Approval of Above Requests:
    - Stage I Preliminary Plan
    - Stage II Final Plan
    - Site Design Review of Parks and Open Space
    - Type C Tree Plan
    - Tentative Subdivision Plat
  - Not Recommended for Approval:
    - Waiver



# Questions?

