



**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Conditional Use Permit Amendment Case No. 06-CUP-008 and Oak Tree Permit Case No. 06-OTP-017 (Edwards)

DATE: May 17, 2007

BACKGROUND AND DISCUSSION

On April 5, 2007, the Planning Commission held a public hearing for Steve and Marguerite Edwards' Conditional Use Permit request (Case No. 06-CUP-008) to construct a 5,246 square foot, two-story, single-family residence with a 919 square foot attached garage, a 347 square foot studio above the garage, a swimming pool, and a 1,446 square foot detached garage and barn. An Oak Tree Permit (Case No. 06-OTP-017) was also requested to allow possible encroachment within the protected zone of one (1) Oak tree for the proposed construction on the northeast corner of Balkins Drive and Lapworth Drive.

The Planning Commission received written and oral testimony from staff, the applicant and the public on April 5, 2007, and continued the hearing to May 17, 2007. The Planning Commission requested that the applicants address the following concerns: 1) location of the residence; 2) appearance of residence from Lapworth Drive; 3) the barn location, size and the proximity to the street; and 4) driveway alternatives. The applicants are requesting more time to submit their proposals and request that the public hearing be continued to the June 7, 2007 Planning Commission meeting.

RECOMMENDATION

Based on the applicants' request, staff recommends that the public hearing for Conditional Use Permit Case No. 06-CUP-008 and Oak Tree Permit Case No. 06-OTP-017 be continued to the June 7, 2007 Planning Commission meeting.