



**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

TO: PLANNING COMMISSION

FROM: PLANNING STAFF

**SUBJECT: CONDITIONAL USE PERMIT CASE NO. 06-CUP-008 AND OAK TREE
PERMIT CASE NO. 06-OTP-017 (EDWARDS)**

DATE: JUNE 7, 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 applicants requested more time to submit their revisions to the Planning Commission to allow the applicant to incorporate requested changes in the project design and the Planning Commission granted a continuance of the public hearing to June 7, 2007. The applicants requested a second continuance to submit their revisions to the Planning Commission on June 7, 2007 and the Planning Commission granted a continuance of the public hearing to June 19, 2007. The applicants are now requesting a third continuance of the public hearing to the August 2, 2007 Planning Commission meeting to allow additional time to revise the project plans.

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 August 2, 2007 Planning Commission meeting.

ATTACHMENT

- Letter from applicants