

Canyon Creek PD Amendment No. 11 - Community Meeting

December 19, 2025

## Uses

This proposal is for a small scale shopping center at the corner of Erie Parkway and Meller Street.

The project will serve residents in the surrounding neighborhoods by providing local retail. Currently available grocery options are all more than 3 miles away. Spending analysis shows that Erie residents do the vast majority of their shopping in neighboring communities.

Anticipated tenants are a local market and other storefront retail. The market will offer fresh produce, a small selection of groceries, and prepared foods. Other businesses would be selected based on neighboring residents' needs.

Spaces will be small and local businesses will be prioritized when leasing.

The proposed uses differ from those permitted by the PD, which currently allows Medium Density Residential (MDR) and Daycare Center (DC).

## Site

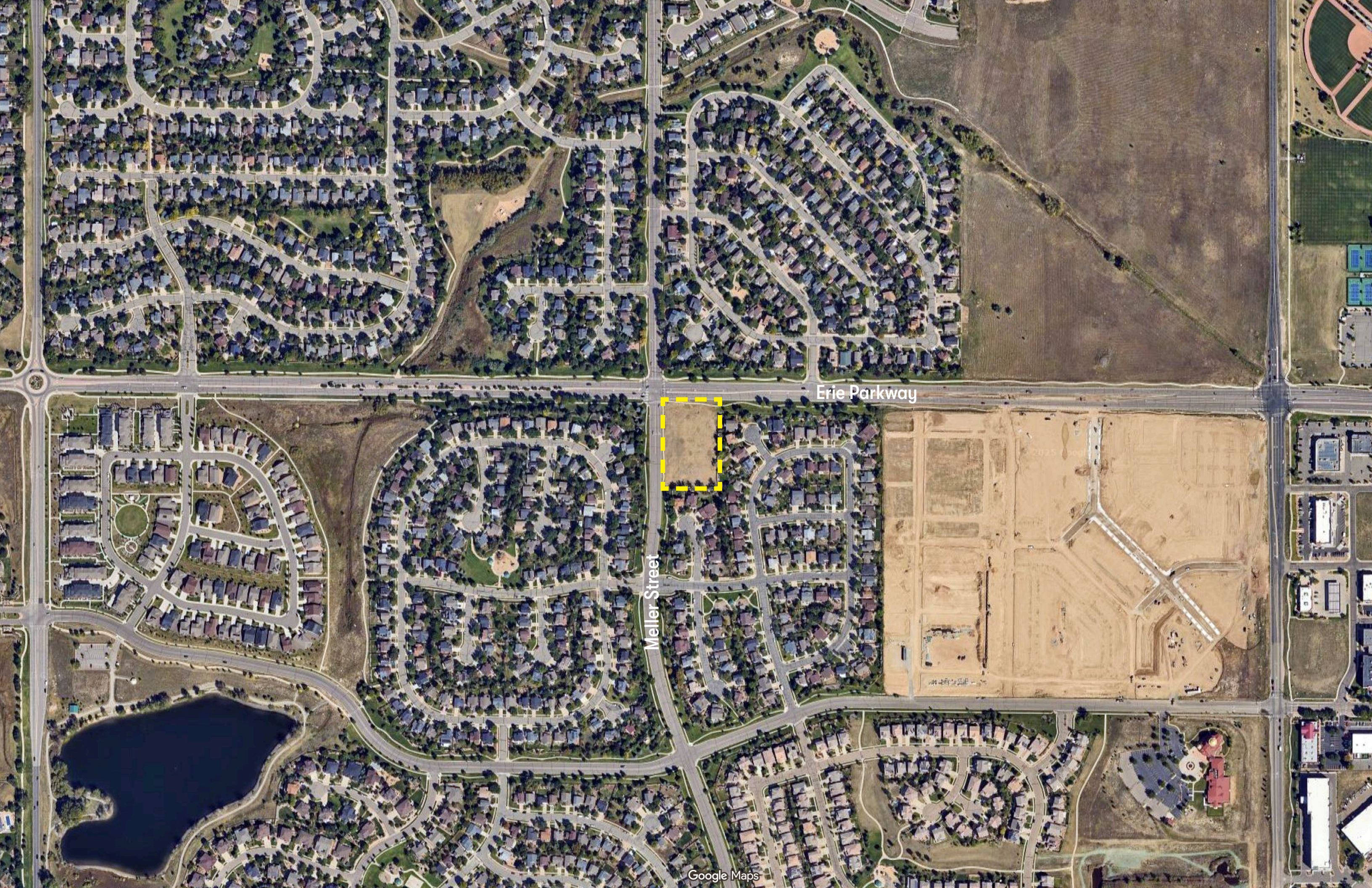
The proposed PD amendment will provide Commercial, Business, Retail, and/or Food and Beverage uses that will be within walking distance of numerous residential neighborhoods. Promoting a pedestrian-oriented community can improve physical and social health.

The proposed plan includes multiple single story buildings.

Adequate parking will be provided with access from Meller Street.

The buildings and parking will be screened by landscaping on all sides. Screening will be particularly important along the sites south and east property lines, where it will separate the project from adjacent residential lots.

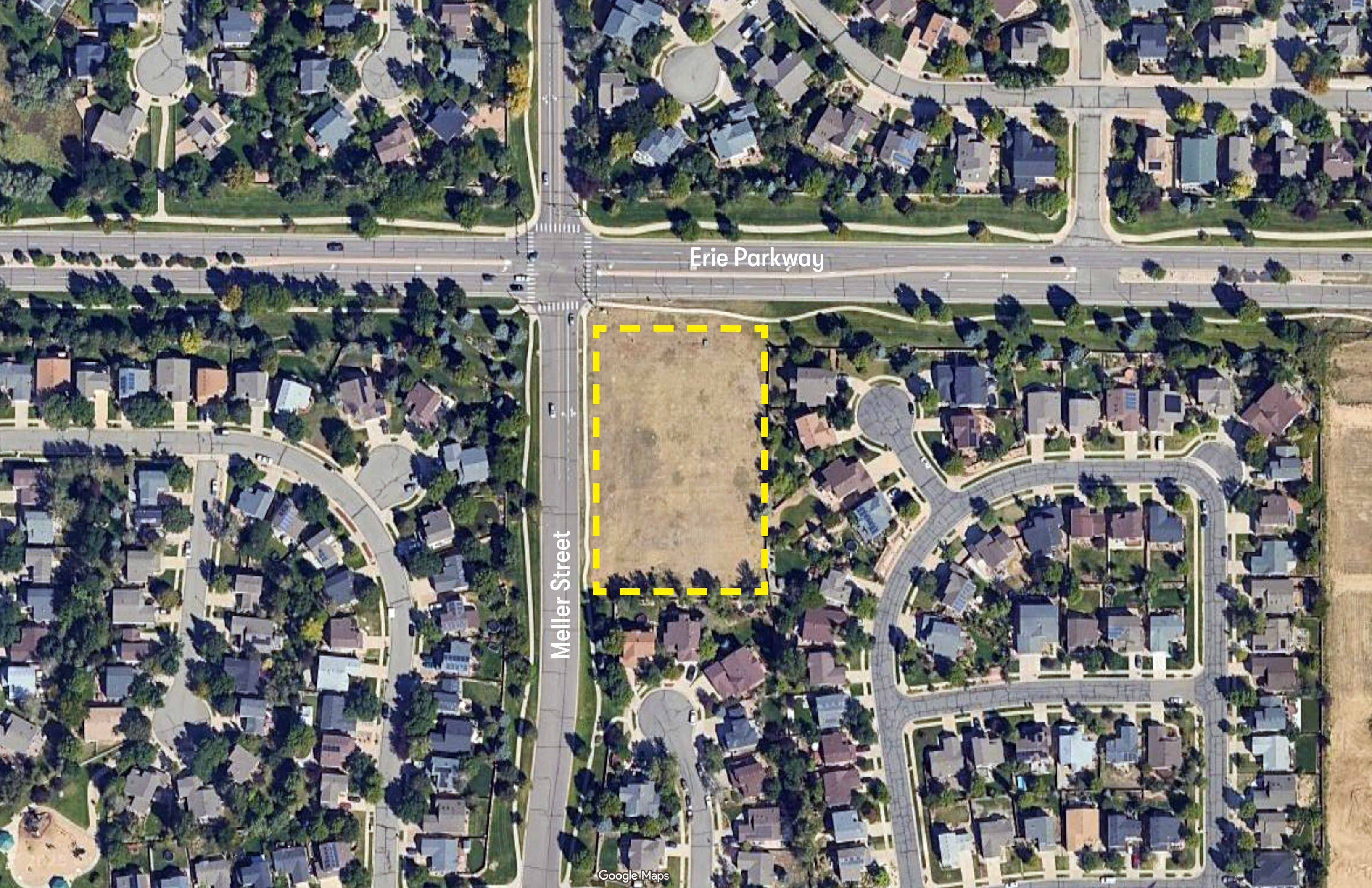




Erie Parkway

Meller Street





Erie Parkway

Meller Street



# PD AMENDMENT ATTACHMENT

## Site Plan Diagram

### LAND USE SUMMARY

Zoning District  
Planned Development (PD)

Proposed Use  
Commercial/Business/Retail at Grade or  
Food and Beverage at grade

### SITE + BUILDING INFO

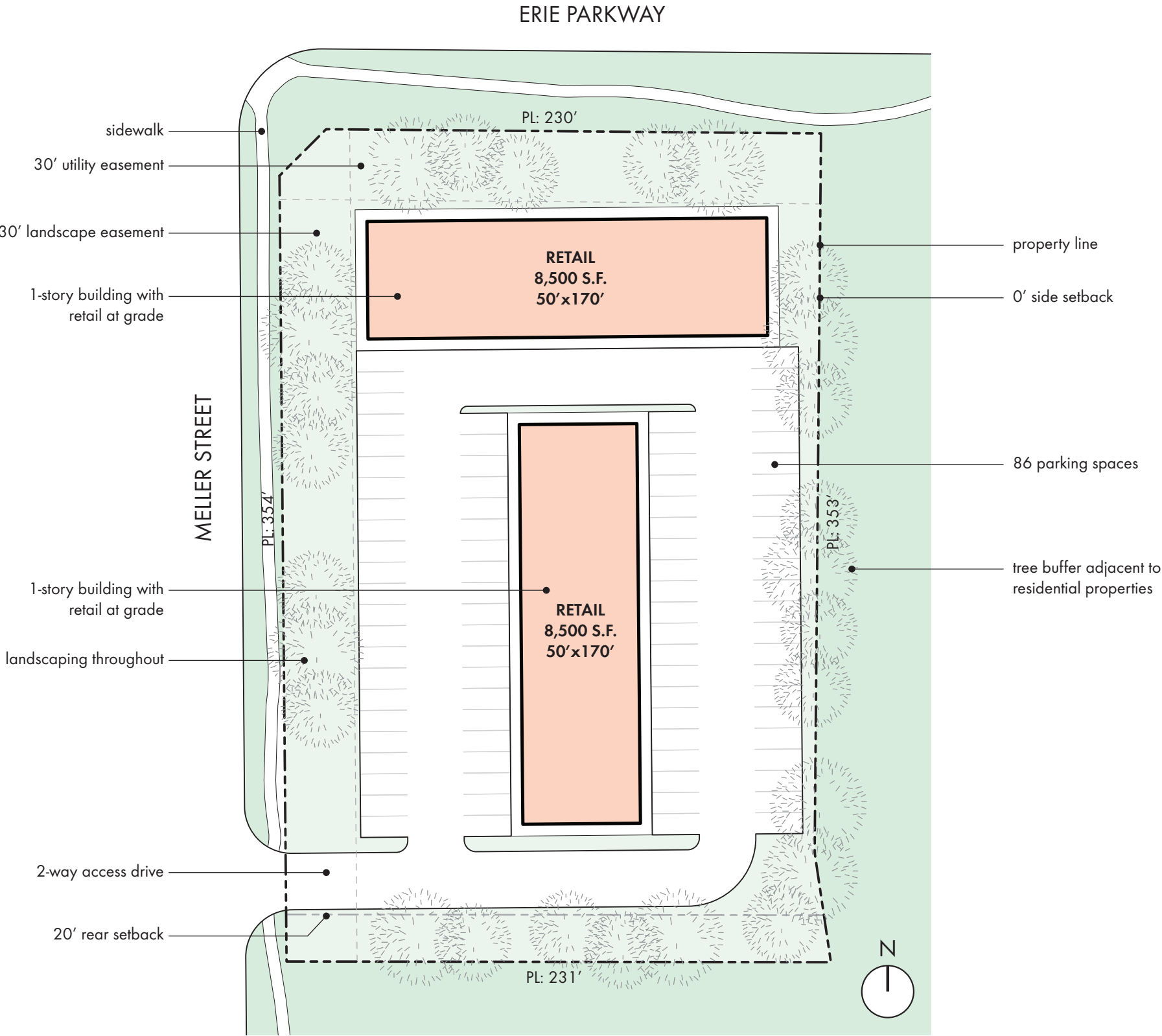
Gross Lot Area  
80,278 s.f.

Setbacks Requirements<sup>1</sup>  
Front: 0'  
Side Interior: 0'  
Side Street: 0'  
Rear: 20'  
Max Front Setback for Principal Building: 10'

Additional Requirements<sup>1</sup>  
Max Lot Coverage: n/a  
Max F.A.R.: n/a  
Max Building Height: 45'-0"  
Min. Landscaping: 15% of site area  
3rd Story Setback: 6' from all facades

Parking Requirements<sup>1</sup>  
1 space per 200 s.f. for general retail

Proposal  
Total Building Area: 17,000 s.f.  
Building Height: 20'-0", 1 story  
86 parking spaces shown (85 required)



<sup>1</sup> Zoning standards based on Neighborhood Mixed Use (NMU) standards for similar use; principal building shall occupy a minimum of 35 percent of a front lot line