

Canyon Creek PD Amendment No. 11 - Erie Planning Commission Meeting

February 18, 2026

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).

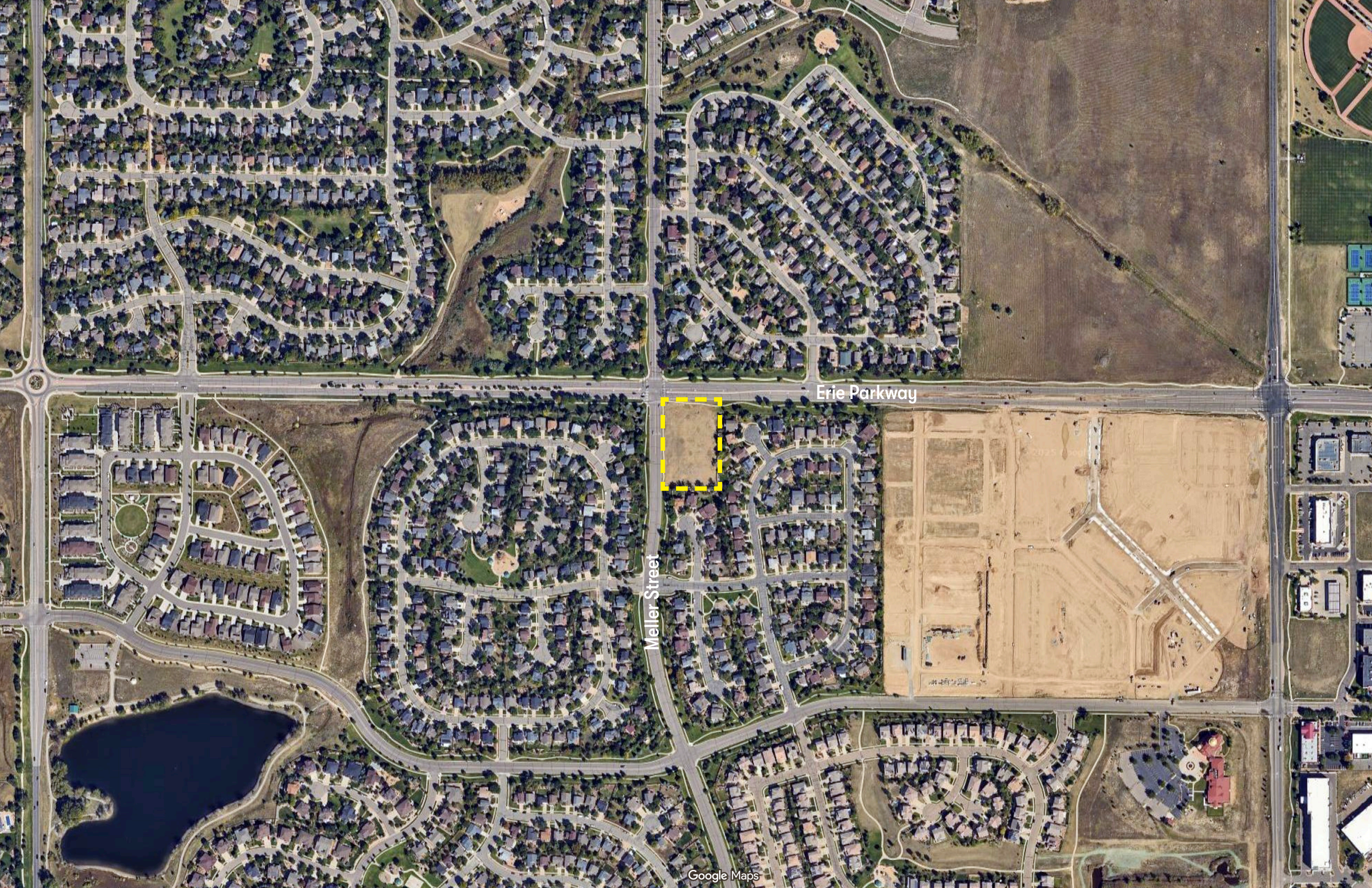
Site

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.

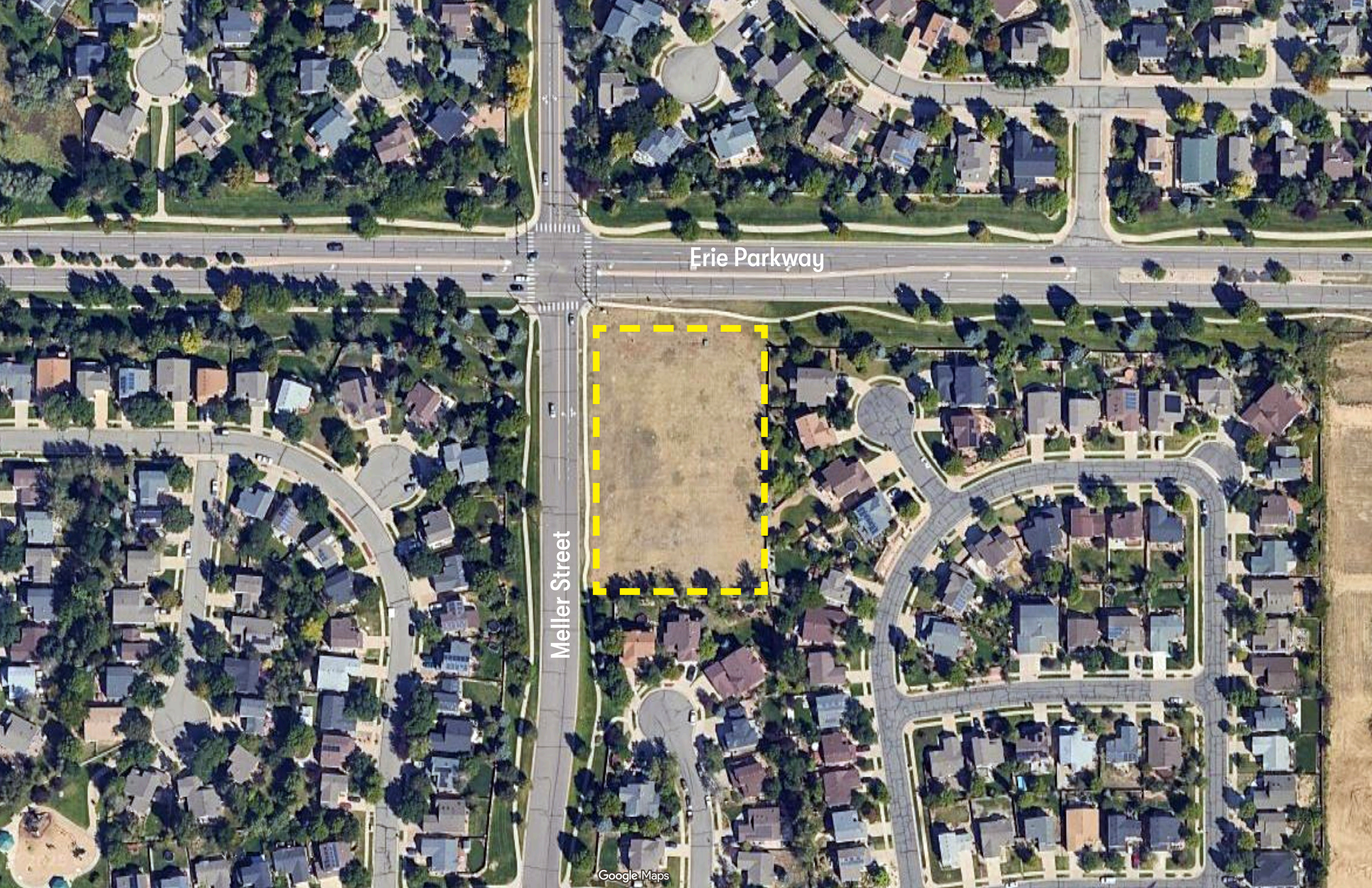
Adequate parking will be provided with access from Meller Street.

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 and/or
Food and Beverage

SITE + BUILDING INFO

Gross Lot Area
80,278 s.f.

Setbacks Requirements
Front: 0'
Side: 0'
Rear: 20'
Min. Abutting Residential Zone¹: 20'

Additional Requirements
Max Lot Coverage: n/a
Max Building Height: 25'
Min. Setback Between Buildings: 5'

Parking Requirements
No minimum

Proposal
Total Building Area: 17,000 s.f.
Building Height: 20', 1 story
Parking Spaces Shown: 63

¹The minimum setback from a residential zone district must be a landscaped buffer that must include evergreen shrubs and trees, and may also contain fences, site walls, and other landscaping and plantings. This minimum setback area may not contain parking, drive lanes, trash/recycle receptacles or enclosures, signage, or light fixtures.

