



STAFF REPORT

File: CU25-01 – Type III Conditional Use
DR25-03 – Type I Development Review
RD25-01 – Riparian Landscape Plan
FP25-01 – Floodplain Development Review

Location: 38-1W-10CC-3000
Land Use District: Bear Creek Greenway (BCG)
Date Notice Mailed: June 17, 2025
Date of Hearing: July 14, 2025

I. OWNER

Lucas Schauffler
Oregon Department of Transportation
100 Antelope Rd
White City, OR 97503

II. AGENT

Sara Mosser
Rogue Basin Partnership
PO Box 1214
Medford, OR 97501

III. PROJECT INFORMATION

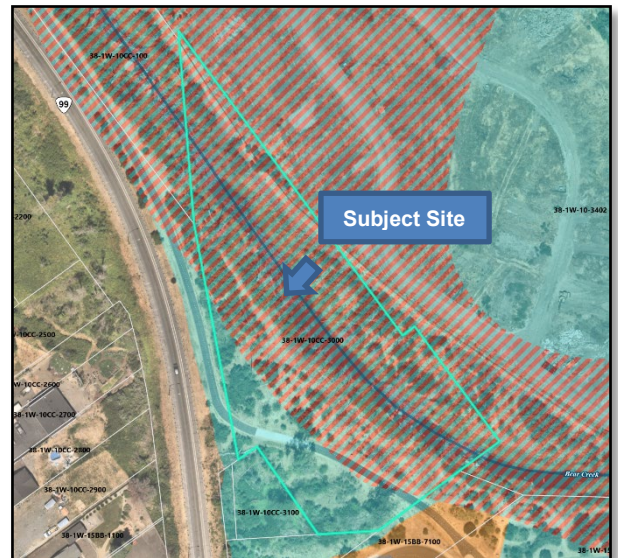
The proposal is to remove a berm abutting a City Road and situate on state land, to reconnect Blue Heron Creek to Bear Creek. The subject property abuts Main Street/Highway 99 and Bear Creek Greenway to the west, and Bear Creek to the east. Aside from utilities and the Greenway path, the subject parcel is undeveloped. The National Flood Hazard Layer indicates the subject property is largely comprised of floodway (shown in red hashmarks) as well as 100-year floodplain (shown in blue). The State Wetlands Inventory indicates there may be wetlands present.

Surrounding Land Uses:

NORTH: Bear Creek Greenway (BCG), Greenway path and Bear Creek
EAST: High-Density Residential (R-3), Oak Ridge Estates Manufactured Home Park
SOUTH: Bear Creek Greenway (BCG), Blue Heron Park
WEST: City Center (C-C), vacant

IV. APPLICABLE PHOENIX LAND DEVELOPMENT CODE (PLDC) CRITERIA

PLDC, Chapter 2.8 – Bear Creek Greenway District
PLDC, Chapter 3.7 – Environmental Constraints
PLDC, Chapter 3.9 – Erosion Prevention and Sediment Control
PLDC, Chapter 4.2 – Development Review...
PLDC, Chapter 4.4 – Conditional Use Permits



V. AGENCY COMMENTS

City Engineer

VI. PUBLIC COMMENTS

None

VII. PROJECT SUMMARY

As proposed, with conditions applied, the proposal meets the standards and criteria outlined in the Phoenix Land Development Code. The proposed final order outlines all applicable standards, criteria and conditions used by staff to provide a recommendation to the Planning Commission.

The purpose of the Bear Creek Greenway is to provide for environmental preservation and limited development within the portion of the Bear Creek Greenway that lies within the City limits and urban growth boundary of Phoenix. The district is intended to protect the public health and safety, preserve the natural environment of the Bear Creek corridor, encourage the implementation of the Bear Creek Greenway Plan, provide for limited recreational uses, and ensure the continued preservation of fish and wildlife habitat within the riparian environment of the creek.

VIII. RECOMMENDATION

Based on the findings and the site plan provided by the applicant for the Conditional Use Review, staff recommends **APPROVAL** of the application, with conditions as outlined in the Proposed Final Order.

IX. PROPOSED MOTION

"I move to approve File # CU25-01, DR25-03, RD25-01 and FP25-01, a proposal to remove a berm abutting a city road and situated on state land, to reconnect Blue Heron Creek to Bear Creek with the conditions of approval as outlined in the Planning Commission Final Order."

X. EXHIBITS

- A. Applicant Submittals
- B. Agency Comments
- C. Planning Commission Proposed Final Order

Respectfully Submitted,



Jeff Wilcox
Senior Planner