



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Central - Lofts – Rezoning

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: February 23, 2024

MEETING DATE: February 27, 2024

GENERAL INFORMATION

Owner/Applicant:

Caliber Land Company, LLC

Owner's Representative:

Nikki Neal, ASLA – Civil Design Advantage

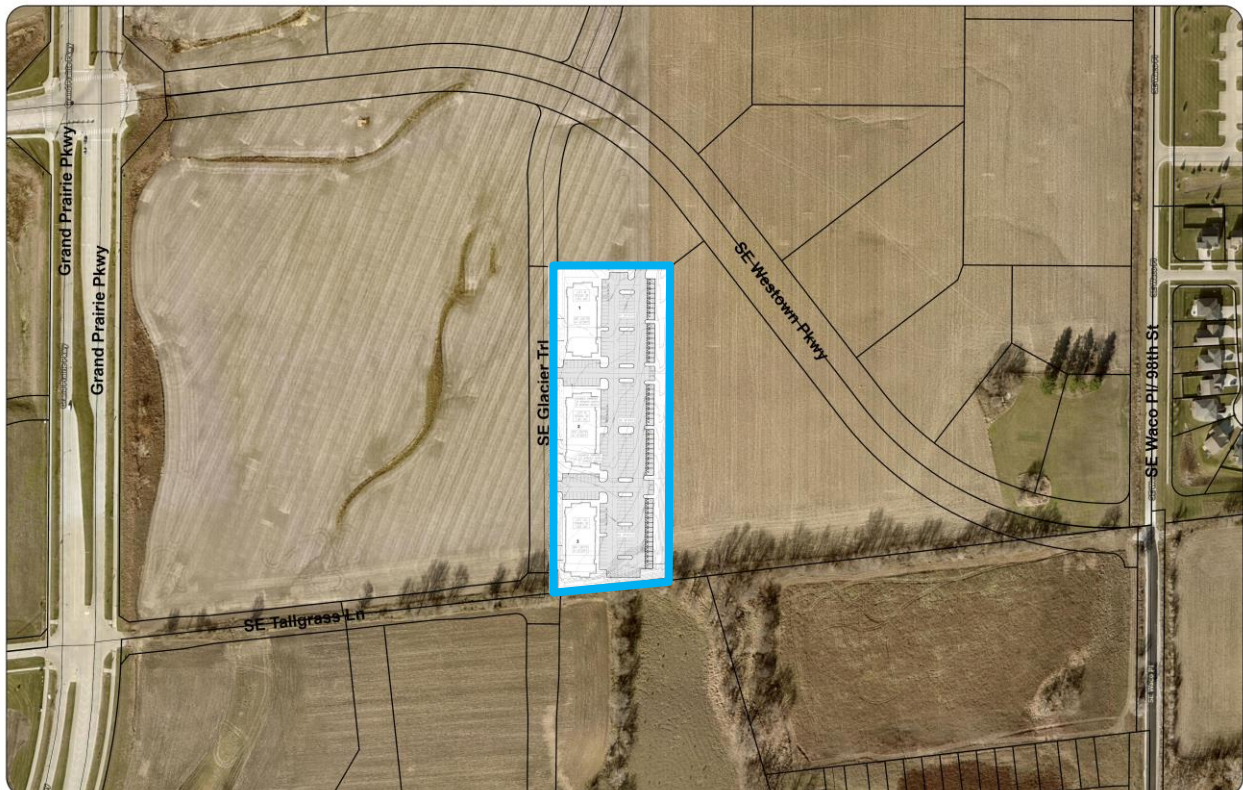
Request:

The applicant is requesting approval of a rezoning for a multi-family residential / mixed use development.

Location and Size:

Property is generally located east of SE Glacier Trail and south of SE Westtown Parkway, containing approximately 4.85-acres.

AREA MAP



ABOVE: Concept plan of the development identifying the area proposed to be rezoned. The area outlined in **BLUE** is the area proposed to be rezoned.

LAND USES AND ZONING

Location	Existing Land Use	Kettlestone Master Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Office	K-MU (Kettlestone Mixed Use District)
North	Vacant - Undeveloped	Office	K-RC (Kettlestone Retail Community District)
South	Vacant - Undeveloped	Multi-Family Stacked Medium	K-MF-MED (Kettlestone Multi-Family Stacked Medium District) and A-1 (Agricultural District)
East	Vacant - Undeveloped	Multi-Family Rowhouse	K-MF-MED (Kettlestone Multi-Family Stacked Medium District)
West	Vacant - Undeveloped	Office	K-MU (Kettlestone Mixed Use District)

BACKGROUND

The subject property is located within the Kettlestone Corridor and includes approximately 4.85-acres. The property is located east of SE Glacier Trail and south of SE Westtown Parkway. The applicant is requesting that the property be rezoned from K-MU (Kettlestone Mixed Use District) to K-MU / PD-I (Kettlestone Mixed Use District with a Planned Development Overlay). The applicant is requesting approval of the Planned Development Overlay to accommodate for higher density residential than what is allowed in the K-MU zoning district. The K-MU zoning district allows for a maximum density of 30 dwelling units per acre, the applicant is asking for a maximum density of 38 dwelling units per acre.

Notification to adjacent property owners was mailed on February 15, 2024. The rezoning sign was placed on the property by the February 20, 2024 deadline. Staff has not received any correspondence regarding this request.

PROJECT DESCRIPTION

The concept plan provided identifies three (3), 60-unit apartment buildings for a total of 180 units for the overall site. The apartment buildings are proposed to be four (4) stories. The building will feature studio, one-bedroom, and two-bedroom units. All proposed units are intended to be rental units.

Table 1: Standard K-MU requirements.

Category	K-MU (minimum)
Lot Area	No Minimum
Lot Width	No Minimum
Front Yard Setback	No Minimum (Maximum 20-feet for principal structures / 20-feet minimum for accessory structures)
Rear Yard Setback	No Minimum for Principal Structures (5-feet minimum for accessory structures)
Side Yard Setback	No Minimum for Principal Structures (5-feet minimum for accessory structures)
Building Separation	No Minimum
Maximum Height	5 Stories – Principal Building 1 Story – Accessory Building
Maximum Density	30 dwelling units per acre

Access to the property is shown to be provided from SE Glacier Trail. Future access will be provided across the property to the north.

Parkland dedication requirements would apply to the proposed development due to its residential nature. Based on the number of units proposed 2.05-acres would be required to be dedicated to the City. The concept plan does not identify any public parkland. The applicant intends to provide trails and/or fee in lieu of land dedication to satisfy the parkland dedication requirement.

The proposed use of the property is allowed within the K-MU zoning district, however, there are some components that do not fit within the limits of the K-MU district. The applicant has requested a planned development overlay to accommodate the following aspects of the proposed project:

- Density of 38 dwelling units per acre (30 dwelling units per acre in the K-MU district)
- Minimum square footage for units: 5 units in each building will have a minimum of 440 square feet due to fire sprinkler room and elevator locations. The remaining units shall have a minimum of 600 square feet per the K-MU, Kettlestone Mixed Use, Zoning District.

The attached Planned Development document includes these provisions as well as other provisions related to the development of the overall site.

STAFF RECOMMENDATION

The proposed zoning district is generally consistent with the land uses identified in the Kettlestone Master Plan and the Kettlestone Design Guidelines. The property included within the rezoning will be required to go through platting and site plan approval prior to any development within the property. Staff recommends approval of the rezoning for Kettlestone Central - Lofts.