



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Peak Apartments – Rezoning

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: March 22, 2024

MEETING DATE: March 26, 2024

GENERAL INFORMATION

Owner/Applicant:

Kettlestone Apts, LLC

Owner's Representative:

Dan Southwick, Bishop Engineering

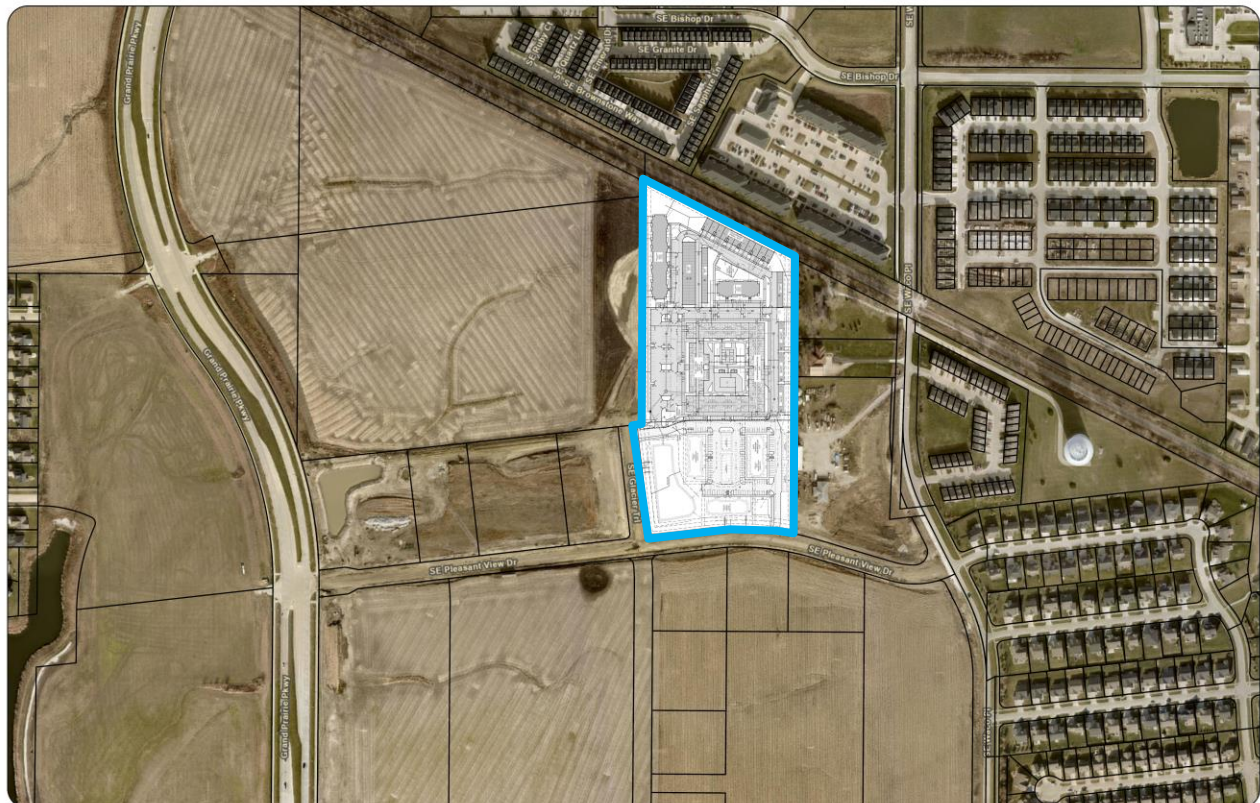
Request:

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

Location and Size:

Property is generally located east of SE Glacier Trail and north of SE Pleasant View Drive, containing approximately 15.22-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	Under Construction – Apartments	Multi-Family Rowhouse, Multi-Family Stacked Medium, and Multi-Family Stacked High	K-MF-HIGH (Kettlestone Multi-Family Stacked High District)
North	Multi-Family Residential – Apartments and Townhomes	Multi-Family Rowhouse and Multi-Family Stacked High	C-1 (Community & Highway Service Commercial District)/PD-1 (Planned Development Overlay)
South	Vacant - Undeveloped	Multi-Family Rowhouse and Single Family	K-RR (Kettlestone Retail Regional District)
East	Vacant - Undeveloped	Multi-Family Rowhouse and Multi-Family Stacked Medium	K-MF-MED (Kettlestone Multi-Family Stacked Medium District)
West	Vacant - Undeveloped	Multi-Family Stacked High	C-1 (Community & Highway Service Commercial District), C-4 (Office Park Commercial District), and K-OF (Kettlestone Office District)

BACKGROUND

The subject property is located within the Kettlestone Corridor and includes approximately 15.22-acres. The property is located east of SE Glacier Trail and north of SE Pleasant View Drive. The applicant is requesting that the property be rezoned from K-MF-HIGH (Kettlestone Multi-Family Stacked High District) to K-MF-HIGH / PD-1 (Kettlestone Multi-Family Stacked High 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-MF-HIGH zoning district. The K-MF-HIGH zoning district allows for a maximum density of 24 dwelling units per acre, the applicant is asking for a maximum density of 26 dwelling units per acre.

Notification to adjacent property owners was mailed on March 15, 2024. The rezoning signs were placed on the property by the March 19, 2024 deadline. Staff has received a phone call from one of the adjacent property owners. They expressed their concerns about the way this area is being developed as a whole, not just this one property.

PROJECT DESCRIPTION

The concept plan provided identifies six (6) apartment buildings and one townhome building. The three apartment buildings shown on the south side of the site have already had a site plan approved and are currently under construction, this includes 84 units. The other buildings proposed on site include a larger, 4-story apartment building located within the central portion of the site and contains 191 units, a 30-unit apartment building, a 60-unit apartment building, and an 11-unit townhome building. The 30-unit and 60-unit apartment buildings are proposed to be three (3) stories tall. The 191-unit apartment building is planned to include amenities interior to the courtyard of the building including a pickleball court and a pool. A total of 376 units are proposed for the overall site.

Table 1: Standard K-MF-HIGH requirements.

Category	K-MF-HIGH
Lot Area	No Minimum
Lot Width	No Minimum
Front Yard Setback	No Minimum (20-foot minimum for accessory structures)
Rear Yard Setback	No Minimum for Principal Structures (5-foot minimum for accessory structures)
Side Yard Setback	No Minimum for Principal Structures (5-foot minimum for accessory structures)
Building Separation	No Minimum
Maximum Height	5 Stories – Principal Building 1 Story – Accessory Building
Maximum Density	24 dwelling units per acre (15 dwelling units per acre minimum)

Two accesses are provided to the property. One access is provided off of SE Pleasant View Drive and one access is provided off of SE Glacier Trail. These accesses have already been constructed as part of the approved site plan for the three apartment buildings located on the south side of the site.

Parkland dedication requirements would apply to the proposed development due to its residential nature. Based on the number of units proposed, 4.31-acres would be required to be dedicated to the City. The concept plan does not identify any public parkland. The applicant intends to provide a fee in lieu of land dedication to satisfy the parkland dedication requirement.

The proposed use of the property is allowed within the K-MF-HIGH zoning district, however, the density proposed does not fit within the limits of the K-MF-HIGH district. The applicant has requested a planned development overlay to accommodate up to 26 dwelling units per acre, rather than the maximum allowed per the K-MF-HIGH zoning district of 24 dwelling units per acre.

The attached Planned Development document includes these 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 that has not received site plan approval yet will be required to go through site plan approval prior to development. Staff recommends approval of the rezoning for Kettlestone Peak Apartments.