



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Kettlestone Central South Plat 2, Lot 5 Rezoning

**PREPARED BY:** Andy Kass, AICP – Community Development Director

**REPORT DATE:** August 8, 2025

**MEETING DATE:** August 12, 2025

### GENERAL INFORMATION

**Owner/Applicant:**

Caliber Land Company, LLC

**Owner's Representative:**

Nikki Neal, ASLA – Civil Design Advantage

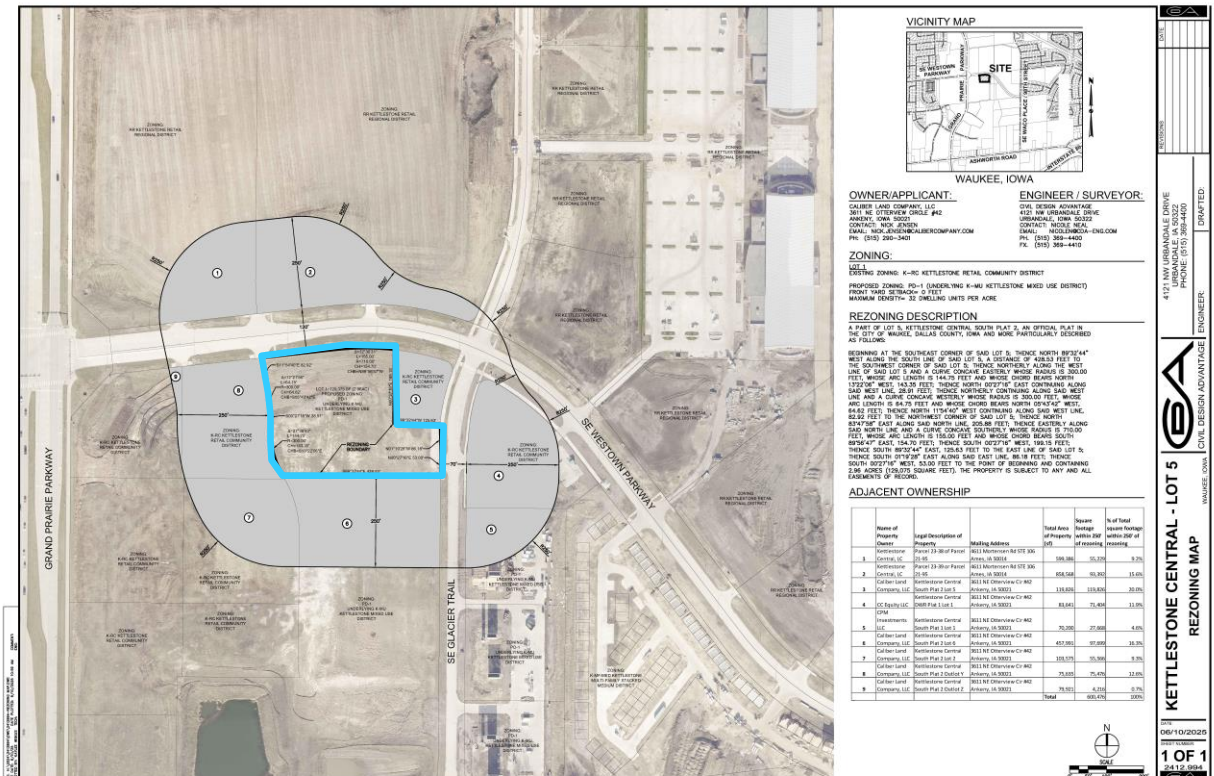
**Request:**

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

**Location and Size:**

Property is generally located west of SE Glacier Trail and south of SE Westtown Parkway, containing approximately 2.96-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-RC (Kettlestone Retail Community District)
North	Vacant - Undeveloped	Office	K-RC (Kettlestone Retail Community District)
South	Vacant - Undeveloped	Office	K-MU (Kettlestone Mixed-Use) / PD-1 (Planned Development Overlay)
East	Dancing with Roxie	Office	K-RC (Kettlestone Retail Community District)
West	Vacant - Undeveloped	Office	K-RC (Kettlestone Retail Community District)

**BACKGROUND**

The subject property is located within the Kettlestone Corridor and includes approximately 2.96-acres. The property is located west of SE Glacier Trail and south of SE Westtown Parkway. The property is currently platted as a part of Lot 5 in Kettlestone Central South Plat 2. The applicant is requesting that the property be rezoned from K-RC (Kettlestone Retail Community District) to K-MU / PD-1 (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 requesting a maximum density of 32 dwelling units per acre. In addition to the request for higher density, the applicant is requesting to have a greater front yard setback than the 20-foot maximum required by the K-MU zoning district.

Notification to adjacent property owners was mailed on August 1, 2025. The rezoning sign was placed on the property by the August 4, 2025 deadline. Staff has not received any correspondence regarding this request.

**PROJECT DESCRIPTION**

The concept plan provided identifies a five (5) story mixed-use building. The first floor of the building would include areas for commercial use as well as some residential units. The proposed tenant of the commercial space on the first floor is a bank. The bank area is approximately 8,600 square feet in area. A drive-thru for the bank is shown on the south side of the building. The remaining floors are intended for residential units. The building will feature studio, one-bedroom, and two-bedroom units. All proposed units are intended to be rental units. Table I below lists the standard zoning requirements of the K-MU zoning district.

**Table 1: Standard K-MU requirements.**

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

Access to the property is shown to be provided from SE Westown Parkway and SE Glacier Trail.

Parkland dedication requirements would apply to the proposed development due to its residential nature. Based on the number of units proposed, 1.05-acres would be required to be dedicated to the City. The concept plan does not identify any public parkland. As staff works through the site plan review process, parkland dedication requirements will be addressed.

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 32 dwelling units per acre (30 dwelling units per acre in the K-MU district).
- Permission to have a greater front yard setback than the K-MU maximum of 20-feet. This is needed due to the amount of parking required for the project as well as the existing public utility easement and sanitary sewer easements that prevent the maximum setback from being met.

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 South Plat 2, Lot 5.