



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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AGENDA STAFF REPORT

AGENDA DATE: September 19, 2006
ACTION REQUESTED: Sign the Ordinance approving the Grove Rezone (Z-06-14)

BACKGROUND:

Jamie Flynn of Campus Crest Development, authorized agent for Sara J. Wolfe, landowner has submitted a general zone change request for one parcel totaling approximately 13.3 acres from Agriculture-3 to Planned Unit Development (PUD).

Pursuant to KCC 17.36: Planned Unit Development any persons or corporation applying for a planned unit development zone shall file a preliminary development plan with an application for zone change. The submitted application is proposing to construct a 192-unit student housing complex on approximately 13.3 acres. The proposed density of the development is 14.4 units per acre.

Per the revised site plan submitted on July 7, 2006, the Grove will contain the following:

1. Six 24-unit buildings and four 12-unit buildings for a total of 192 units
2. A clubhouse with various amenities
3. An outdoor recreation area featuring a basketball court, swimming pool, etc.
4. Open areas scattered throughout the site, in particular in relation to Mercer Creek
5. 582 parking stalls
6. Location of Greenfield Avenue on the southern boundary of the parcel (per City of Ellensburg)

The site is located North of E. Helena Ave., East of N. Airport Rd., South of E. Sanders Rd., Ellensburg, WA 98926 within the SW ¼, of Section 25 of T.18N., R.18E., W.M. in Kittitas County tax parcel number 18-18-25030-0015.

The site is located within the land use designation of High Density Residential (Ellensburg) and is within the Urban Growth Area of Ellensburg.

Kittitas County Community Development Services issued a Notice of Application on May 18, 2006.

Kittitas County Community Development Services issued a SEPA Mitigated Determination of Non-Significance (MDNS) on July 10, 2006. No SEPA Appeals were received.

The Kittitas County Planning Commission held a public hearing on July 25, 2006 and continued the hearing to August 8, 2006 for deliberation and decision. Public testimony was heard during the public hearing. The Planning Commission at said hearing left the written comment period open until noon July 28, 2006. Staff transmitted comments received during this comment period to the Planning Commission. Due to lack of quorum, the August 8, 2006 hearing was continued to August 29, 2006. The Planning Commission held a continued hearing on August 29, 2006 and voted to forward the Grove Rezone with a recommendation of approval with a 5-0 decision to the Board of County Commissioners. The following additional condition was added: *All SEPA Mitigations shall be conditions of approval.*

INTERACTION: The Board of County Commissioners held a Closed Record Hearing to consider this rezone on September 5, 2006 and voted 2-0 to approve the rezone with (one commissioner absent). Staff was directed to prepare enabling documents.

RECOMMENDATION: Review and sign the attached ordinance to approve the Grove Rezone (Z-06-14)

HANDLING: Forward signed Ordinance to CDS Planner for Notice of Decision

ATTACHMENTS: Ordinance

LEAD STAFF: Joanna Valencia, Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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