



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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AGENDA STAFF REPORT

AGENDA DATE: September 5, 2006

ACTION REQUESTED: Transmittal of Planning Commission's Recommendations on the Grove Rezone (Z-06-14) and Conduct a Closed Record Hearing

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. 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 proposed density of the development is 14.4 units per acre.

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.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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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: Transmittal of the Planning Commission recommendation of approval of the Grove Rezone.

RECOMMENDATION: Receive Planning Commission transmittal and take action on the Planning Commission recommendation to **approve** the Grove Rezone (Z-06-14) and direct staff to prepare enabling documents for signature at the next agenda scheduled for September 19, 2006.

ATTACHMENTS: Staff Report
Written Record
Planning Commission Minutes from July 25 and August 29, 2006 Hearings
Planning Commission Audio Tapes Available Upon Request

LEAD STAFF: Joanna Valencia, Staff Planner