

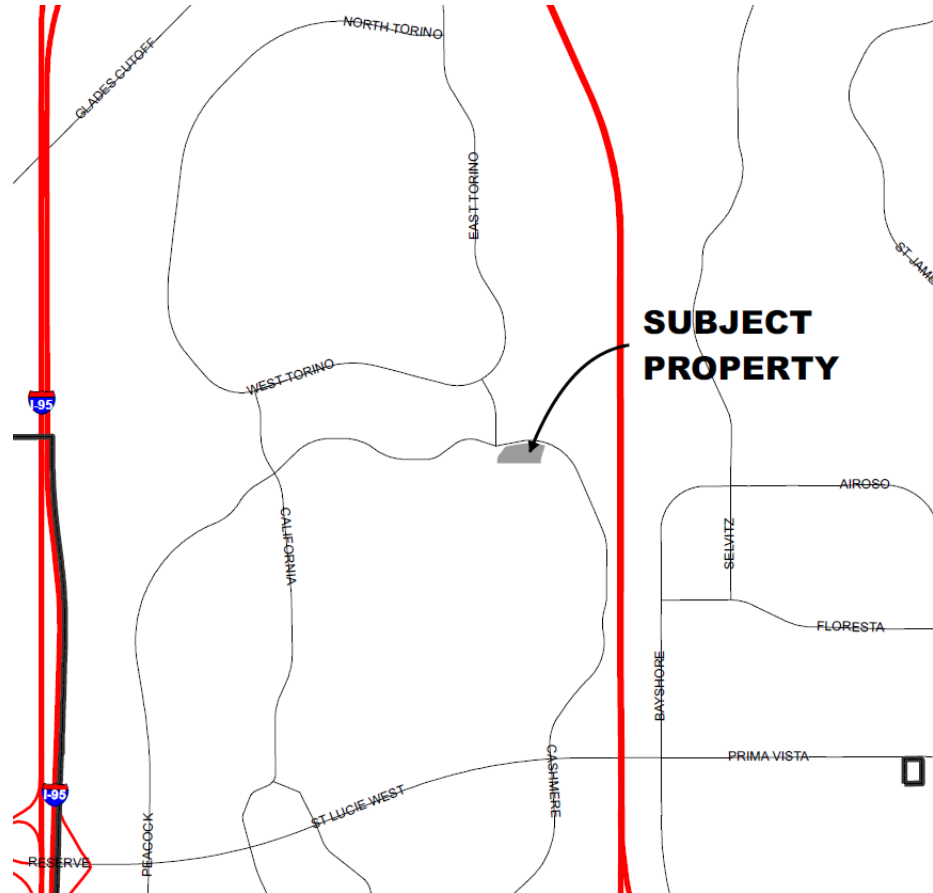


Cashmere Townhomes

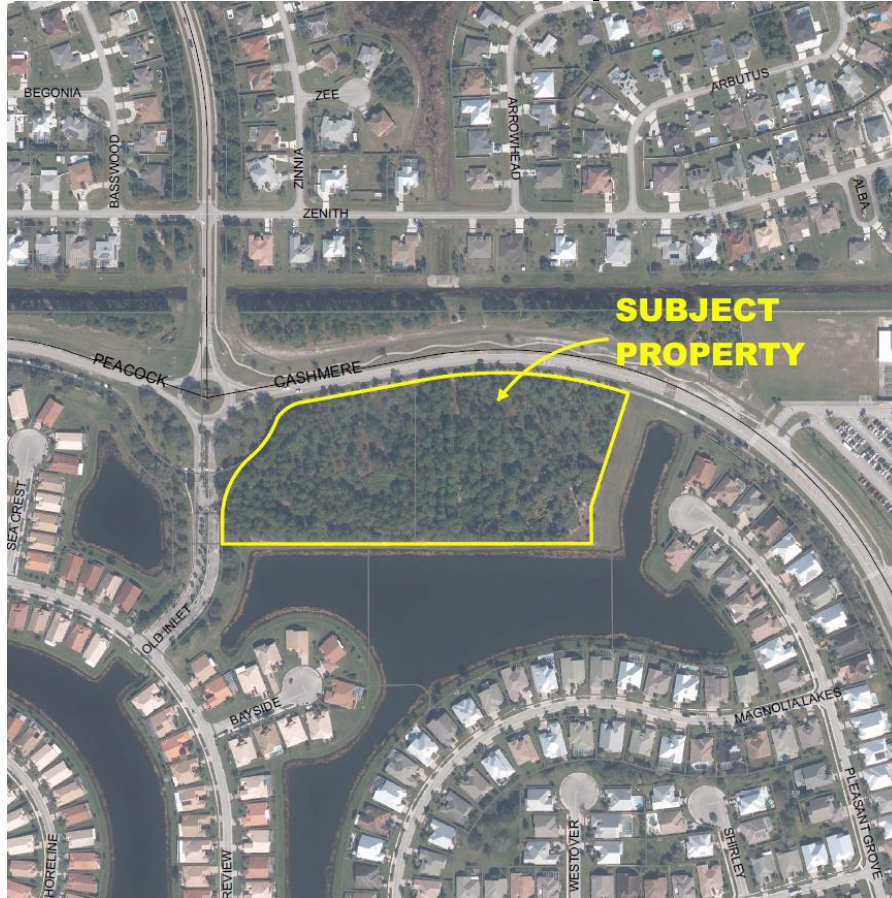
PUD Amendment #1 Application
(P25-099)

Planning and Zoning Board Meetings – November 4, 2025

Location Map



Aerial Map



Proposed Project

An application for the 1st Amendment to the Cashmere Townhomes Planned Unit Development (PUD), consisting of 72 units, to revise the PUD concept plan, update owner information, permitted uses, building design, height and setbacks, parking criteria, and add a cabana and pool recreational facility.

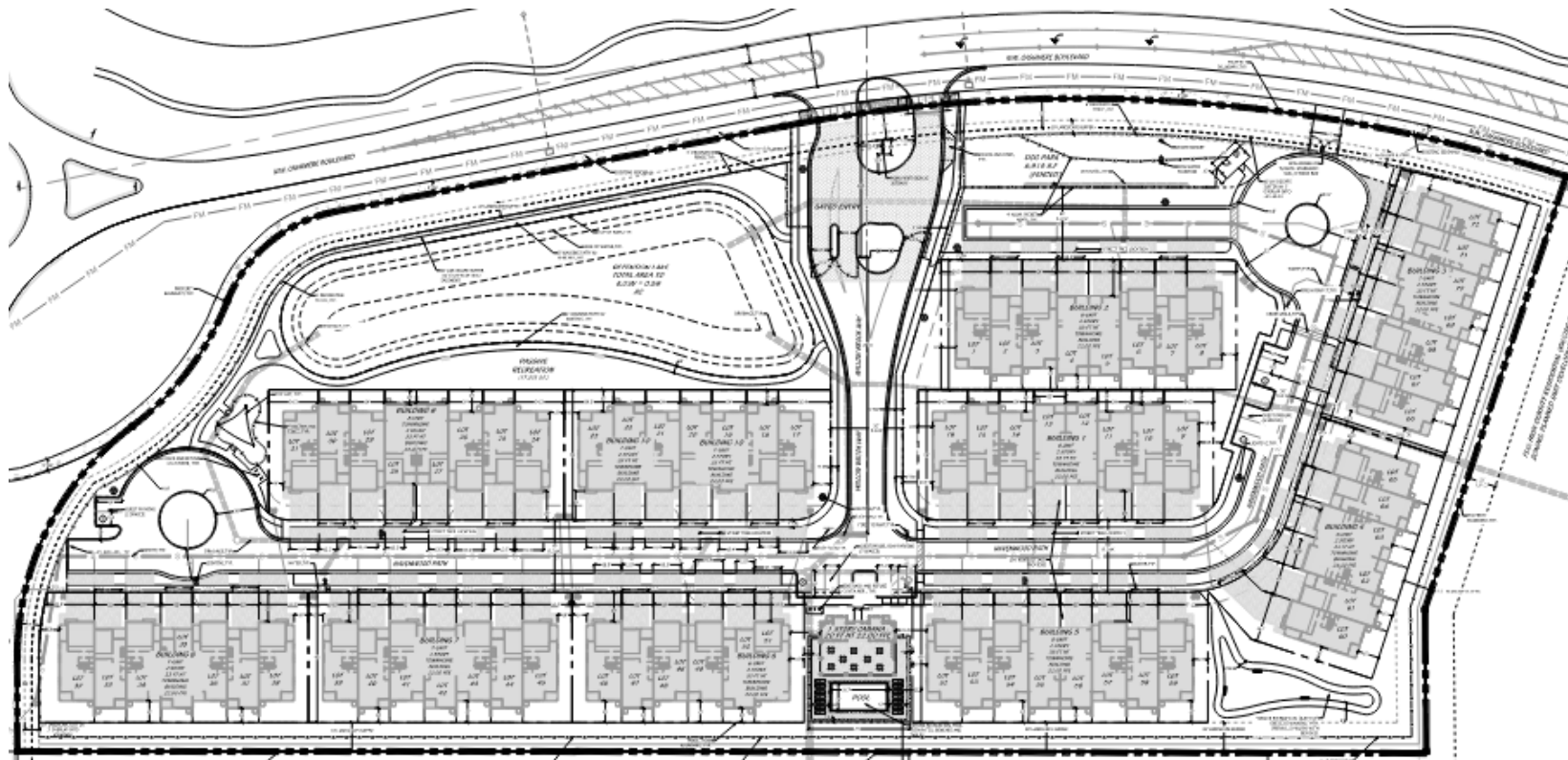
The Cashmere Townhomes PUD was first approved in 2022 (P21-024) per Ordinance #22-73. The future land use designation for the project is RM (Medium Density Residential) and is located on the southeast corner of Cashmere Boulevard and Old Inlet Drive.

Proposed Update

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. The applicant is proposing the following updates.

1. Increasing the permitted building height from 30 feet to 35 feet.
2. Update the Concept plan to show new building layout
3. Add Model Home and Temporary Sales Center as permitted uses.
4. Changing the allowed setbacks, as follows:
 - a) All Accessory Structures - 3 feet
 - b) Side setbacks to be all 10 feet, and allow lot 72 to have a 9-foot setback
 - c) Rear building setback – 10'
5. To add a cabana and pool area

Proposed PUD Concept Plan



Impacts and Findings

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 RM (Medium Density Residential) allows a maximum density of 11 dwelling units per acre.

The projected density for Cashmere Townhomes is 7.92 dwelling units per acre on 9.09 acres with a maximum of 72 dwelling units.

The proposed change to add the model home and temporary sales center within the proposed cabana building is to provide the temporary on-site uses during the sale process.

Impacts and Findings

The proposed increase to the building height from the existing 30 feet maximum is to provide consistency with city code for most maximum building heights of 35 feet.

The proposed changes to the setbacks are to provide the ability for a different layout and new design of the buildings within the platted lots. Lot 72 has a different side setback of 9 feet instead of 10 feet due to the shape of the lot.

The concept plan proposal includes updated layout and typical of the buildings and to show the addition of a cabana building and pool area.

Recommendation

The Site Plan Review Committee recommended approval of the proposed PUD document and concept plan at the June 25, 2025, Site Plan Review Committee meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council.
- Motion to recommend approval to the City Council with conditions.
- Motion to recommend denial to the City Council.