



## REQUEST FOR ACTION CITY COUNCIL

Agenda Date: 8/18/2026  
Agenda Section: Consent Agenda

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**Department Origination:** Community Development

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**Agenda Item:** Adopt Resolutions 2026-065, 2026-066, 2026-067 and Ordinance 2026-008 approving a 60-unit apartment for property located in the SW corner of Clearwater Road and Forest Drive

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**Approval Required:** Simple Majority Vote

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### **BACKGROUND**

The applicant is requesting approval of the following items for the 3.7-acre site:

- **Preliminary and Final Plat** to allow "Timberline Heights Second Addition" to create one buildable lot from two lots;
- **Comprehensive Plan Amendment** from Public/Semi-Public/Institutional to High Density Residential
- **Rezoning** from OS, Office Service to R-3, High Density Residential; and
- **Variance** for front yard setback and roof pitch.

The proposed development includes a 60-unit, four-story apartment building with the ground floor being a garage level. The apartment would be oriented north and east along the street frontages. Parking would be oriented behind the building in the central part of the site, with ponding in the southwest corner of the site. The development is planned to have trail access from the building to connect to the public trail along Clearwater Road. In terms of elevation of the building on site and the exterior design; the proposed development would match up with the Timberline Hights phase one building that is currently under construction across Clearwater Road.

The development would include a mix of market rate units, including studio, one, and two-bedroom units. Each unit would have laundry and individually controlled HVAC systems. The apartment would include amenities such as a large two-story lobby, community room, fitness center, and theater room. All tenants will have access to the outdoor amenities in Timberline Hights Phase one across Clearwater Road. Additionally, the site would have its own play set on site.

### **FINANCIAL IMPLICATIONS**

None.

### **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission recommends approval of the request, subject to the findings and conditions in the draft resolutions and the draft ordinance.

### **COUNCIL ACTION REQUESTED**

Adopt Resolutions 2026-065, 2026-066, 2026-067 and Ordinance 2026-008 approving a 60-unit apartment for property located in the SW corner of Clearwater Road and Forest Drive.