

1. 6:30 P.M. Parkland-Spanaway-Midland LUAC Study Session Agenda

Documents:

[3 21 18 PSMAC Study Session Agenda.pdf](#)

2. PSMAC Handout - Zone Change Request 20

Documents:

[map change request 20 spanaway airport.pdf](#)

3. PSMAC Handout - Zone Change Request 21

Documents:

[map change request 21 Rollins.pdf](#)

4. PSMAC Handout - Rollins' Request For Zone Change

Documents:

[Rollins Request for Zoning Change 03.13.2018.pdf](#)



PARKLAND-SPANAWAY-MIDLAND LAND USE ADVISORY COMMISSION AGENDA

March 21, 2018, 6:30 p.m.

Central Pierce Fire & Rescue Station 61, 100 – 114th Street South, Tacoma

STUDY SESSION

Parkland-Spanaway-Midland Community Plan Review

Public comment is limited to 3 minutes per speaker. If possible, please have a spokesperson for people with similar views.

The Parkland-Spanaway-Midland Land Use Advisory Commission (PSMAC) will conduct a study session to discuss a rezone request for Spanaway Airport, continue the Portland Avenue rezone discussion, and conduct a final review of the draft Parkland-Spanaway-Midland Communities Plan policies. No action will be taken during the Study Session.

Staff contact: Tiffany O'Dell, tiffany.odell@co.pierce.wa.us

Please Note: Topics on the agenda that are not fully covered during this Study Session may be continued to the next study session.

For more information, please visit the Pierce County Community Plan Update web page, www.piercecountywa.org/CPupdate

The public is welcome to attend.

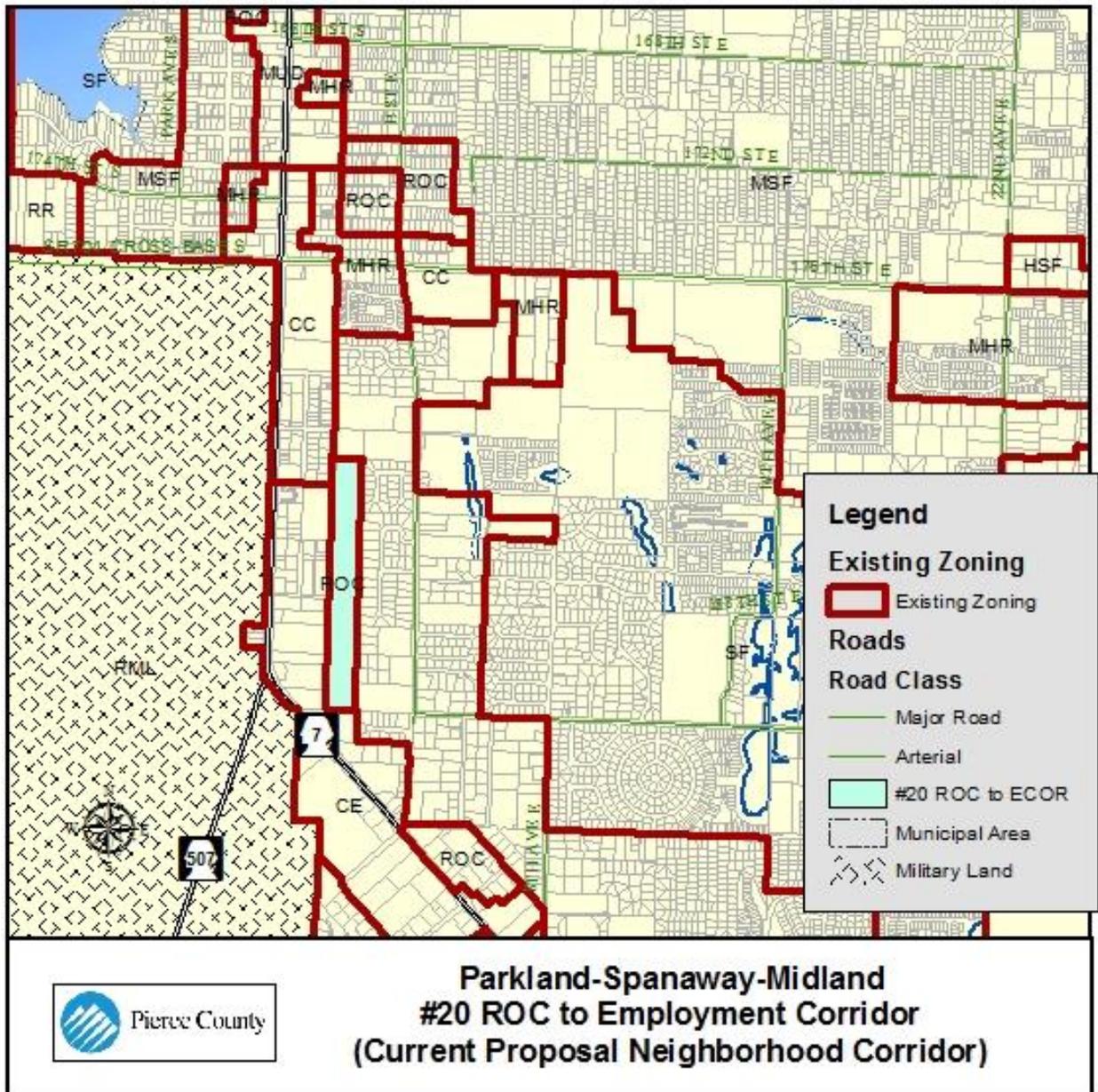
March 21, 2018

Parkland-Spanaway-Midland Community Plan Update

Map Change Requests review by LUAC – Addendum to October 18, 2017 Requests

New Request 20

20	Lisa Klein, AHBL	203 188 th St E	ROC to ECOR
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Description of surrounding area: The request consists of one 24-acre parcel located off of A Street South, between 176th and the “Roy Y” (intersection of SR-507 and SR-7). The current use of the parcel is for Spanaway Airport, however development permits have been submitted for a wholesale auto auction. Surrounding uses are commercial, office, and industrial to the west and south along SR-7, and residential and civic to the north and east.

Staff Recommendation: The current Centers and Corridors proposal includes this parcel within the proposed Neighborhood Corridor designation. That designation was made based on outdated information about development plans for the property. A previous plat of the property has been rescinded, and new development permits are pending for establishment of a wholesale auto auction. Because the existing permits vest the new use, it makes sense to zone based on that use, rather than a use that will not materialize. Staff recommends changing the proposed designation of this property to Employment Corridor.

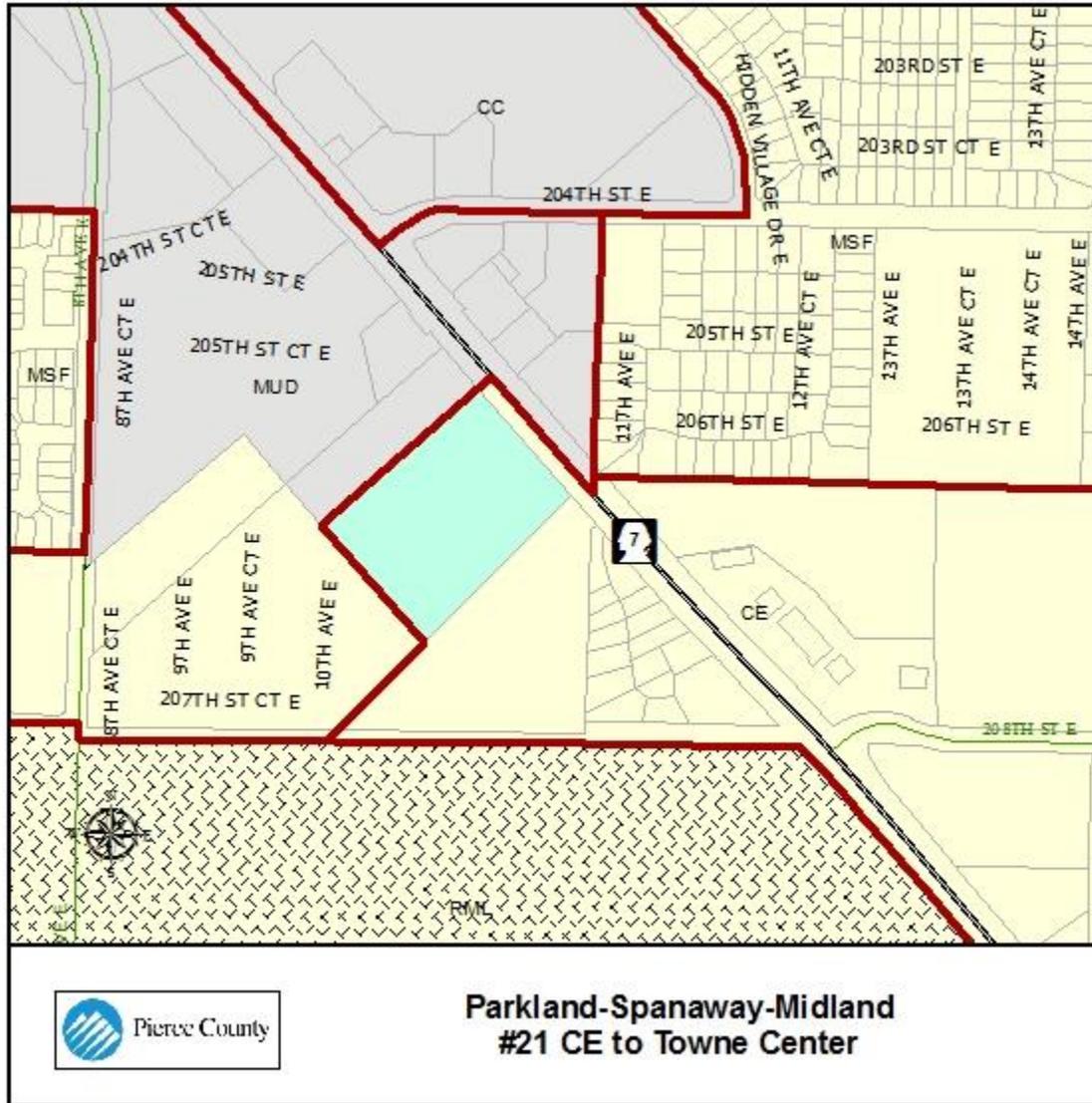
March 21, 2018

Parkland-Spanaway-Midland Community Plan Update

Map Change Requests review by LUAC – Addendum to October 18, 2017 Requests

New Request 20

21	Terry Brink on behalf of Michael Rollins	20620 Mountain Highway East	CE to Towne Center
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Description of surrounding area: The requestor owns 4.85 acres just north of 208th Street East and Mountain Highway East (SR-7) on the west side of SR-7. The property is currently a wrecking yard, however the property owner requests to be included in the proposed Towne Center zone to the north to allow future redevelopment of his property. Critical area indicators are not present on the property. Surrounding uses are a mix of commercial industrial and residential.

Staff Recommendation: Staff recommends support of the request. The property is contiguous with properties to the north proposed to be located within the Towne Center designation. Redevelopment of this property could further the goals of creating a compact mixed use community at this location.



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March 13, 2018

TRANSMITTED VIA ELECTRONIC MAIL

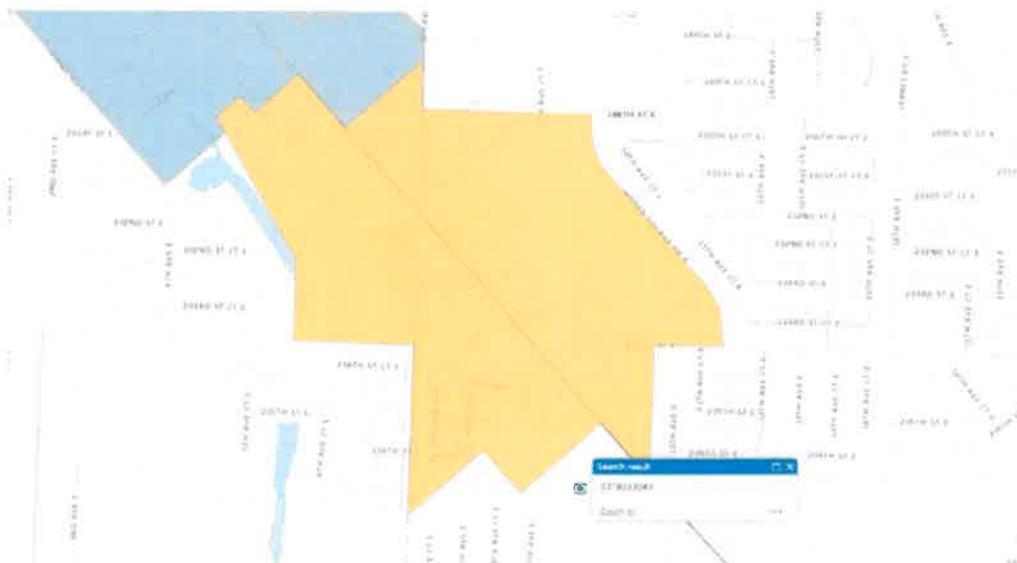
[Tiffany Odell \(todell@co.pierce.wa.us\)](mailto:todell@co.pierce.wa.us)

Tiffany O'Dell
Pierce County Senior Planner
Pierce County Planning and Public Works
2401 South 35th Street
Tacoma, Washington 98409

RE: REQUEST FOR CHANGE OF ZONING
Pierce County Real Property Tax Parcel No. 0318033043
Current Zoning Classification: Community Employment
Lot Size in Acres: 4.85
Site Address: 20620 Mountain Highway East, Spanaway, Washington 98387
Current Use of Property: Automobile Wrecking Yard

Dear Tiffany:

This letter is being submitted to you on behalf of our client, Michael E. Rollins, who is the owner of the real property identified as Pierce County Real Property Tax Parcel No. 0318033043 (“Property”). Mr. Rollins desires to have the Property added to the proposed Town Center (“TC”) zoning classification shown below:



The existing zoning classification of the Property is Community Employment (“CE”) and the existing zoning of the adjacent properties on two (2) of the four (4) boundaries of the rectangular shaped Property have a Mixed Use District (“MUD”) existing zoning classification as shown below:



The following is another zoning map that shows the current zoning of the same geographic area as shown in the foregoing illustration:



There are a significant number of commercial/retail facilities located in the vicinity of the Property and in the geographic area proposed for the TC zoning classification shown in the aerial photograph below:



The following aerial photograph is labeled to identify some of the existing commercial/retail operating in the existing MUD zoning classification all of which are targeted to be in the proposed TC zoning classification:



Although our client has no immediate plans to change the current use of the Property as an auto wrecking yard, he recognizes that over time there is a likelihood of increased commercial/retail growth in the adjacent geographic area currently proposed for the TC zoning.

We believe that the inclusion of the Property into the proposed TC zoning classification makes sense because the Property is contiguous with the proposed TC zone. We also believe that the TC zoning classification would provide a more versatile range of development options for our client without burdening adjacent properties in any way.

In order to consider the comparison of the current CE zoning classification with the proposed TC zoning classification, we prepared a comparative chart that demonstrates the degree of impact

that a zoning classification change from CE to TC may or may not have: (i) we shaded the cells green where the CE is more restrictive than the TC; (ii) we shaded the cells red where the TC is more restrictive than the CE; and (iii) the non-shaded cells indicate areas where a change in the zoning classification would have no impact. The following is the comparative chart:

LIST OF USES	TC	CE
Single-Family 1-2, detached	Not Permitted	Not Permitted
Single-Family 3+, attached	Permitted	Not Permitted
Multifamily	Permitted	Not Permitted
Big box retail	Permitted	Not Permitted
Smaller-scale retail	Permitted	Not Permitted
Dining	Permitted	Permitted
Office	Permitted	Permitted
Industrial	Not Permitted	Mostly Permitted
Education	Not Permitted	Permitted
Religion	Permitted	Not Permitted
Hotels	Permitted	Permitted with conditional use permit
Civic	Permitted	Mostly Permitted

We hope that Staff and the Parkland-Spanaway-Midland Land Use Advisory Commission will consider this request for a minor alteration to the Parkland-Spanaway-Midland Community Plan Update process that is currently occurring.

Please let me know if there is any other measure that needs to be undertaken in addition to the delivery of this letter via electronic mail in order to have this request acknowledged and acted upon.

Yours very truly,

 Terry L. Brink

TLB:ss
cc: Michael E. Rollins