

1. 6:30 P.M. 6/6/18 Parkland-Spanaway-Midland Advisory Commission Study Session Agenda

Documents:

[6 6 18 PSMAC Study Session Agenda.pdf](#)

2. 6:30 P.M. 6/6/18 Parkland-Spanaway-Midland Advisory Commission Study Session - NMU & HSF Proposal

Documents:

[NMU and HSF proposal.pdf](#)

3. 6:30 P.M. 6/6/18 Parkland-Spanaway-Midland Advisory Commission Study Session - Portland Ave Existing Zoning

Documents:

[PortlandAve_existing_zoning.pdf](#)

4. 6:30 P.M. 6/6/18 Parkland-Spanaway-Midland Advisory Commission Study Session - Portland Ave LUAC Proposed Zoning

Documents:

[PortlandAve_LUAC proposal.pdf](#)

5. 6:30 P.M. 6/6/18 Parkland-Spanaway-Midland Advisory Commission Study Session - Summary Of Zones

Documents:

[summary of zones.pdf](#)



PARKLAND-SPANAWAY-MIDLAND LAND USE ADVISORY COMMISSION AGENDA

June 6, 2018, 6:30 p.m.

Central Pierce Fire 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 further discuss the possible rezone of Portland Avenue. Any members of the public in attendance will be invited to participate in small group discussions. In order to properly staff the study session, please [RSVP](#) if planning to attend. 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 encouraged to attend.

Portland Ave. Rezone Discussion
 Proposed vs. Existing Zones:
 NMU, NC, HSF for 3/7/18 Meeting

	PROPOSED	EXISTING	PROPOSED	EXISTING
	Neighborhood Mixed Use (NMU)	Neighborhood Center (NC)	High Density Single Family (HSF)	High Density Single Family (HSF)
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.				
Group Home		C		
Mobile Home				
Mobile Home Park				
Multi-Family Housing	P	A1,2,5	P1,3	
Nursing Homes	P	A		
Senior Housing	P	A		
Single-Family Detached Housing			P	P
Two-Family Housing (Duplex)		A*	P	
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.				
Administrative Government Svcs.	P	P		
Community and Cultural Svcs.	C1;P2-3	P2;C1		
Day-Care Centers	P	P	P1	
Education	P1;A2	P1;A2	P1	
Health Services	P1	P1		
Postal Services	P1	P1		
Public Park Facilities	P1,4	P1,4	P1,4	
Public Safety Services	P1	P1		
Religious Assembly	P1,2	P	P1	
Transportation	P1	P1		
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.				
Electrical Facilities	P	P	P	
Electrical Generation Facilities				
Natural Gas Facilities	P1,2;C3	P1,2;C3	P1;C3	
Organic Waste Processing Facilities				
Pipelines	P	P	P	
Sewage Collection Facilities	P	P	P	
Sewage Treatment Facilities	C	C	C	
Stormwater Facilities	P	P	P	
Telecommunication Towers or Wireless Facilities	P1;C2	P1;C2	P1;C2	
Utility or Public Maintenance Facilities	P1;C2	P1;C2	P1;C2	
Waste Disposal Facilities			C2	
Waste Transfer Facilities	P1;C2	P1;C2	P1;C2	
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.				
Administrative and Professional Offices	P	P		
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.				
Agritourism	P1	P		
Agricultural Services				
Agricultural Supply Sales	P1			
Animal Production, Boarding and Slaughtering				
Crop Production				
Fish Processing, Hatcheries and Aquaculture				
Forestry				

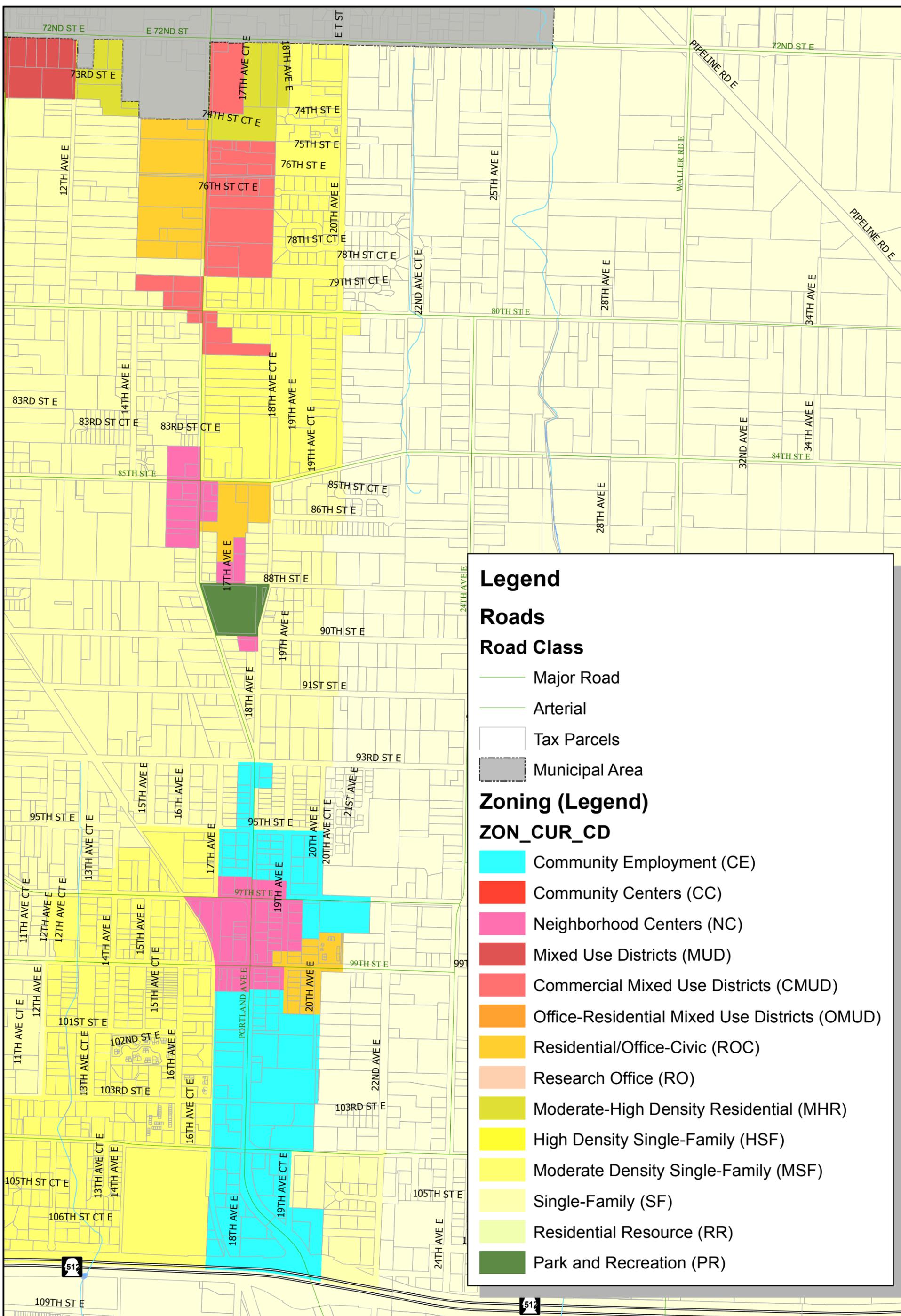
	PROPOSED	EXISTING	PROPOSED	EXISTING
	Neighborhood Mixed Use (NMU)	Neighborhood Center (NC)	High Density Single Family (HSF)	High Density Single Family (HSF)
Surface Mines				
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.				
Adult Business				
Amusement and Recreation	P1;C2	P1;C2,3		
Billboards				
Building Materials and Garden Supplies	P1,2	P1		
Business Services	P1	P1		
Commercial Centers				
Eating and Drinking Establishments	P1,3	P		
Lodging	P3			
Mobile, Manufactured and Modular Home Sales				
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service		P1;A2;C3		
Rental and Repair Services	P1	P1;A2		
Sales of Merchandise and Services	P1,2	P3		
Storage and Moving				
Wholesale Trade				
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.				
Basic Manufacturing				
Contractor Yards				
Food and Related Products				
Industrial Services and Repair				
Intermediate Manufacturing and Intermediate/Final Assembly				
Off-site Hazardous Waste Treatment and Storage Facilities				
Recycling Collection and Processing Facilities				
Salvage Yards/Vehicle Storage				
Warehousing, Distribution and Freight Movement				

P= Permitted outright, A= Requires approval of Administrative Use Permit, C= Requires approval of Conditional Use Permit. For a definition of uses and levels, see Chapter 18A.33 Use Category Descriptions

Residential Density* & Height	Minimum Density	Maximum Density**	Maximum Height
Neighborhood Center (existing)	4	16	60
Neighborhood Mixed Use (proposed)	6	16	45
High Density Single Family (existing)	6	12	40
High Density Single Family (proposed)	6	12	40

**Density is net units per acre*

***Maximum density may only be reached when connected to sewer*



Legend

Roads

Road Class

- Major Road
- Arterial

Tax Parcels

Municipal Area

Zoning (Legend)

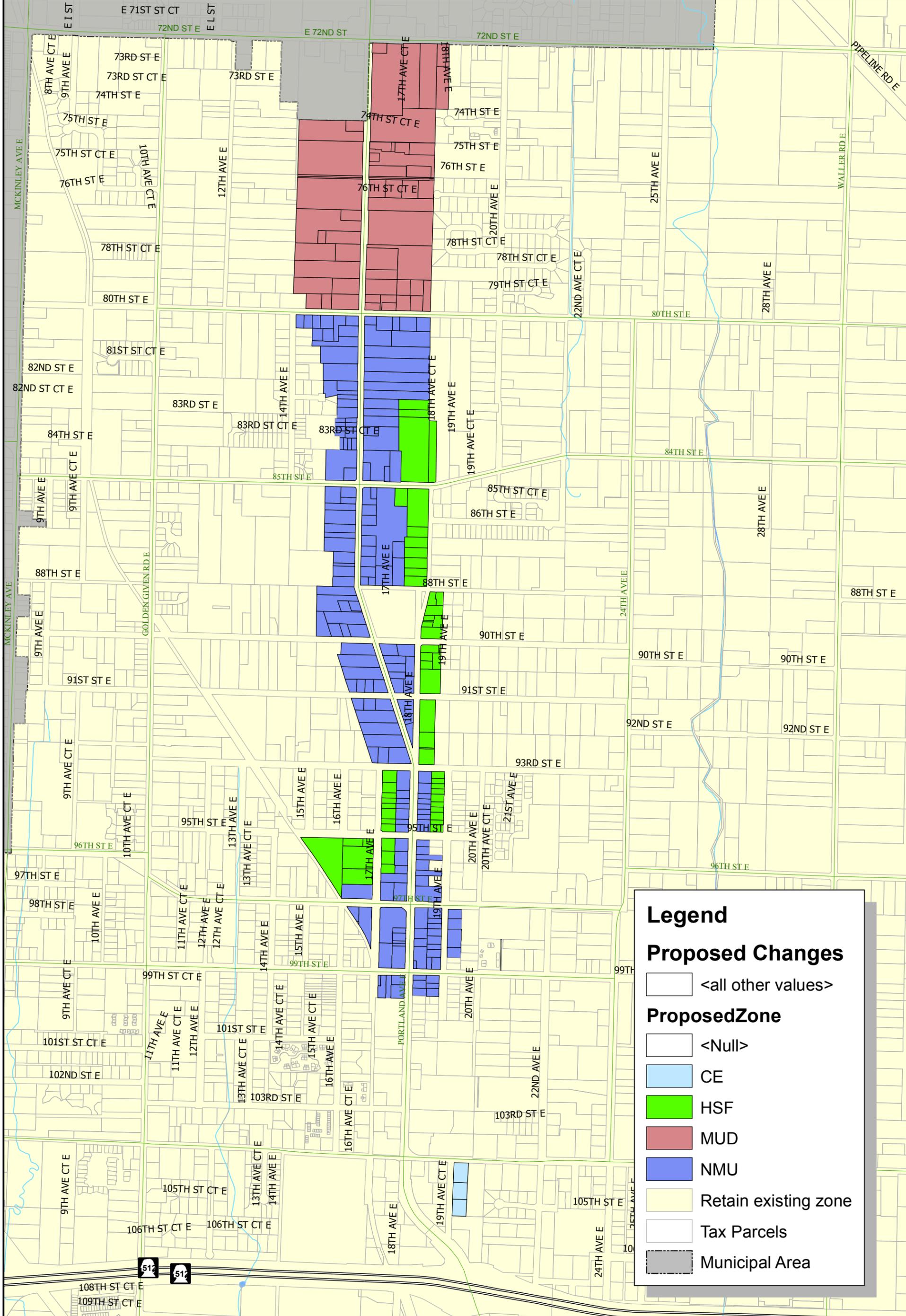
ZON_CUR_CD

- Community Employment (CE)
- Community Centers (CC)
- Neighborhood Centers (NC)
- Mixed Use Districts (MUD)
- Commercial Mixed Use Districts (CMUD)
- Office-Residential Mixed Use Districts (OMUD)
- Residential/Office-Civic (ROC)
- Research Office (RO)
- Moderate-High Density Residential (MHR)
- High Density Single-Family (HSF)
- Moderate Density Single-Family (MSF)
- Single-Family (SF)
- Residential Resource (RR)
- Park and Recreation (PR)



Portland Avenue Existing Zoning as of 3/7/18





Legend

Proposed Changes

<all other values>

ProposedZone

<Null>

CE

HSF

MUD

NMU

Retain existing zone

Tax Parcels

Municipal Area



**Portland Avenue
LUAC Draft Proposal
For 3/7/18 Meeting**



Portland Avenue Area

Summary of Existing and Proposed Zones Uses, Density, and Height

The following is a summary of allowed uses, densities and heights. For specific detail, please see Pierce County Code Title 18A.

Existing Zones: For zone locations, see map of existing zones

- **Moderate Density Single-Family (MSF):** Single family detached and attached, nursing homes and senior housing, mobile home parks, and civic uses. Density 4-6 units per acre, Height 35 feet maximum.
- **Single-Family (SF):** Single family, nursing homes, senior housing, and civic uses. Density 4 units per acre, Height 35 feet maximum.
- **Moderate-High Density Residential (MHR):** Allows multifamily and civic uses. Density 8-25 dwelling units per acre, Height 45 feet maximum.
- **Neighborhood Center (NC):** Allows multifamily, civic, offices, neighborhood scale commercial. Density 4-16 units per acre, Height 60 feet maximum.
- **Commercial Mixed Use District (CMUD):** Allows mixed use commercial/multifamily, civic uses, offices, commercial, and limited industrial. Density 8-25 units per acre, Height 60 feet maximum.
- **Residential-Office-Civic (ROC):** Allows multifamily, civic, office, and neighborhood oriented commercial. Density 8-25 dwelling units per acre, Height 35 feet maximum.
- **Community Employment (CE):** Civic uses, offices, limited commercial, and light industrial. Height 60 feet maximum.

Proposed Zones: For zone locations, see map of proposed zones

- **High Density Single Family (HSF)*:** Allows attached and detached single-family and civic uses. Density 6-12 units per acre, Height 40 feet maximum.
- **Neighborhood Mixed Use (NMU)**:** Mix of neighborhood-scale commercial, residential, and civic uses. Density 6-16 units per acre, Height 45 feet maximum.
- **Mixed Use District (MUD):** Auto-oriented commercial, civic, residential, allows big box stores and light industrial. Density 12-25 units per acre, Height 60 feet maximum.
- **Community Employment (CE):** Civic uses, offices, limited commercial, and light industrial. Height 60 feet maximum.

**Proposed change from existing HSF zone in PSM plan would allow attached single family (townhouse style) and civic uses.*

***Proposed new zone*