



# AGENDA

## PUBLIC HEARINGS BY THE PIERCE COUNTY HEARING EXAMINER

Pierce County Public Services Building (Annex), Public Meeting Room, 2401 S. 35th St., Tacoma, WA 98409

**WEDNESDAY, DECEMBER 18, 2019**

HEARING TIME: 9:00 A.M.

**Project:** Preliminary Plat / Planned Development District / Site Plan Review / Rezone:  
Elk Plain Crossing PDD

**Applications:** 896267, 896277, 896281, 896280, 898393

**Online Address:** <https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=896267>

**Applicant:** Elk Plain LLC

**Planner:** Robert Jenkins, [rob.jenkins@piercescountywa.gov](mailto:rob.jenkins@piercescountywa.gov)

**Request:** Applicant proposes:

- Rezone and Planned Development District (PDD) approval of 56.41-acres of the 60.90-acre parcel from the Mixed-Use District (MUD) zone classification to Moderate-High Density Residential (MHR) zone classification. The 4.49-acre lot to be created at the NW corner of the parcel will remain zoned MUD.
- Preliminary Plat approval for a 347-lot single-family detached and 16 zero-lot-line single-family subdivision on the 56.41 acres of proposed MHR zoned area, in two phases, and six future commercial lots in the 4.49-acre MUD zoned area. The plat also includes:
  - 3 passive park tracts;
  - active park with underground storm drainage facility;
  - park tract at the south end of the plat;
  - an 8-ft. wide L2 landscape buffer tract along the east side of the plat;
  - a 20-ft. wide L3 landscape buffer tract/easement along SR-7 and 224<sup>th</sup> St. E.;
  - 6 shared access facility tracts;
  - a sanitary sewer lift station tract;
  - 90 on-street parking spaces; and
  - a public park on 232<sup>nd</sup> St. E.
- The applicant requests the following modifications to bulk standards through the PDD approval:
  - Reduce the garage to front lot line setback from 25 to 15 ft.;
  - reduce the side street setback on corner lots from 15 to 10 ft.;
  - use standard lot setbacks for lots accessed from shared access facilities; and
  - zero-lot-line single family with 0-ft. setbacks on the common lot line.

Elk Plain Crossing PP / PDD / Rezone– continued:

- Site Plan Review to deviate from selected architectural design standards for urban single-family residential developments, related to facade and model variation, roof pitch, porches and stoops, and attached garage placement, 18J.80.060.A.1.a.(2), d.(2), e.(4), i.(1) and (3).
- Site Plan Review to: 1) deviate from significant tree and tree unit design standards (18J.15.030.F.3.) to preserve 25 (6.6%) of the 378 significant trees (a min. of 30% , 113 trees, are required) and 25 significant trees on an off-site park to the east.

Access to the plat would be from 224<sup>th</sup> St. E. and 232<sup>nd</sup> St. E. The 14.07-acre, two-parcel portion of the existing Elk Plain Road Shop and Gravel Pit will remain in operation. The access to 232<sup>nd</sup> St. E. would go through the remaining gravel pit property on the southeast. The plat will be served by public water and sanitary sewers.

The site is in the Graham Community Plan area, located at 23101 Mountain Hwy. E., Spanaway, WA, in Council District #3.