

Initial Project Review

Preliminary Plat / Planned Development District / Environmental Review: Presley Hills

Application Numbers: 943612, 943623, 943615
Parcel Number: 0319152142

Parkland-Spanaway-Midland Advisory Commission (PSMAC) Public Meeting: Wednesday, September 1, 2021, at 6:30 p.m. Due to COVID-19 restrictions on gatherings, this meeting will be held remotely. To participate in the virtual meeting visit www.Zoom.com and click “Join a Meeting” or call 253-215-8782, then enter the Meeting ID: 923 2109 8559, and Passcode: 687141, or click on the following link:

<https://piercecountywa.zoom.us/j/92321098559?pwd=M1ZIZFNGY0ZjL0ljVUZGSDFtVVdNUT09>

For additional questions regarding the virtual meeting process, contact Tiffany Aliment at tiffany.aliment@piercecountywa.gov or 253-798-3226.

Proposal: The applicant requests approval of a Preliminary Plat application and Planned Development District application to subdivide 6.29 acres into 22 lots and four tracts for the benefit of detached single family residences; a PDD is requested to reduce the minimum lot size to 4,000 square feet and the minimum lot width of 50 feet. Proposed lots range in size from 4,850 square feet to 16,218 square feet.

Project Location: The site is in the Single Family (SF) zone classification and the Parkland-Spanaway-Midland Communities Plan area, located at 716 – 128th Street East, Tacoma, WA, within section 16, T19N, R3E, W.M., in Council District #5.

Staff Recommendation: Staff has reviewed the proposal for compliance with all policies, codes and regulations.

State Environmental Policy Act (SEPA): An Environmental Checklist was submitted per Pierce County Code Title 18D.

County Contact: Andrew Van Gordon, Associate Planner, (253) 798-7113,
andrew.vangordon@piercecountywa.gov

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?appID=943612>



Project Data

Application Complete: September 23, 2020

IPR Mailed Date: August 25, 2021

Owner/Applicant: Ashcreek Land Development, LLC
Attn: Rick Brunaugh
15528 – 95th Avenue Court East
Puyallup, WA 98375
rick@unilandinvestment.com

Agent: Azure Green Consultants
Attn: Paul Green
409 East Pioneer, Suite A
Puyallup, WA 98372
paul@mailagc.com

Public and Legal Notice

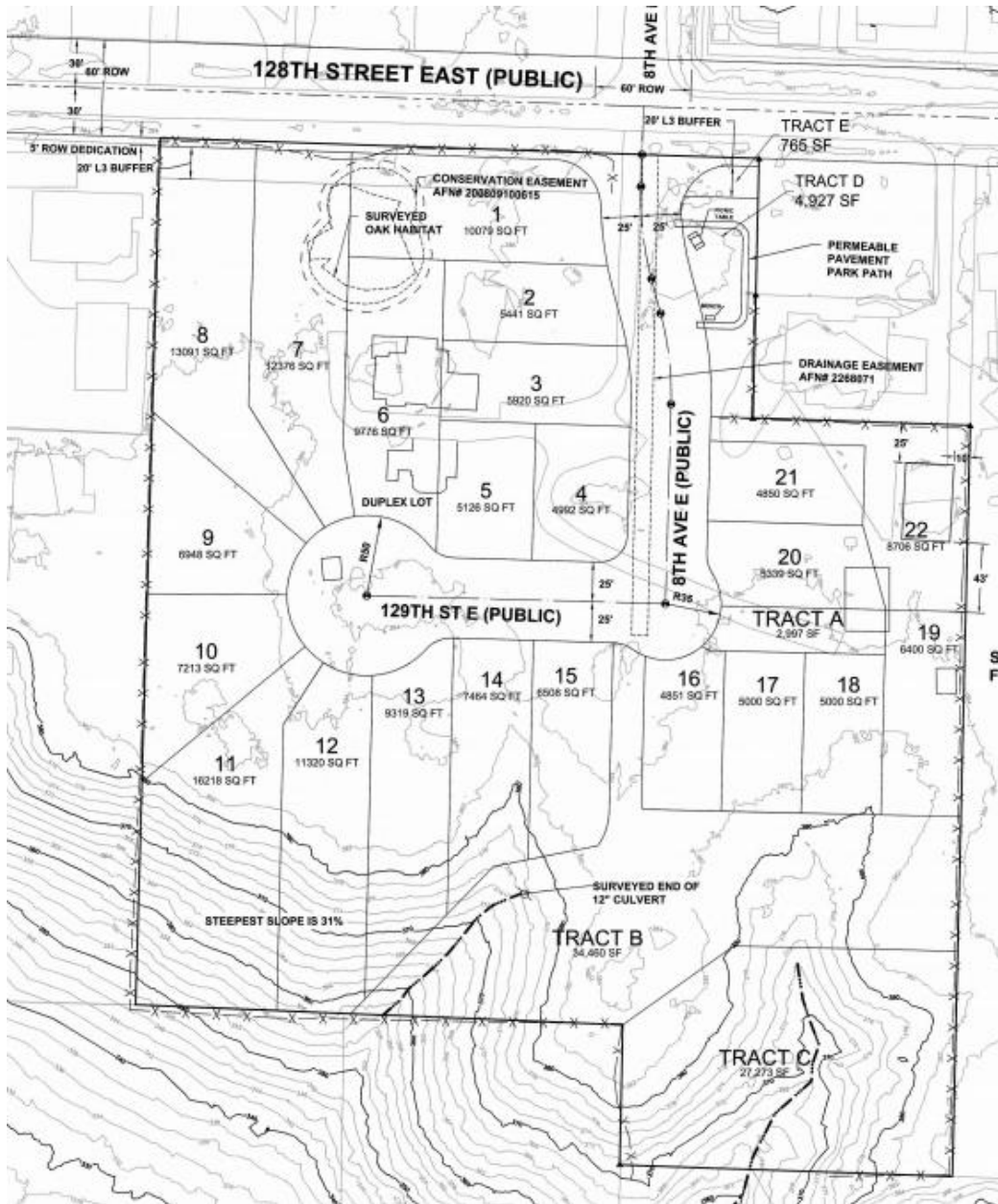
- *October 5, 2020*: Notice of Application and Public Meeting Notice was sent to property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property.
- *October 9, 2020*: Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *January 20, 2021*: Legal notice was published in the official County newspaper (*Tacoma News Tribune*) advertising the PSMAC meeting.
- *April 5, 2021*: A Revised Notice of Application and Public Meeting Notice, including the PSMAC meeting information, was sent to property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property.
- *July 12, 2021*: A second Revised Notice of Application and Public Meeting Notice, including the PSMAC meeting information, was sent to property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property.
- *August 18, 2021*: Legal notice was published in the official County newspaper (*Tacoma News Tribune*) advertising the PSMAC meeting.

2020 Ortho Photo



Figure 1: Applicants' property highlighted.

Proposed Site Plan



Zoning Map

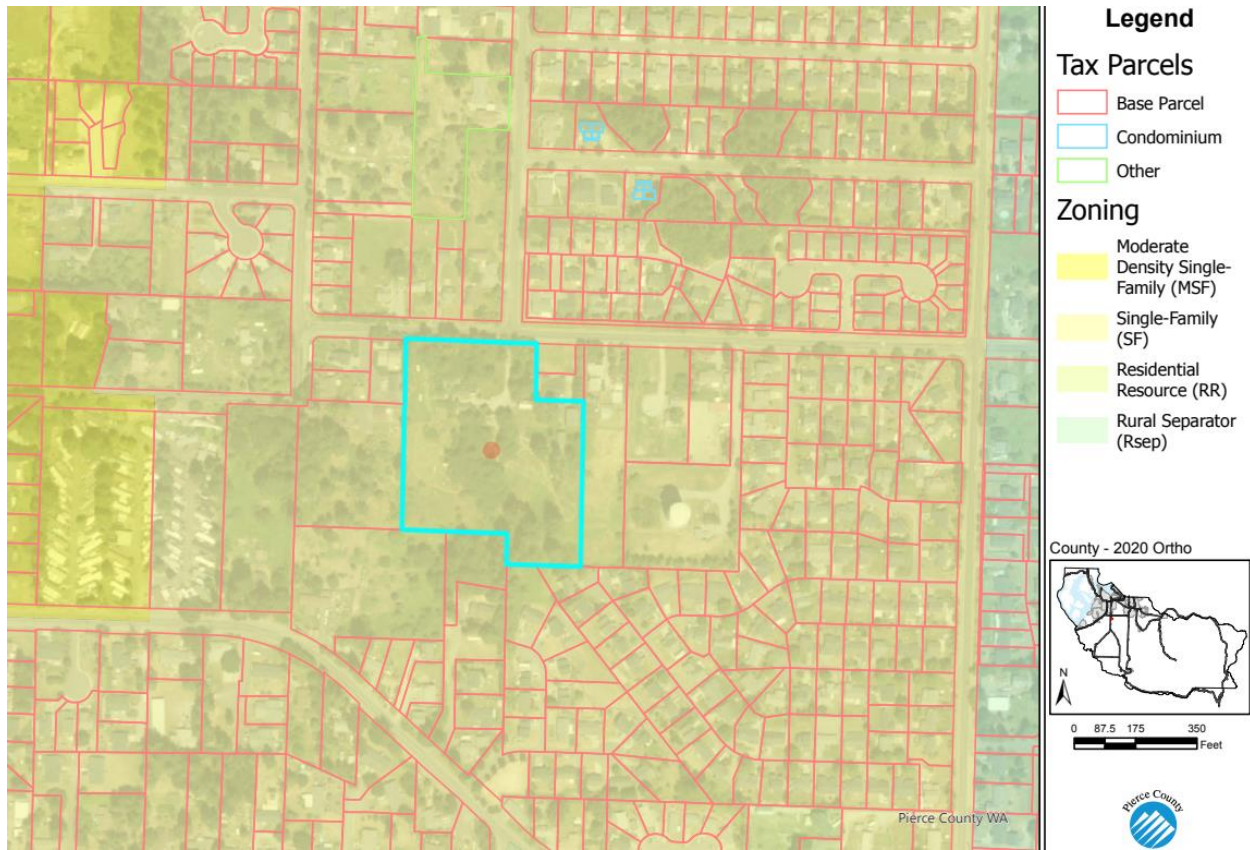


Figure 2: Applicants' property highlighted.

Surrounding Land Use / Zoning Classification

	LAND USE	ZONING
North	128 th Street East	Single Family (SF)
South	Single Family Residences / Vacant	SF
West	Single Family Residences	SF
East	Single Family Residences / Vacant	SF

Comments from Agencies and Public

Written comments received on this proposal may be found by accessing the Online Permit Information referenced on Page 1. The substance of these comments will be reflected, where appropriate, in the conditions of approval.

- County Staff has not received written comment from the public but has received inquiries about the project.
- County Staff has received comments from public agencies but has not received notice they are against the proposal.

Initial Staff Review for Consistency with Applicable Land Use Policies and Regulations

The proposal is subject to review for conformance with Pierce County plans, codes and regulations.

Title 19A, Pierce County Comprehensive Plan

The Comprehensive Plan applies to all land uses within the County. Policies include, but are not limited to:

- **Goal LU-23:** Establish a minimum, base and maximum density for all residential zones.
- **Goal LU-30:** Implement the Moderate Density Single-Family land use designations through the following zone classifications: Moderate Density Single Family (MSF) 4 to 6 units per acre, Single Family (SF) 4 units per acre, and Residential Resource (RR) 1 to 3 units per acre.
- **Goal LU-95:** Allow development to occur only when adequate public facilities and services are available and the carrying capacity of the natural environment is not exceeded.
- **Goal D-1:** Encourage development that is visually attractive, consistent with the community's identity, compatible with surrounding uses, and respectful of the natural environment.
- **Goal D-3:** Enhance residential neighborhood quality and promote a strong sense of community.
- **D-5.5:** Harmoniously situate new housing developments within existing neighborhoods.
- **Goal Env-1:** Conserve and protect critical and environmentally sensitive areas.
- **Goal H-2:** Encourage the development of new housing within the Urban Growth Areas where facilities and services exist or are planned.
- **H-2.3:** Redevelop properties where infrastructure exists.

Staff Comment: Staff does not find that the proposal conflicts with the goals and policies of the Pierce County Comprehensive Plan.

Title 19A Appendix I: Parkland-Spanaway-Midland Communities Plan

The Parkland-Spanaway-Midland Communities Plan applies to all land uses with the Parkland-Spanaway-Midland Communities Plan area. Policies include, but are not limited to:

- **PSM LU-16.3:** New residential growth in established single-family neighborhoods shall develop at densities of 4 to 6 dwelling units per acre.
- **PSM LU-17.4:** Duplexes should be prohibited in the SF and RR zones and allowed in the MSF zone.
- **PSM LU-18.2:** The Single-Family (SF) zoning classification shall allow a minimum and maximum density of 4 dwelling units per acre.
- **PSM LU-18.2.1:** Single-family attached and two family units shall be prohibited.

Staff Comment: Staff does not find that the proposal conflicts with the goals and policies of the Parkland-Spanaway-Midland Communities Plan.

Title 18A, Development Regulations – Zoning

- **Residential Density (18A.15.020)**

Within the Single Family (SF) zone minimum, base and maximum residential density is four dwelling units per acre. Minimum lot size is 5,000 square feet. Average lot size is 6,000 square feet. Minimum lot width is 60 feet.

Staff Comment: The proposal is currently meeting minimum density. The applicant has applied for a PDD to reduce the lot width to 50 feet and the minimum lot size to 4,000 square feet. The minimum lot size shown is 4,850 square feet and the minimum lot width shown is 50 feet. The average lot area is 7,815 square feet.

- **Setback and Height (18A.15.040)**

The SF zone has the following required setbacks: Front-Arterial – 25 feet; Front-Non-Arterial - 12/15/25; Side and Rear – 10 feet.

Staff Comment: The applicant is not proposing to retain any of the existing structures on the property.

- **Parkland-Spanaway-Midland: Urban Zone Classification (Table 18A.28.010)**

Within the SF zone Single-Family Detached Housing is permitted outright.

Staff Comment: The applicant is currently applying for a Preliminary Plat for the benefit of detached single-family residences.

- **Planned Development Districts (18A.75.050)**

Staff Comment: The applicant has applied for a PDD to reduce the minimum lot width to 50 feet and the minimum lot size to 4,000 square feet.

- **Single Family Detached Housing – Design Requirements for PDD (18A.75.050 I)**

Staff Comment: Table 18A.75.050 – 1: Design Requirements for PDD outlines the design standards required for approval of reductions in lot width and lot size. Design standards include requirements for public roads and aesthetic and architecture requirements. Designs have not been provided at this time but will be required prior to Final Plat approval. The new plat road is proposed to be public.

- **Planned Development Districts: PDD Approval-Required Findings (18A.75.050 J.)**

The action by the Examiner to approve a preliminary development plan for a proposed PDD with or without modifications shall be based upon the following findings:

1. **That the proposed development is in substantial conformance with the Comprehensive Plan and adopted Community Plans.**

Staff Comment: The applicant has shown that the proposed development is in substantial conformance with the Comprehensive Plan and the Parkland-Spanaway-Midland Communities Plan. As previously spoken to, Staff did not find that the proposal conflicts with the goals and policies of the Comprehensive Plan or Parkland-Spanaway-Midland Communities Plan.

2. That exceptions from the standards of the underlying district are warranted by the design and amenities incorporated in the development plan and program such as: setting aside additional open space; creating more functional park/open space areas; providing greater protection of critical areas; providing variations in housing style and type; preserving native trees; and, providing transportation features such as narrower streets and alleyways. In order to achieve the base density within a zone classification, the Examiner may determine that additional design amenities are not necessary when a site has a significant percentage of land area encumbered by constraint areas such as wetlands or steep slopes.

Staff Comment: The applicant is proposing Tract D as a passive recreational park tract with vegetation retention, a pervious path, picnic table and park bench. Tract C is set aside as an open space/tree preservation tract. Neither of these items are required through the normal platting process.

3. That exceptions or deviations from road standards are warranted by the design and amenities incorporated in the development plan and also subject to review and approval of the County Engineer.

Staff Comment: The applicant has requested a road deviation to match the centerline of 8th Avenue East. Without this deviation it would not be possible to meet the required horizontal separation of intersections. Without this deviation then the property would not be able to be subdivided.

4. That the proposal is in harmony with the surrounding area or its potential future use.

Staff Comment: The proposal is for a subdivision at urban densities for the benefit of detached single-family residences in the Single Family zone. There are several other subdivisions in the same zone for the benefit of detached single-family residences.

5. That the system of ownership and means of developing, preserving, and maintaining open space is suitable.

Staff Comment: The applicant has stated that the open space will be owned and maintained by the homeowners' association which is the common method of ownership.

6. That the approval will result in a beneficial effect upon the area which could not be achieved under the current zoning and development regulations that apply to the property.

Staff Comment: The applicant has stated that the approval will be beneficial because the proposal will meet minimum density requirements that wouldn't otherwise have been possible because of unique site constraints. Planning Staff finds that the proposal meets minimum density in an urban zone and provides for detached single-family residences, a preferred residential use in the Single-Family zone.

7. That the proposed development or units thereof will be pursued and completed in a conscientious and diligent manner.

Staff Comment: The applicant has stated the proposal will proceed in a timely manner after a Hearing Examiner approval; the project will meet all conditions and requirements.

8. That adequate provisions have been made for sidewalks, curb, gutters and street lighting for developments in urban areas.

Staff Comment: The project will be required to meet all requirements for sidewalks, curb, gutters, and street lighting.

Title 18F, Development Regulations – Land Divisions and Boundary Changes

- Proposed Preliminary Plat Requirements: Required Written Findings and Determinations (18F.40.030 C.)

The Examiner's written decision on the preliminary plat shall include findings and conclusions, based on the record, to support the decision. The Examiner shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. A proposed subdivision and dedication shall not be approved unless the Examiner makes written findings that:

1. Appropriate provisions are made for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, critical areas, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and all other relevant facts including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school; and
2. The public use and interest will be served by the subdivision and dedication.

Staff Comment: At this time Planning Staff cannot make a determination if the proposal is meeting the above requirements as the project is still under review. However, the applicant is working towards meeting these requirements, and Planning Staff has not seen evidence that the proposal cannot meet them.

Title 18J Development Regulations – Design Standards and Guidelines

- Countywide Design Standards and Guidelines (18J.15)

- Site Design (18J.15.015)

Staff Comment: The proposal will be required to meet the requirements in this section. However, a site development plan has not been submitted at this time.

- Site Clearing (18J.15.020)

Staff Comment: The proposal is not within an Open Space Corridor. It will be required to meet the standards in this section. However, a site development plan has not been submitted at this time.

- Tree Conservation (18J.15.030)

Within Urban Residential zones 30 tree units/acre of net developable acreage is required. Retaining a minimum of 30% of on-site significant trees is required.

Staff Comment: One hundred fifty-nine tree credits are required. The applicant has provided a tree conservation plan identifying they are meeting the tree credits unit requirements and significant tree retention rates.

- Landscape Buffers (18J.15.040)

Staff Comment: An L3 buffer is required along 128th Street East. The applicant is showing an L3 buffer on the plans.

- Street Trees (18J.15.050)

Staff Comment: Street trees are required at a rate of one per 30 lineal feet of all roads and accessways. This item is not required to be shown prior to Preliminary Plat approval but is required prior to Final Plat approval.

- Infill Development (18J.15.060)

Staff Comment: The requirements of this section are applicable to Lot 9 adjacent to the property triggering the requirements of this section.

- Stormwater Facilities (18J.15.170)

Staff Comment: Stormwater facilities are currently proposed to be handled by an underground retention system on Tract B.

Questions for PSMAC Discussion and Consideration

Preliminary Plat:

- Is the plat proposal adequately addressing public health, safety and general welfare issues as discussed above? If no, what changes are recommended?
- Will the public use and interest be served by the proposal? If not, what changes are recommended?

Planned Development District:

- Is the request to deviate from minimum lot width and minimum lot size warranted by the design and amenities incorporated in the plat design? If not, what changes are recommend?

General:

- Is the Preliminary Plat request consistent with the Pierce County Comprehensive Plan or the Parkland-Spanaway-Midland Communities Plan? If not, how can it be made consistent?

Other Questions or Concerns?

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