

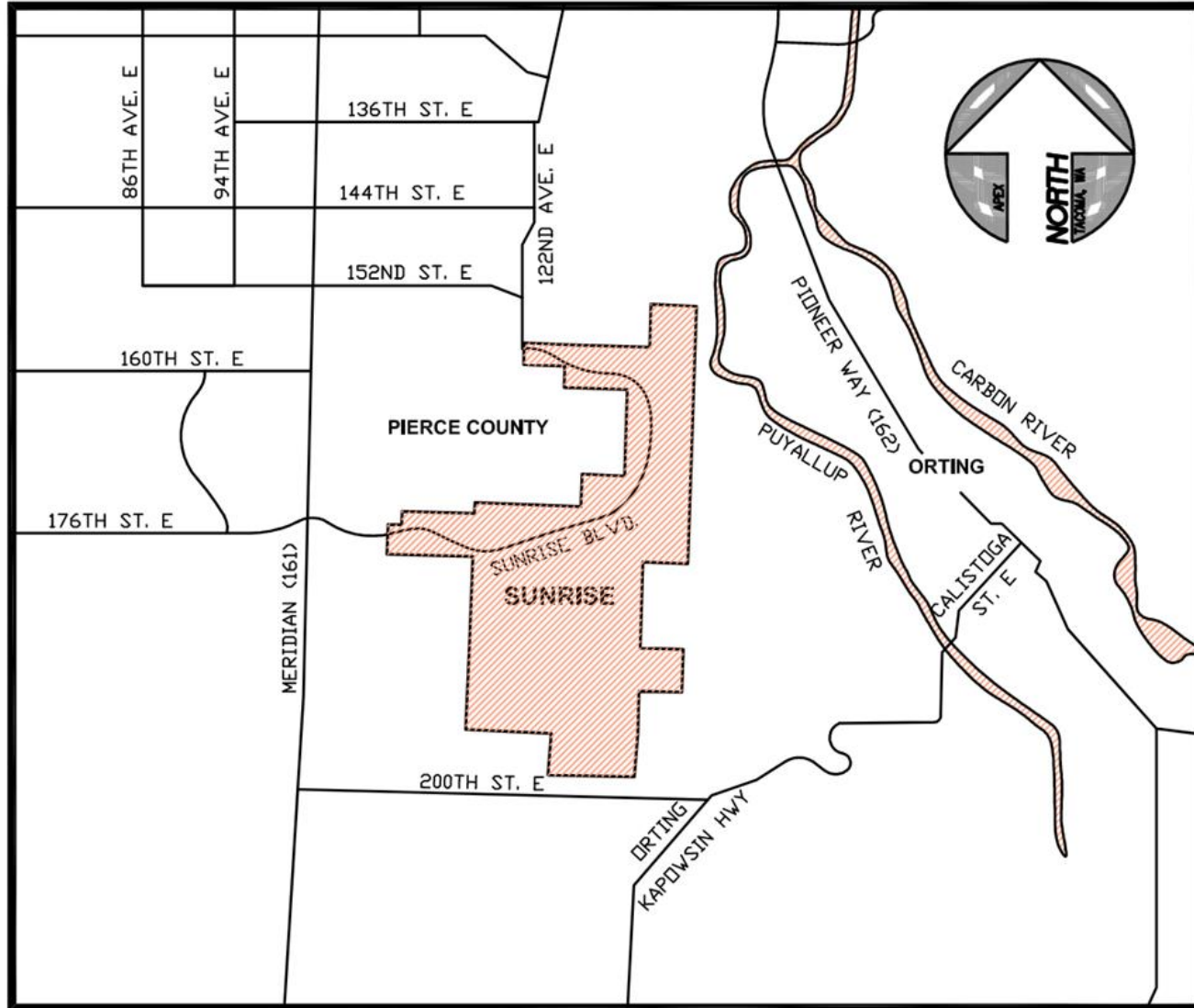
# **SUNRISE MASTER PLANNED COMMUNITY 5-YEAR REVIEW**

**APPLICATION NUMBERS: 970316**

Cory Ragan  
Pierce County Planning & Public Works

South Hill Advisory Commission  
December 6, 2021

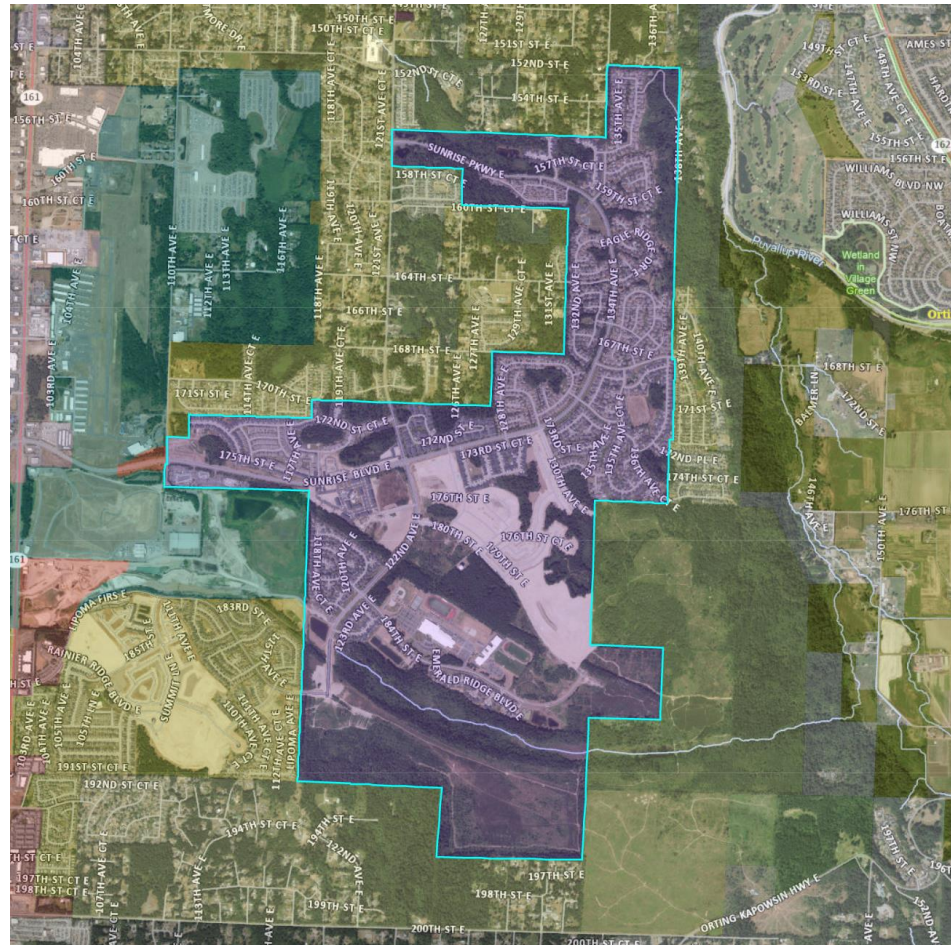
# Project Location







# Site History

- In 1983 application was made for Rainier Terrace Master Planned Community
- The Sunrise Master Plan is a designed and established Master Plan Community (MPC) as approved by the County Council
- A Development Agreement in 2001 established zoning and land use patterns for the community.
- Sunrise is then vested to Title 18A from June 5, 2000.
- The Development Agreement was restated in 2014 and mutually extended in May of this year (2021).

# Sunrise MPC



-  Master Planned Communities (MPC)
-  Employment Center (EC)
-  Mixed Use Districts (MUD)
-  Moderate Density Single-Family (MSF)

# 5-Year Review

In accordance with Section 8.13 of the Amended and Restated Development Agreement dated July 01, 2014 and extended by mutual agreement May 19, 2021 between Sunrise Development Corporation of Washington (SDC) and Pierce County, the Sunrise Master Planned Community (MPC) shall be reviewed by Pierce County at least every five years, consistent “...with LU-MPC Objective 42.4 of the County Comprehensive Plan.”

The report provides a brief history of Sunrise MPC entitlements, location and density of residential and non-residential development, open space and recreational facilities, location and type of on-site and off-site roads, utilities, and infrastructure.



# Current Conditions

As of October 2021, approximately 76% (3601 units) are built or approved to be built of the overall 4728. Currently, other subdivision proposals are either under review, or scheduled for submittals.



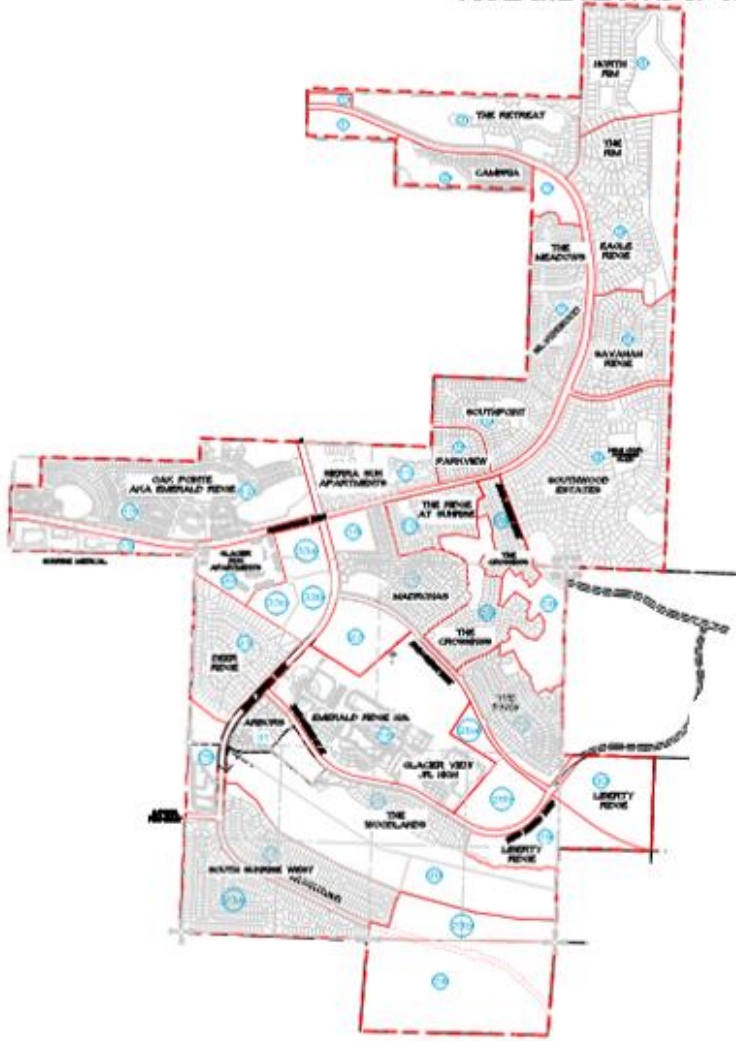


# 5-Year Progress

- 1) The Retreat: Area 3, 49 SF lots, density 3.5 du/ac
- 2) The Woodlands (aka Community 5): Area 20, 67 SF lots, density 4.23 du/ac
- 3) Glacier Run: Area 32, 384 MF Units, density 4.9 du/ac
- 4) The Crossings: Areas 16,28 & 25, 180 SF lots, density 4.9 du/ac
- 5) The Madronas: Area 14 & 15, 162 SF lots, density 5.4 du/ac
- 6) The Pines: Area 17, 162 SF lots, density 5.87du/ac
- 7) South Sunrise West: Area 20,22,23,24, 405 phased SF lots, density 4 du/ac
- 8) Oak Pointe at Sunrise Phase 5: Area 12, 72 townhomes, density 4.38 du/ac

# Sunrise Site Plan

FINAL SITE PLAN AS OF 08-20-21



LAND USE AND ZONING TABLE						
AREA	NAME	MPC LAND USE CLASSIFICATIONS	MPC ZONING CLASSIFICATIONS	APPROVED OR EXISTING SINGLE FAMILY UNITS /PADS	APPROVED OR EXISTING MULTI-FAMILY UNITS /PADS	ACRES
1		MPC	MSF			20.2
2	CAMBRIA	MPC	HRD	93		25
3	THE RETREAT	MPC	MSF	49		50.5
3	NORTH RIM	MPC	MSF	63		40.5
5	THE RIM /EAGLE RIDGE/ THE MEADOWS/ SILVERWOOD/ SOUTHPOINT AKA TANGLEWOOD	MPC	MSF	424		162.7
6	SAVANNAH RIDGE	MPC	MSF	122		38.5
2		MPC	MSF			7.85
8	SOUTHWOOD ESTATES	MPC	MEF	202		109.6
9	PARKVIEW AKA SOUTHPOINT	MPC	MSF	48		11.6
10	THE RIDGE	MPC	MSF	88		22
11	SIERRA SUN APARTMENTS	MPC	MUD		249	80.2
12	OAK POINTE AKA EMERALD RIDGE	MPC	HRD	334	301	60.6
10	SUNRISE MEDICAL	MPC	UNC			15.8
10		MPC	CC			8.01
10	THE MADRONAS	MPC	MSF	162		37.27
16	THE CROSSINGS	MPC	MSF	SEE AREA 25		24.73
17	THE PINES	MPC	MSF	162		35.2
10	PUYALLUP SCHOOL DISTRICT	MPC				100.1
10	LIBERTY RIDGE	MPC	MSF			25.4
20	THE WOODLANDS	MPC	MSF	67		113.3
21	DEER RIDGE	MPC	MSF	145		41.8
22	SOUTH SUNRISE WEST	MPC	MSF	179		38.19
23a	SOUTH SUNRISE WEST	MPC	MSF	216		54.66
23b		MPC	MSF			25.23
20		MPC	MSF			78.12
20	THE CROSSINGS	MPC	MSF	180		31.16
26a		MPC	HRD			5.5
26c		MPC	HRD			17.27
27		MPC	MUD			20
28	THE CROSSINGS	MPC	MSF	SEE AREA 25		13.75
20	SOUTH SUNRISE POND	MPC	MSF			11.44
30	LIBERTY RIDGE	MPC	MSF			31.87
31	THE ARBORS	MPC	MSF	33		10.5
32	GLACIER RUN	MPC	MUD		384	18.7
33a		MPC	CC			10.88
33c	SUNRISE REGIONAL PARK	MPC	CC			9.42
33c		MPC	CC			6.45
			POND IV-6			7.5
			POND IV-4			8
			WATER TANK			1.1
			ROADS & LINEAR PARK			36.4
			TOTAL ACRES			1467
			TOTAL UNITS TO DATE-	2667	934	
			TOTAL ALLOWED UNITS 4728			



# Staff Analysis

## Planning and Public Works Staff Review for Consistency with Applicable Land Use Policies and Regulations:

- 2001 Sunrise Master Plan Development Agreement
- 2014 Restated Sunrise Master Plan Development Agreement
- Title 18A, Development Regulations – Zoning
- 18A.75.080 Planned Unit Development
- Title 18E - Critical Areas
- Title 18F - Land Divisions and Boundary Changes

At this time Staff is recommending approval of the 5-year review.

# QUESTIONS?

Cory Ragan

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