

PLANNED DEVELOPMENT DISTRICT / REZONE / PRELIMINARY PLAT:

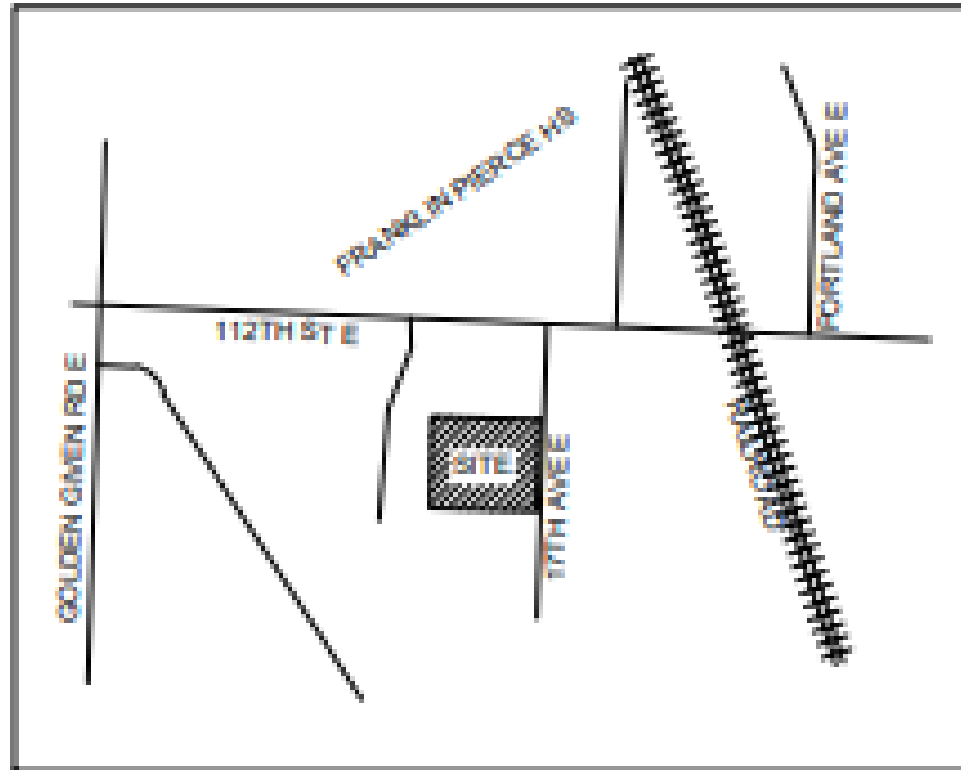
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Project Proposal

The applicant requests preliminary plat, planned development district (PDD), and rezone approval to subdivide 5 acres into 18 single-family residential lots and dedicate .16 acres to passive open space. The subject property is currently zoned Residential Resource (RR). The RR zone requires a minimum density of 1 dwelling unit per net developable acre and a maximum of 3 dwelling units per net developable acre.

The applicant proposes to rezone the property to Single-Family (SF) through the PDD process. The SF zone requires a minimum and a maximum density of 4 dwelling units per net developable acre. The proposed density is 3.6 dwelling units per 4.45 net developable acres.



VICINITY MAP
NOT TO SCALE

Water -	Tacoma Water
Sewer-	Pierce County
Power -	Tacoma Power
School-	Franklin Pierce

Zoning Map



Land Use Designation Map





C. **Required Written Findings and Determinations.** 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.



Required Findings for a PDD

J. **PDD Approval – Findings Required.** 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.
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.
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.
4. That the proposal is in harmony with the surrounding area or its potential future use.
5. That the system of ownership and means of developing, preserving, and maintaining open space is suitable.
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.
7. That the proposed development or units thereof will be pursued and completed in a conscientious and diligent manner.
8. That adequate provisions have been made for sidewalks, curb, gutters and street lighting for developments in urban areas.

Required Findings for a Rezone

- C. **Decision Criteria.** The Hearing Examiner may approve an application for a rezone only if all of the following criteria are met:
1. The proposed rezone is consistent with the purpose and intent of the Comprehensive Plan, respective community(ies) plan, PDD approval criteria contained in PCC [18A.75.050](#), and other applicable regulations;
 2. The proposed rezone bears a substantial relation to public health, safety, or welfare;
 3. The proposed rezone is in the best interest of the residents of Pierce County and the surrounding community(ies); and
 4. The proposed rezone is appropriate because of one of the following:
 - a. Conditions in the immediate vicinity have so markedly changed since the property was given its present zoning and that under those changed conditions a rezone is within the public interest; or
 - b. The rezone will correct a zone classification or zone boundary that was inappropriate when established.

The proposed plat is being reviewed for conformance with the following goals, policies and requirements in effect on the July 9, 2021 complete application date of this proposal:

- Title 19A Comprehensive Plan - January 1, 1995, as amended
- Title 17A Construction and Infrastructure Regulations – Site Development and Stormwater Drainage
- Title 17B Construction and Infrastructure Regulations – Road and Bridge Design and Construction Standards
- Title 18 Development Regulations - General Provisions
- Title 18A Development Regulations – Zoning
Planned Development Districts
Rezoning
- Title 18D Development Regulations - Environmental
- Title 18E Development Regulations - Critical Areas
- Title 18F Development Regulations - Land Division and Boundary Changes
- Title 18H Development Regulations - Forest Practices
- Title 18J Design Standards and Guidelines

Public Comment

In response to the notice of application that was mailed to neighboring property owners, the County has received three comment emails, to date from near-by property owners with the following concerns:

- The proposal will negatively impact the roads, schools, and quality of life within the vicinity.
- The proposed rezone will alter the unique neighborhood and states the Mid-County Community Plan vision is to protect and foster the unique open space character and environmental sensitivity. The comment also states the community plan's vision is to protect and foster the unique rural atmosphere and conserve the natural environment and natural processes of ecosystems present in the community and surrounding areas.
- A development of this sort would pose several negative consequences to the quality of life for the current residents of 17th Avenue East in terms of increased noise, inevitable environmental impacts and increased traffic issues. The comment email further discusses 17th Avenue being a dead-end road and the road connectivity is difficult in the area and the increased traffic generated by the proposed plat will bring more traffic impacts to the area.

QUESTIONS OR CONCERNS?

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