

PARKLAND SPANAWAY MIDLAND ADVISORY COMMISSION (PSMAC)

# **Preliminary Plat – Village Dreamers Estate**

Donna Rhea, Associate Planner

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# Project Proposal

- Subdivide a 2.21-acre (1.61 net developable acreage) into 10 lots with an average lot size of 7,212 sq. ft. The plat includes a perimeter landscape buffers, and private road.
- The parcel is located at 2209 Military Road East, Tacoma, WA
- The subject proposal is located within the Moderate Density Single Family (MSF) zone classification and located within the Parkland Spanaway Midland Community Plan.
- Notice of Application and Public Notice was mailed to properties within 300-feet and two parcels deep of the subject parcels.
- The project site was posted with a Public Notice Sign and verified with a Declaration of Posting.
- Environmental Review (SEPA) – The proposal is currently pending.
- The parcel is located within an aquifer recharge area which has a total impervious surface limitation of 35%. The percentage may be eliminated depending on proposed storm drainage. Evaluation of this Section of code will be reviewed by Development Engineering with review of the site development application.

# Vicinity Map

The parcel is located on the corner of 22nd Avenue East and Military Road East.

Village Dreamers Estates  
Vicinity Map

0319262015



The map features are approximate and are intended only to provide an indication of said features. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

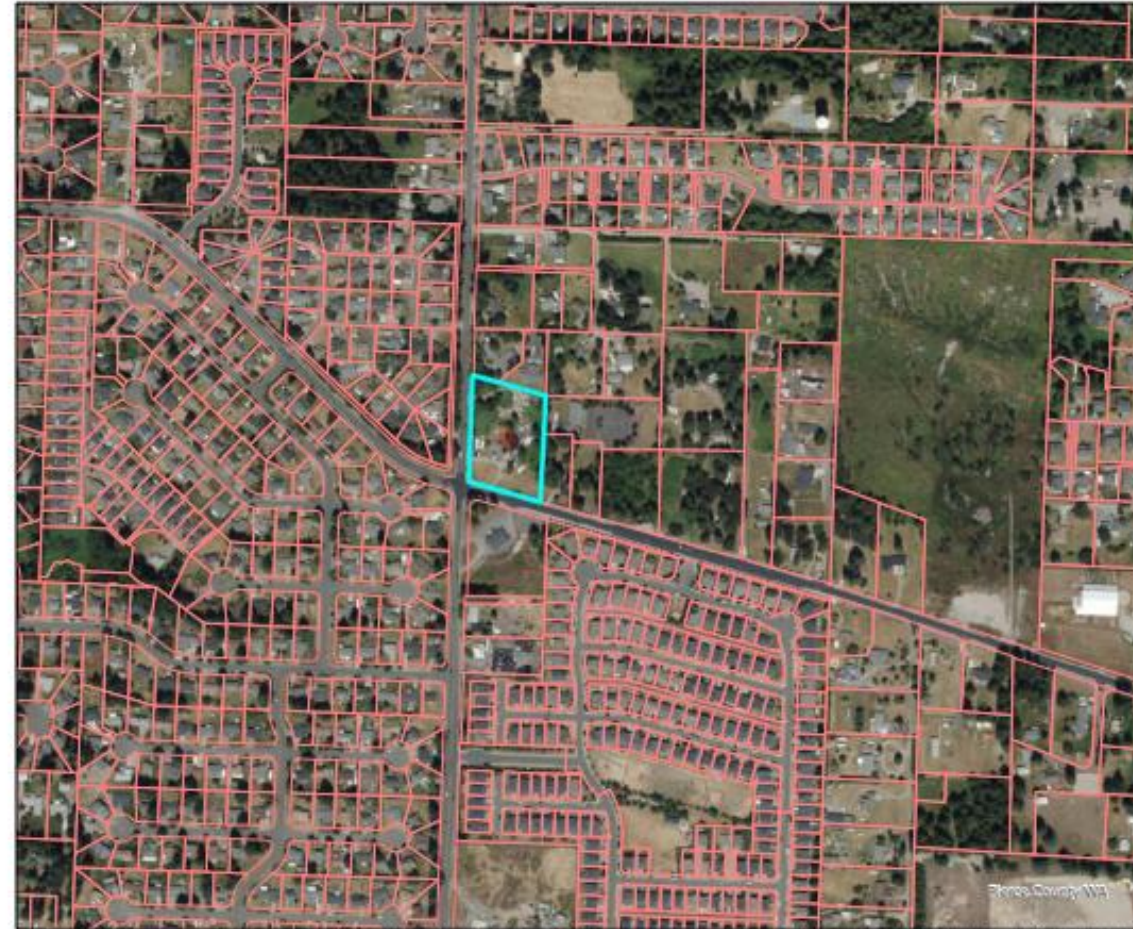
# 2020 Aerial Photograph

The parcel is surrounded by the MSF zone classification and the following uses:

- North – Single Family Development.
- South – Military Rd E.
- East – Religious.
- Assembly and Single-Family Development.
- West – 22<sup>nd</sup> Ave E.

Village Dreamers Estates  
Vicinity Map

0319262015



**Legend**

Tax Parcels

- Base Parcel

County - 2020 Ortho



0 115 230 460 Feet

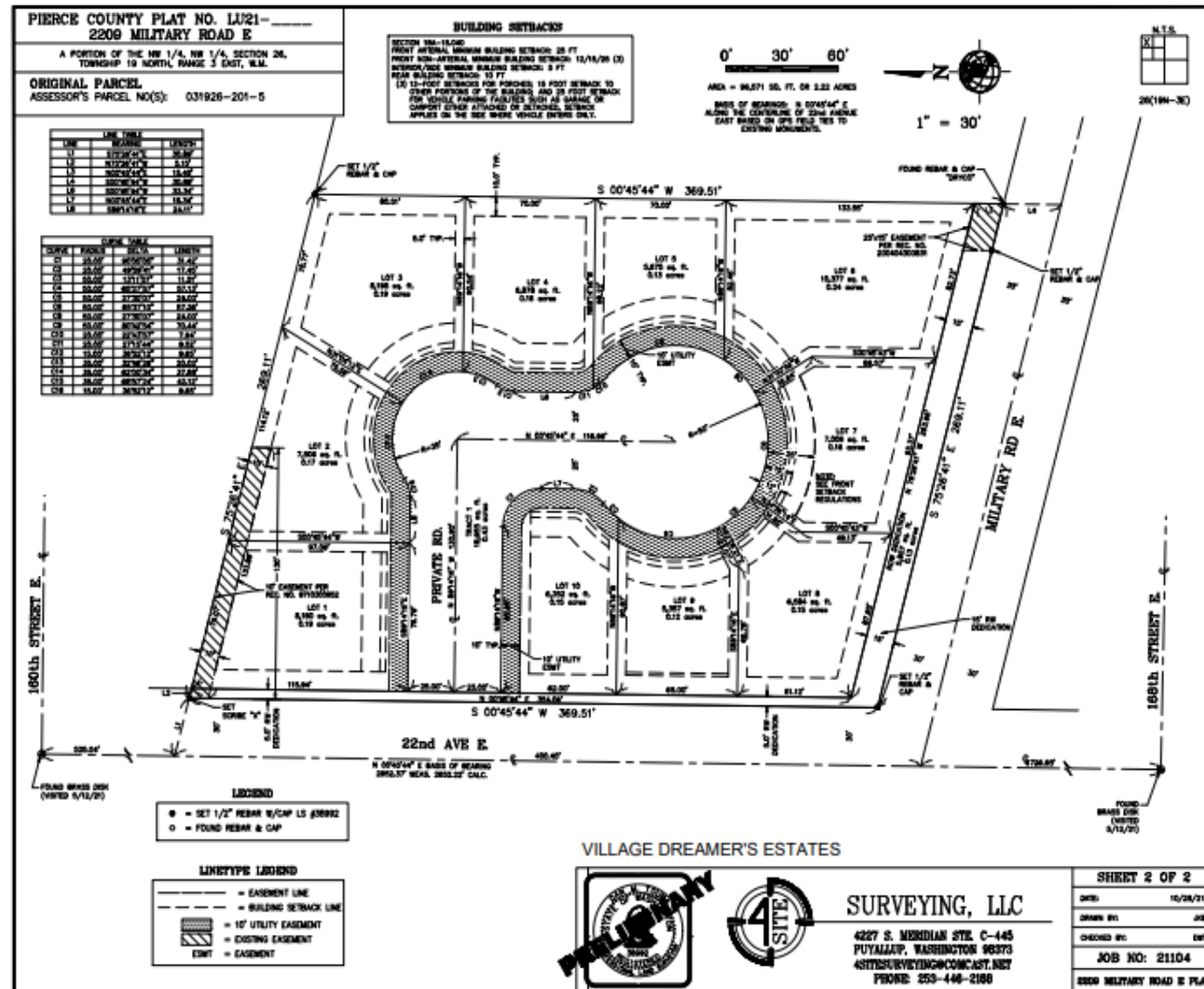


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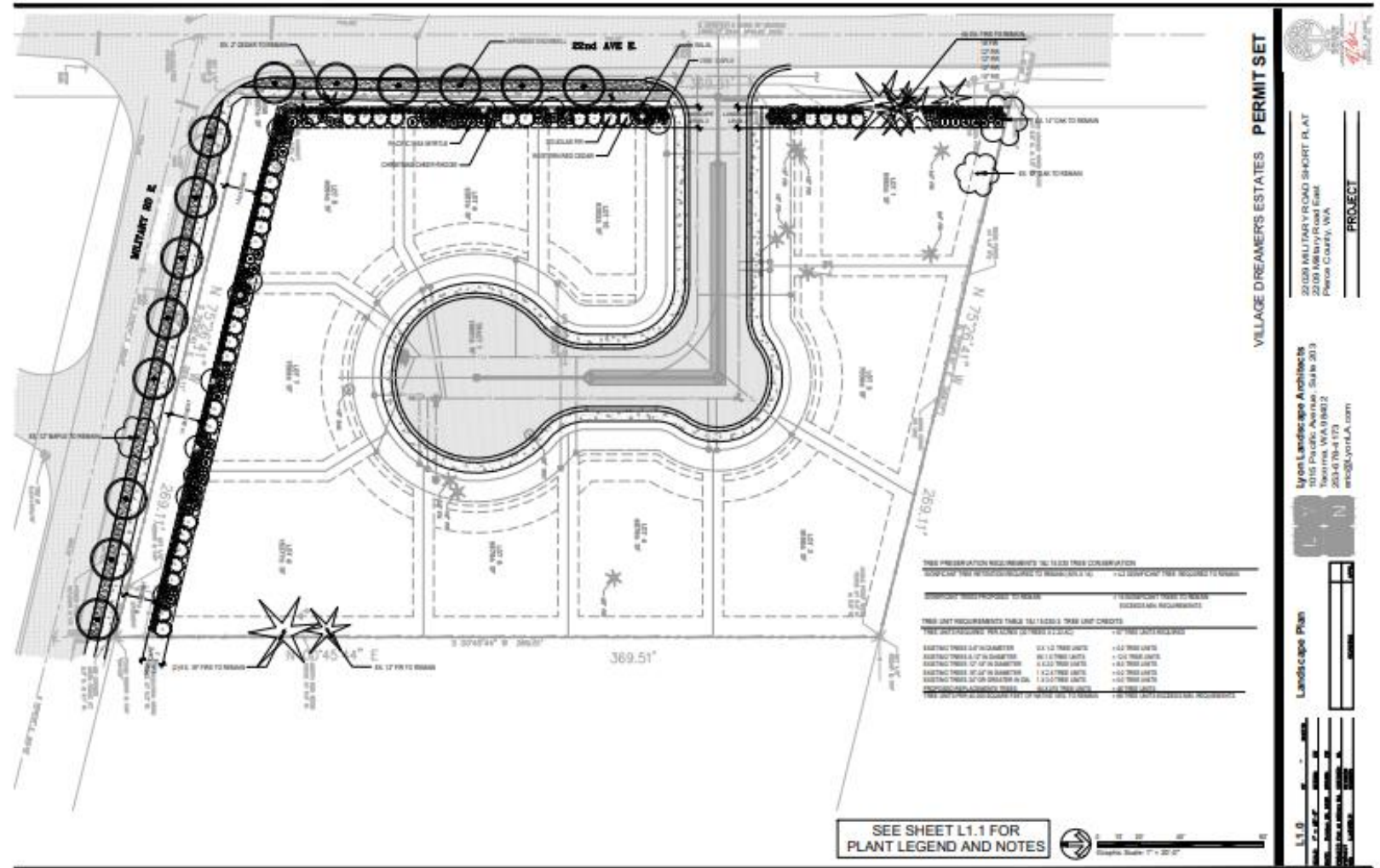
# Plat Map – February 8, 2022

- The MSF zone classification has a minimum density of 4 du/acre with a maximum of 6 du/acre. Minimum lot size is 4,000 sq. ft. with a mean lot size of 5,000 sq. ft. The minimum lot width is 50-feet.
- Density is calculated on net developable acreage. The net developable acreage for this plat is 1.61 acres which meets the maximum density of 6.25 du/acre rounded down to 6.
- Lot size and width is met for the plat.
- Infill compatibility is applicable along the northern parcel boundary of proposed lots 1 through 3 and along the eastern property boundary of proposed lots 4 and 5. A 30-foot rear yard setback and F1 fence is required along those lots. The current submittal does not meet the requirements of this Section.



# Landscape Plan – February 8, 2022

- The plat requires a 20-foot wide L3 landscape buffer along the western property boundary abutting 22nd St. E. and along the southern property boundary abutting Military Rd. E. The Landscape plan does not currently meet the requirement so needs revised or application and approval of a Site Plan Review (SPR).
- Tree Conservation is applicable and requires a total of 48 tree credits be met with 30% significant trees retained. The Landscape Plan meets the requirements of both.
- Street trees at a rate of 1 tree per 30 lineal ft. are required to be installed along all new or improved right-of-way. The Landscape Plan needs to be revised to include required street trees along the private road.



# Comments Received

- appropriate, in the Conditions which conclude this staff report.
- No public comment has been received in favor or against the proposal.
- Resource Management – Fish & Wildlife Review is required for Oregon White Oaks.
- Development Engineering – Has marked up the plat and sent it back to the surveyor for revisions.
- Fire Prevention – A fire hydrant is required to be installed within 350 feet of the middle of each lot frontage. A separate water system permit is required and shall be final approved prior to FPB approval of the final plat.  
If Development Engineering road deviations are required, there will be a condition of installation of NFPA 13D fire sprinkler system in all new homes within the plat and at the time of a 50% or greater alteration to existing homes.
- Sewer Utilities - The proposed project is required to connect to the existing sanitary sewer system.
- Bethel School District – Requests area lighting adjacent to all intersections, a school bus stop to be located immediately East of the intersection of the new private access road and 22<sup>nd</sup> Ave E and requests a concrete sidewalk as the designated waiting area for students.
- Department of Ecology – States general construction practices.
- Nisqually Indian Tribe – States general construction practices.

## Questions?

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Planning & Public Works

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