SOUTH SUNRISE EAST
APPLICATION NUMBERS: 986338, 986339, 986340, 986341, 986343, 986344, 986345, 986539, 986540

Cory Ragan
Pierce County Planning & Public Works

South Hill Advisory Commission
August 1, 2022
• The applicant requests Preliminary Plat approval to divide a 7 parcel, 125.82-acre parcel into a 6-phase 460-lot single-family detached subdivision.

• Moderate Density Single Family zoning classification within the Sunrise Master Planned Community areas 20, a portion of 22, 23, and 24

• Access is provided from the west from 122nd Avenue East, through the preliminary plat of south Sunrise West, and from the south from 200th Street East, through a new 134th Avenue East through the plat of Daybreak.

• The site will be served by public water and sanitary sewer.
Site History

• The Sunrise Master Plan is a designed and established Master Plan Community (MPC)

• A Development Agreement in 2001 established zoning and land use patterns for the community.

• The Development Agreement was restated in 2014.
The site is in the southeastern corner of the Sunrise Master Planned Community.
Looking north via Google Earth 3D view.
Public and Agency Review Comments

- Planning and Public Works (PPW) has not received comments from adjoining property owners.

- Pierce County Development Engineering provided a memo dated July 22, 2022. The memo states the requirement for a geotechnical assessment and Voluntary Mitigation Fees (VMF). The memo recognizes that the TIA is under review and acknowledges some possible traffic mitigation needs.

- Comments were received from the Puyallup and Nisqually Tribes, and the Department of Archeology and Historic Preservation (DAHP), all requesting a Cultural Resource Survey be conducted before any site work begins.

- The Orting School District provided comments with concerns over the increase in school enrollment numbers, and the need for an additional school site.
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

3.2 Development Regulation Exceptions
The front yard setbacks for single-family residential development are:

3.2.1 On lots less than 5000 square feet in size, 20 feet for any building;
3.2.2 On lots 5000 square feet or larger, 20 feet for the residential building and 25 feet for vehicle parking facilities such as a garage or car port, either attached or detached.
Staff Analysis

Staff finds that the South Sunrise East Preliminary Plat will meet the regulations and intent of the Sunrise Master Planned Community and all applicable Pierce County Code requirements pending all reviews and recommended conditions of approval.
QUESTIONS?
Cory Ragan
cory.ragan@piercecountywa.gov  (253) 798-2590