

MID-COUNTY ADVISORY COMMISSION (MCAC)

Preliminary Plat – Scarlett’s Landing PDD

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Project Proposal

The Applicant seeks approval of a Preliminary Plat Planned Development District (PDD) to subdivide a 9.83- acre (6.82 net developable) site into 27 single family lots. The proposed plat includes the following:

- Minimum lot size of 5,348 sq. ft. with an average lot size of 6,273 sq. ft.
- 35,893 sq. ft. private road (Tract A)
- 3,175 sq. ft. shared access & utilities easement (Tract B)
- 12,188 sq. ft. open space and storm tract (Tract C)
- 68,186 sq. ft. open space and storm tract (Tract D)
- 139,323 sq. ft. open space and storm tract (Tract E)

The PDD portion of the plat proposes the following:

- A reduction in the interior yard setback from 10-feet to 5-feet.
- A reduction in lot width from 60-feet to 50-feet.
- Plats with 31 lots or greater require 500 sq. ft. of on-site recreation space per lot. If this plat required on-site recreation, the total sq. ft required would be 13,500 sq. ft. (27 lots x 500 sq. ft. = 13,500 sq. ft.) The PDD application proposes a total of 13,973 sq. ft of active and passive recreation within Tract E as an amenity to the plat. This would include:
 - 1,643 sq. ft. active recreation area – Wood chip walking trail
 - 12,330 sq. ft. passive recreation – Open space, picnic table, and wildlife observation area

Project Proposal Continued

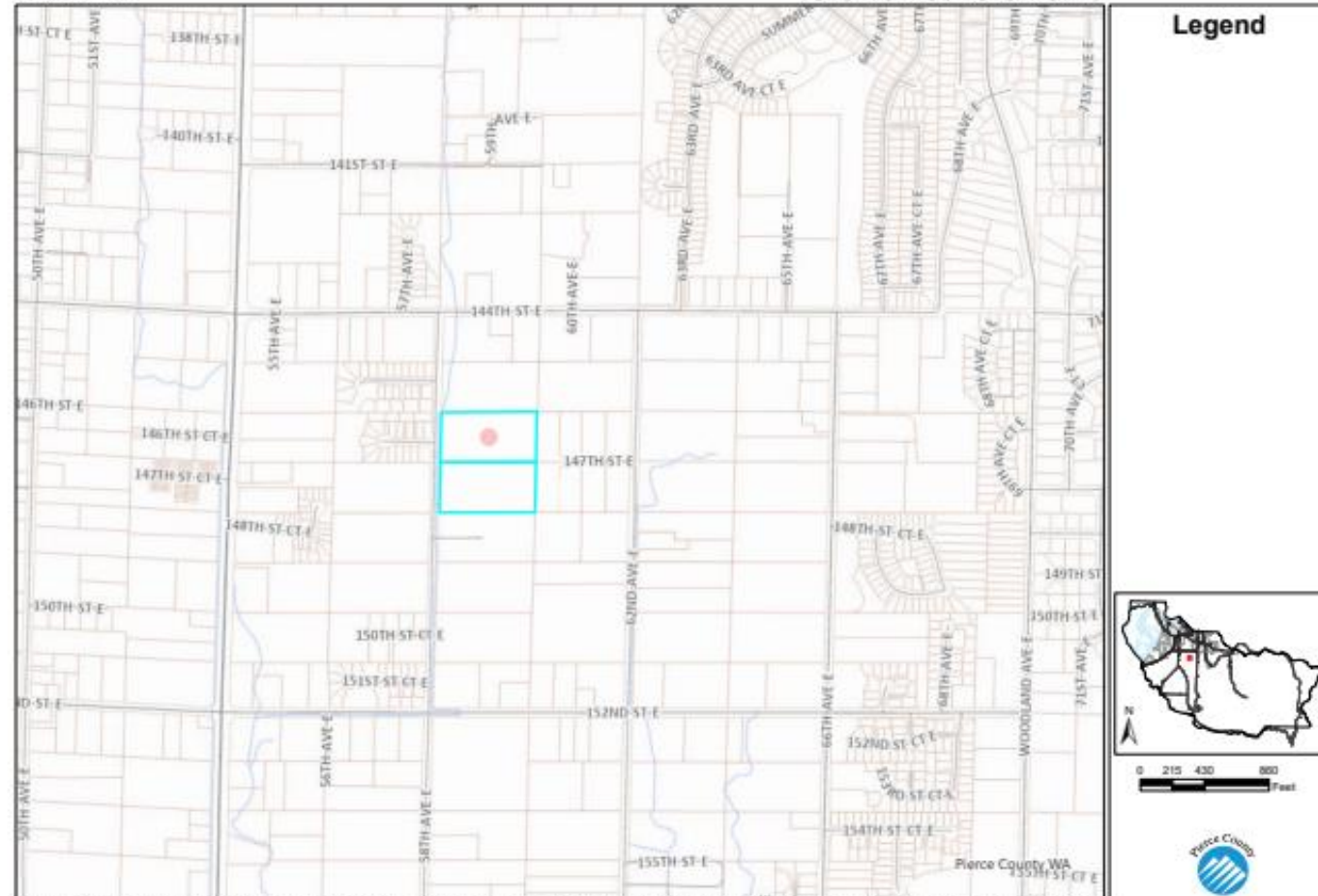
- The proposed plat is located within the Single Family (SF) zone classification and located within the Mid-County Community Plan area.
- The plat will be served by Tacoma Water, Pierce County Sewers, Puget Sound Energy, and Franklin Pierce School District.
- Notice of Application and Public Notice was mailed to properties within 300-feet and two parcels deep of the subject parcels.
- Environmental Review (SEPA) is required and is currently under review.
- The parcels are 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.
- The two parcels have wetland, fish & wildlife, and flood zone indicators. A wetland analysis is currently under review and Floodplain Services has made the determination that no development is taking place with a regulated flood area.

Vicinity Map

The parcel is located approximately 640 feet south of the intersection of 144th Street East and 58th Avenue East at site address 14609 58th Avenue East, Puyallup, WA.

Preliminary Plat: Scarlett's Landing PDD
Vicinity Map

4015419210 / 4015419210



The map features are approximate and are intended only to provide an indication of said feature. 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.

Date: 9/5/2022 09:04 PM

2020 Aerial Photograph

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

North – Single Family Development

South - Single Family Development.

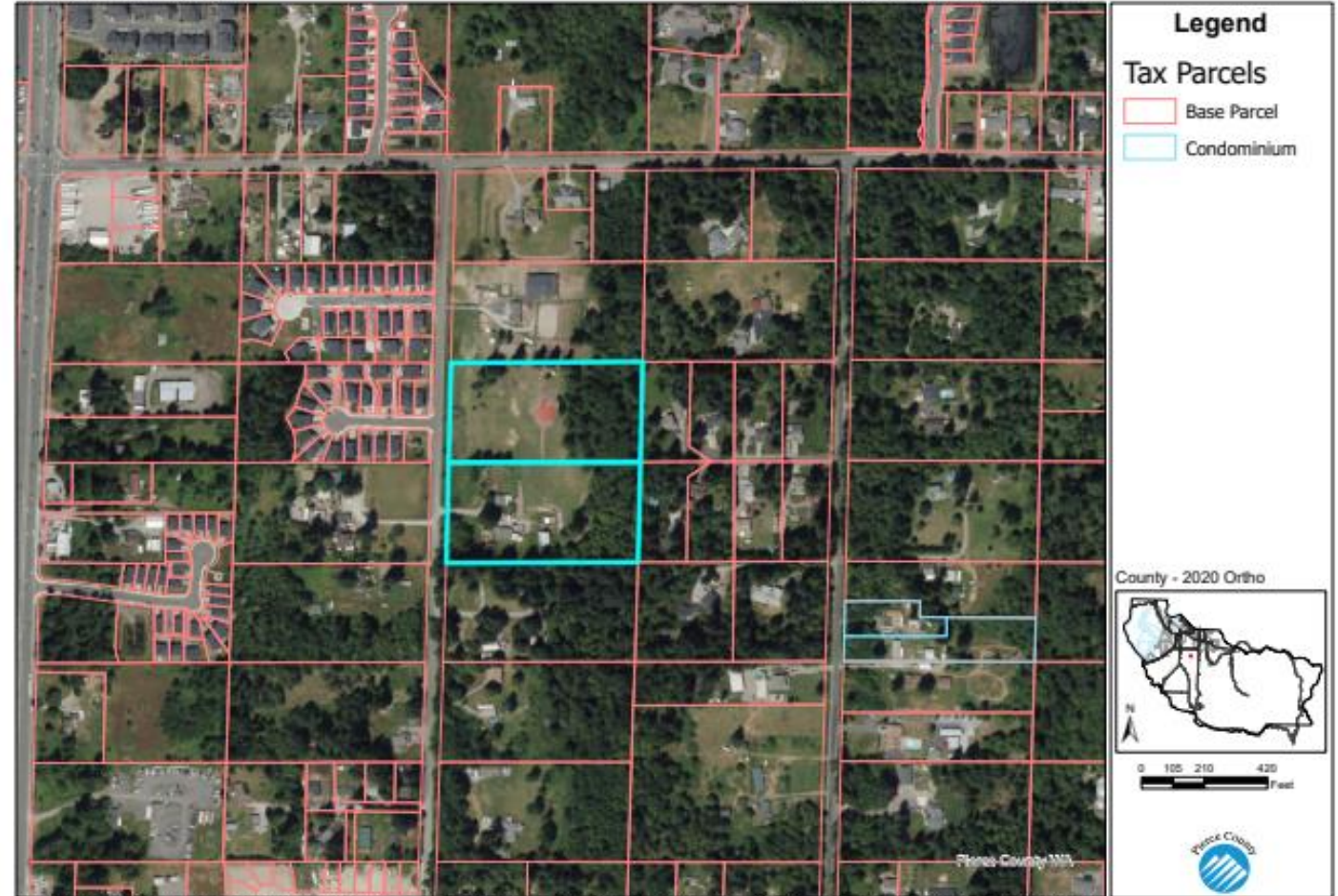
East – Single Family Development

West – 58th Avenue East

Preliminary Plat: Scarlett's Landing PDD

2020 Aerial Photograph

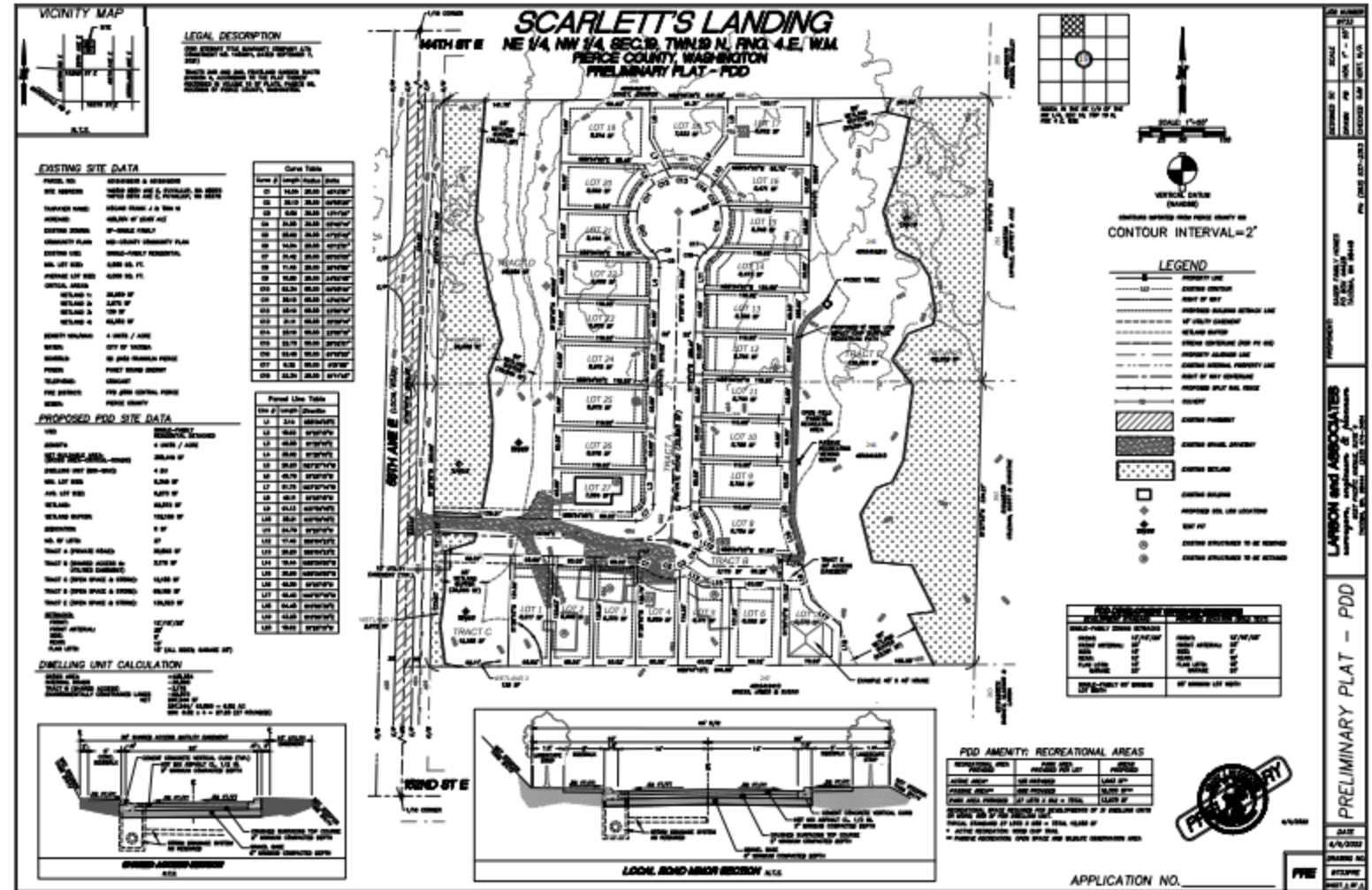
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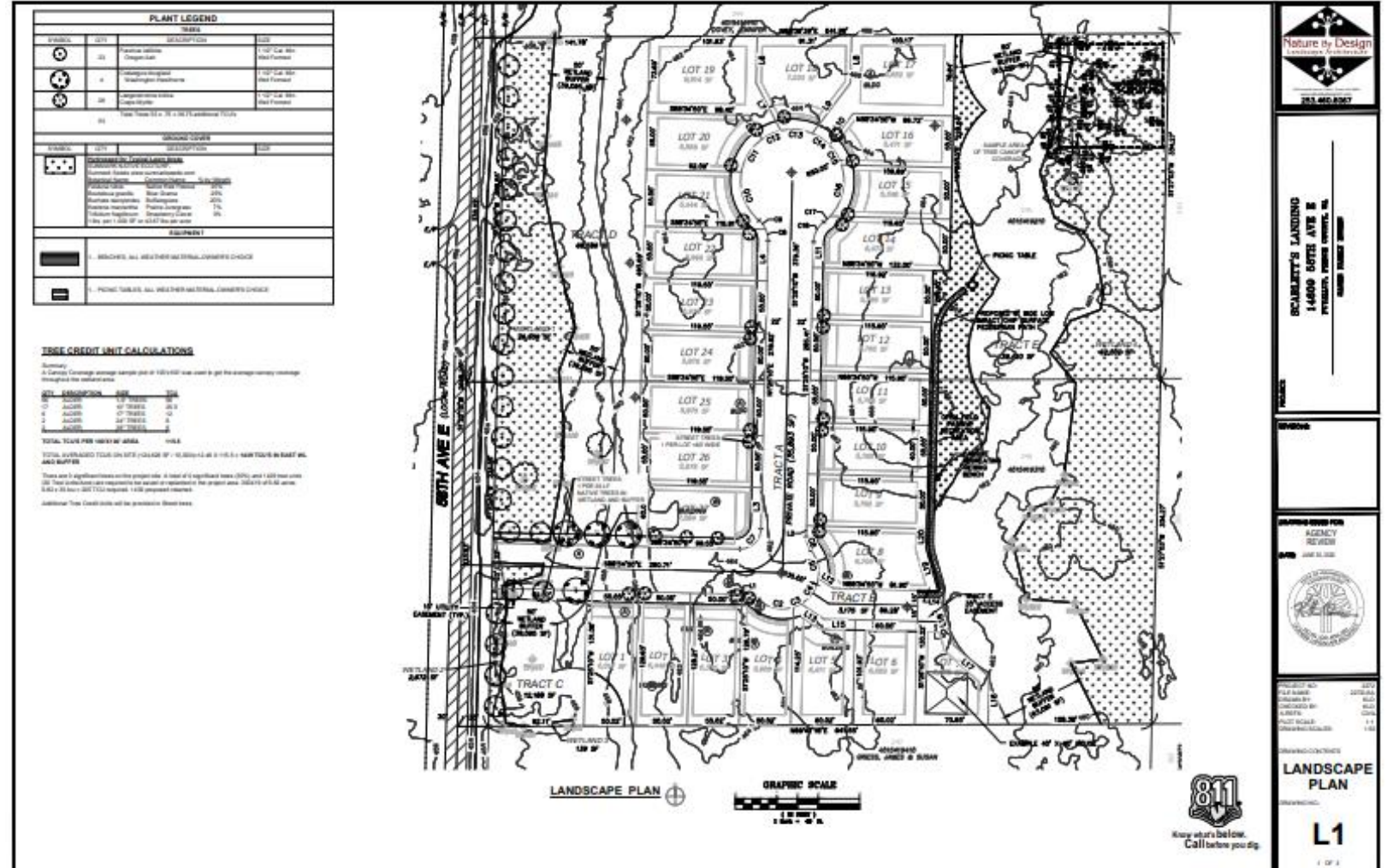
Plat Map – July 28, 2022

- The SF zone classification has a minimum density of 4 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 60-feet.
- Density is calculated on net developable acreage. The net developable acreage for this plat is 6.82 acres which equates to 27 lots which meets the density requirement of 4 dwelling units an acre.
- The proposal meets the required lot size; however, seeks a reduction from 60-feet to 50-feet for the lot width.
- Infill compatibility is non-applicable to the plat as the surrounding parcels exceed 1 acre in size.



Landscape Plan – July 28, 2022

- Tree Conservation is applicable and requires a total of 205 tree units be met along with retention of 30% significant trees. The Landscape Plan submitted with the plat states that no significant trees exist on the two parcels. A total of 1,438 tree units will be retained which far exceeds the 205 tree unit requirement.
- Street trees at a rate of 1 tree per 30 lineal ft. are required to be installed along 58th Ave E., the shared access, and private road. The plan will need to be revised as no trees are shown along the shared access.



Comments Received

- No public comment has been received in favor of or against the subject proposal.
- Resource Management – A wetland analysis was submitted and a request placed for a Non-Compensatory Mitigation application.
- Development Engineering – The preliminary plat and environmental review remains under review.
- Floodplain Services – Determined that no development is taking place within the regulated flood area.
- Tacoma Pierce County Health Department – Preliminary applications are currently under review.
- Puyallup Tribe of Indians – States there is a very high probability of cultural resources in the area and suggests the proposal require a cultural resource survey prior to any ground disturbance activities.
- Department of Ecology – Requests coordinating with the local government, Ecology, and the Corps to see if a potential site visit and potential reviews are required for fill proposed in the wetlands.
- Nisqually Indian Tribe – States general construction practices.

Questions?

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Planning & Public Works

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