

Application No. 994726: AREA-WIDE MAP AMENDMENT – Redesignate three parcels totaling 2.25 acres from the High-Density Single Family (HSF) designation to the High Density Residential (HRD) designation with a Moderate-High Density Residential (MHR) zone classification in the South Hill Community Plan.

Applicant: Pierce County Planning and Public Works

GENERAL DESCRIPTION

The proposal would correct a mapping error by redesignating three parcels totaling 2.25 acres from High Density Single-Family (HSF) to High Density Residential (HRD). These parcels should have been designated HRD as part of the Centers and Corridors zoning amendment package because HRD land use is consistent with the existing multi-family development on the site.

The HSF land use designation allows higher density attached and detached single-family development with limited civic uses. The designation is typically located along arterials separated from the major transportation corridors. The HSF designation is implemented by the HSF zone classification. The HSF zone allows single-family detached residential uses, attached townhouse-style multifamily uses with all entry on the first floor, and limited civic uses. Density within the HSF classification ranges from 6 to 18 dwelling units per acre.

The HRD land use designation allows multifamily and high-density single-family housing and limited neighborhood-scale retail and service commercial uses. The HRD land use designation is implemented by the Moderate-High Density Residential (MHR) zone classification.

The MHR zone allows high-density single-, two-, and multifamily housing and compatible civic uses. The residential density range is 8 to 25 dwelling units per acre. Areas zoned MHR are located primarily along major arterial roadways, state highways, and major transit routes that connect to Urban Centers and Mixed-Use Districts or serve as transitions between centers, districts, and residential neighborhoods.

PROPOSED AMENDMENT

The proposal would correct a mapping error for parcel numbers 0419117043, 0419117044, 0419117045 by changing from HSF to HRD.

STAFF RECOMMENDATION

Staff supports the proposal. The amendment corrects an error to the properties' land use designation that occurred through the 2020 South Hill Community Plan update. These parcels should have been designated HRD because it best matches the character of the existing multi-family development on the site. The error was identified after the plan was adopted and

requires a legislative change to correct it. Specifically, Planning and Public Works (PPW) is proposing to correct this mapping error through this Comprehensive Plan Amendment cycle.

IMPLEMENTATION REQUIREMENTS

If the proposal is adopted, the Pierce County Zoning Atlas would need to be amended to rezone the property from HSF to MHR. The static information in the South Hill Community Plan should also be updated as related to the amount of area designated as HRD and zoned MHR.

As the request is to address a 2020 mapping error and the property was initially zoned MHR prior to the 2020 South Hill Community Plan update, the increase in density from HSF to MHR should not require participation in the Transfer of Development Rights (TDR) program.

IMPACT ANALYSIS

Procedures for Amendments to the Comprehensive Plan, [PCC 19C.10](#), requires that the merits of all amendments to the Plan be evaluated based on the following ([PCC 19C.10.060 A](#)):

1. The effect upon the rate of growth, development, and conversion of land as envisioned in the Plan.

The proposal does not alter the rate of growth, development, or the conversion of land. The proposal is intended to correct an error that occurred as part of the 2020 community plan update. The parcels have already been built out at a density consistent with the HRD land use designation and MHR zone.

2. The effect upon the County's capacity to provide adequate public facilities.

The proposal does not affect the County's ability to provide adequate public facilities. A sewer line (gravity main) is located along 122nd Street E. Additionally, the properties are considered built out and will likely not see any change in development.

3. The effect upon the rate of population and employment growth.

Although the proposal changes the zoning and increases the allowed density in theory, the properties are considered built-out under the MHR zone the proposed change would not result an increase or decrease in housing capacity.

Additionally, the proposal should not conflict with the County's required periodic update to the due in December 2024. This process is intended to ensure greater consistency between the permitted growth under the existing land use designations/zoning and the growth targets adopted through Pierce County Ordinance No. 2022-46s. As the properties are already built out consistent with the MHR zone, the proposal would improve consistency with the existing built environment.

4. Whether Plan objectives are being met as specified or remain valid and desirable.

The proposal would meet the objectives of the Comprehensive Plan and the South Hill Community Plan as the Comprehensive Plan policy GOAL LU-28 directs those High Density Residential designations occur in areas of urban and dense growth. South Hill Community Plan policy SH LU-11.5 directs High Density Residential areas to be designated in areas that

already have residential development, which these parcels do.

5. The effect upon general land values or housing costs.

The properties are currently built out. The proposal would not increase the general land values or housing costs as the properties already accommodate a multi-family housing development.

6. Whether capital improvements or expenditures, including transportation, are being made or completed as expected.

The 2022-2023 Pierce County Capital Facilities Plan indicates:

- Roads in the vicinity of the proposal meet acceptable levels of service and no additional improvements are planned;
- No surface water management projects within the proposal's vicinity; and
- No sewer capital projects within the vicinity of the proposal.

7. Whether the initiated amendment conforms to the requirements of the Growth Management Act (GMA), is internally consistent with the Plan and is consistent with the Countywide Planning Policies for Pierce County.

The proposal does conform with the GMA, Vision 2050, and Pierce County Countywide Planning Policies. These regional and local policies encourage increased diversity of housing types, and density of housing, in residential areas in urban growth areas, which is the case with parcels affected by this proposal: 0419117043, 0419117044, and 0419117045.

8. The effect upon critical areas and natural resource lands.

It does not appear that there are any critical area indicators on the properties. Any future development would be required to comply with the critical area regulations described in Pierce County Code Title 18E - Development Regulations – Critical Areas.

9. Consistency with locational criteria in the Comprehensive Plan and application requirements established by this Chapter.

The proposal is consistent with the housing element of the Comprehensive Plan. High Density Residential (HRD) is encouraged in residential areas that are experiencing, and can support, growth.

10. The effect upon other considerations as deemed necessary by the Department. (Other pertinent information.)

The redesignation of the parcels as High Density Residential was unintentionally made through the 2020 adoption of the South Hill Community Plan update. At that time, a neighboring property owner requested the change to HSF, and staff originally recommended rezoning the entire area of MHR to match; however, after public review, the property owners that did not make the HSF request provided comment that they would like to maintain the MHR zoning. The Planning Commission amended the proposal to retain HRD/MHR on the properties at the request of the property owner. However, the map used to make the

amendment was drawn incorrectly and did not include all properties that were part of the Planning Commission recommendation and owner request. Since the error was not identified until after the plan was adopted, staff is proposing to correct the error through this Comprehensive Plan Amendment cycle.

EQUITY

Parcels 0419117043, 0419117044, and 0419117045 have high equity scores for accessibility, economic, and education, and moderate scores for livability and environmental health. This amendment will result in a mild improvement in accessibility by clarifying planning policies.

GROWTH MANAGEMENT ACT (GMA)

The proposed redesignation to correct a past mapping error and improve policy implementation is consistent with the GMA.

MULTICOUNTY PLANNING POLICIES (VISION 2050)

The proposed map correction to improve policy implementation is consistent with Vision 2050.

PIERCE COUNTY COUNTYWIDE PLANNING POLICIES (CPPs)

This proposal is consistent with the CPP that support policy implementation and consistency.

PIERCE COUNTY COMPREHENSIVE PLAN

This proposal is consistent with the Comprehensive Plan and South Hill Community Plan.

Goals LU-28 and LU-29 and their related policies identify this area as appropriate for HRD land use designation and MHR zoning. High Density Residential Districts (HRDs) are composed of multifamily and high-density single-family housing and limited neighborhood retail and service commercial which are located along major arterials, state highways, and major transit routes that connect to Activity, Community, or Employment Centers, but are non-commercial or non-industrial in nature. Developments will be located within walking distance of the major roadway. There will be a mix of development sizes and housing types within the HRDs. The HRDs will include design standards and placement criteria to ensure a compatible relationship with residential areas with lower density adjacent to the HRDs.

South Hill Community Plan / Land Use Policies / Residential

GOAL SH LU-11 Implement distinct zoning districts for a variety of residential choices including estate, mid-size, small lot, multifamily, senior housing, and mixed-use development.

SH LU-11.5 High density residential should be located throughout existing residential neighborhoods where infrastructure is available or can be improved by construction at a higher density.