

Application No. 994137: COMMUNITY PLAN AMENDMENT – Delete policies and background text High Density Residential District (HRD) Land Use Designation within the Mid-County Community Plan.

Applicant: Cross Creek Partners, Collins Park LLC, and Scott J. Edwards Irrevocable Trust

GENERAL DESCRIPTION

The proposal would remove policies and background information related to the High-Density Residential District (HRD) designation in the community plan. The applicant has a companion Area-Wide amendment (Land Use Action Permit No. 994135). If the proposed areawide map amendment is approved, the Mid-County Community Plan area would not have any remaining properties designated as HRD.

PROPOSED AMENDMENT

The specific language proposed for amendment is shown in the excerpts below. ~~Strikeout~~ text shows language that has been proposed to be deleted. Added text is shown as highlight.

Mid-County Community Plan

LAND USE DESIGNATIONS AND ZONE CLASSIFICATIONS

Table H-2: Land Use Designations and Zone Classifications (page H-29)

Land Use Designation	Zoning Classification	Acres	Zone %	Designation Total
Rural/Resource				
Agricultural Resource Land (ARL)	ARL	499.9	3.4%	499.9
Rural Farm (RF)	RF	100.4	0.7%	100.4
Rural Neighborhood Center (RNC)	RNC	48.6	0.3%	48.6
Rural Separator (RSep)	RSep	10,561.1	72.1%	10,561.1
Rural/Resource Total		11,210.0	76.6%	11,247.7
Urban				
Corridor (COR)	Urban Corridor (UCOR)	310.3	2.1%	418.7
	Neighborhood Corridor (NCOR)	131.0	0.9%	
Employment Center (EC)	Employment Corridor (ECOR)	1,037.2	7.1%	1,037.2
		994.1	6.8%	994.1
High Density Residential District (HRD)	Moderate High Density Residential District (MHR)	43.1	0.3%	43.1
Moderate Density Single-Family (MSF)	Single Family (SF)	1,139.2	7.8%	1620.5
	Residential Resource (RR)	481.2	3.3%	
Mixed Use District (MUD)	MUD	51.4	0.4%	51.4
Neighborhood Center (NC)	NC	19.7	0.1%	19.72
Urban Total		3,170.1	21.7%	3,170.1
Other				
Parks and Recreation (PR)	PR	261.7	1.8%	261.7
Grand Total		14,641.8	100.0%	14,641.8

URBAN DESIGNATIONS (page H-32)

HIGH DENSITY RESIDENTIAL DISTRICT

The High Density Residential District (HRD) designation provides areas of multifamily and high density singlefamily housing, along with limited neighborhood commercial retail and service uses. Allowed residential densities in HRD range from 6 to 25 dwelling units per acre.

There is one area designated HRD located in the vicinity of 112th Street East between Golden Given Road East and Vickery Avenue. The HRD designation is implemented by the Moderate High Density Residential District zone classification.

Figure H 12: High Density Residential District Designation

URBAN - URBAN RESIDENTIAL (page H-39)

GOAL MC LU-10 Implement distinct zoning districts for a variety of residential choices including: single family, multifamily, senior housing, and mixed-use development.

MC LU-10.1 Low residential densities should be located in the vicinity of environmentally constrained lands, such as wetlands, floodplains, lands with hydric soils, and aquifer recharge areas.

MC LU-10.2 High-density residential should be located in the Neighborhood Corridor and Urban Corridor when infrastructure is available.

~~**MC LU-10.3** Establish the High Density Residential District (HRD) Designation.~~

~~**MC LU-10.4** The primary uses within the High Density Residential District (HRD) designation shall be moderate to high density single family detached, two-family, attached single family, and multifamily.~~

MC LU-10.5 Provide incentive-based residential density regulations.

MC LU-10.5.1 Provide on-site density credits within the Residential Resource zone.

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Land Use Designation	Zoning Classification	Minimum Dwelling Units per Net Acre	Maximum Dwelling Units per Net Acre
Rural/Resource			
Agricultural Resource Land (ARL)	ARL	.1	.2
Rural Farm (RF)	RF	.1	.2
Rural Neighborhood Center (RNC)	RNC		
Rural Separator (RSep)	RSep	.2	.4

Land Use Designation	Zoning Classification	Minimum Dwelling Units per Net Acre	Maximum Dwelling Units per Net Acre
Urban			
Corridor (COR)	Urban Corridor (UCOR)	12	60
	Neighborhood Corridor (NCOR)	6	25
High Density Residential District (HRD)	Moderate-High Density Residential District (MHR)	12	25
Moderate Density Single-Family (MSF)	Single Family (SF)	4	4
	Residential Resource (RR)	1	3
Mixed Use District (MUD)	MUD	12	25
Neighborhood Center (NC)	NC	8	16

STAFF RECOMMENDATION

Staff does not support the proposal as it would remove the policy framework associated with the HRD land use designation. The application of the HRD land use designation within the community plan area may be appropriate at a future time. Retaining the existing policy framework and background information would provide consistency with the original community plan intentions for development within the HRD land use designation.

IMPLEMENTATION REQUIREMENTS

If approved as proposed, all reference zoning classifications under the HRD land use designation within the Mid-County Community Plan area would need to be deleted from Pierce County Code (PCC) 18 Series.

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.

Not applicable as the proposal is not site specific and does not result in redirecting future growth or allowance of new uses or activity.

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

Not applicable as the proposal is not site specific and does not result in redirecting future growth the allowance of new uses or activity.

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

Not applicable as the proposal is not site specific and does not result in redirecting future growth or allowance of new uses or activity.

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

The Mid-County Community Plan was established with an HRD land use designation, which provides opportunity for diversity of housing types. This is still a desirable goal of the Comprehensive Plan. Removal of the designation would provide an obstacle for future consideration of new HRD areas in Mid-County.

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

Not applicable as the proposal is not site specific and does not result in redirecting future growth or allowance of new uses or activity.

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

Not applicable as the proposal is not site specific and does not result in redirecting future growth or allowance of new uses or activity.

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

There is no conflict with GMA, Vision 2050, and Pierce County CPPs, as none of those plans/policies specify the removal of a land use designation from a community plan.

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

Not applicable as the proposal is not site specific and does not result in in redirecting future growth or allowance of new uses or activity.

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

Not applicable. Removal of land use designation from a community plan is not addressed in the Comprehensive Plan.

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

The application of the HRD land use designation within the community plan area may be appropriate at a future time. Retaining the existing policy framework and background information would provide consistency with the original community plan intentions for development within the HRD land use designation.

EQUITY

This proposal has minimal equity impacts or influence on the equity indicators defined by the County's Equity Index. If this proposal is approved and the County wants to consider designating other lands as HRD in the future, the County would first need to amend the Mid-County Community Plan to re-add this land use designation. This could minimally slow down the ability of the county to advance equity through affordable housing or housing type diversification at some point in the future.

GROWTH MANAGEMENT ACT (GMA)

This proposal does not conflict with GMA, but GMA has no directives related to this issue. However, denial of this proposal provides the opportunity for the land use designation to be more easily applied in the future to support a wider range of housing types, which is a key directive of GMA.

MULTICOUNTY PLANNING POLICIES (VISION 2050)

This proposal does not conflict with Vision 2050, but Vision 2050 has no directives related to this issue. However, denial of this proposal provides the opportunity for the land use designation to be more easily applied in the future to support a wider range of housing types, which is a key objective of Vision 2050.

PIERCE COUNTY COUNTYWIDE PLANNING POLICIES (CPPS)

This proposal does not conflict with the CPPs, but the CPPs have no directives related to this issue. However, denial of this proposal provides the opportunity for the land use designation to be more easily applied in the future to support a wider range of housing types, which is a key objective of the CPPs.

PIERCE COUNTY COMPREHENSIVE PLAN

This proposal does not conflict with the Comprehensive Plan, but there are no specific directives related to this issue. However, denial of this proposal provides the opportunity for the land use designation to be more easily applied in the future to support a wider range of housing types, which is an important objective in both the housing element and the Mid-County Community Plan.

Mid-County Community Plan

GOAL MC LU-10 Implement distinct zoning districts for a variety of residential choices including: single-family, multifamily, senior housing, and mixed-use development.

- **MC LU-10.3** Establish the High Density Residential District (HRD) Designation.
- **MC LU-10.4** The primary uses within the High Density Residential District (HRD) designation shall be moderate to high density single-family detached, two-family, attached single-family, and multifamily.