

PRELIMINARY PLAT:

SUMMIT VIEW TOWNHOMES

#100212,1001294

Michael Jimenez, Senior Planner
Pierce County Planning & Public Works

March 1, 2023

Parkland-Spanaway-Midland Advisory Commission

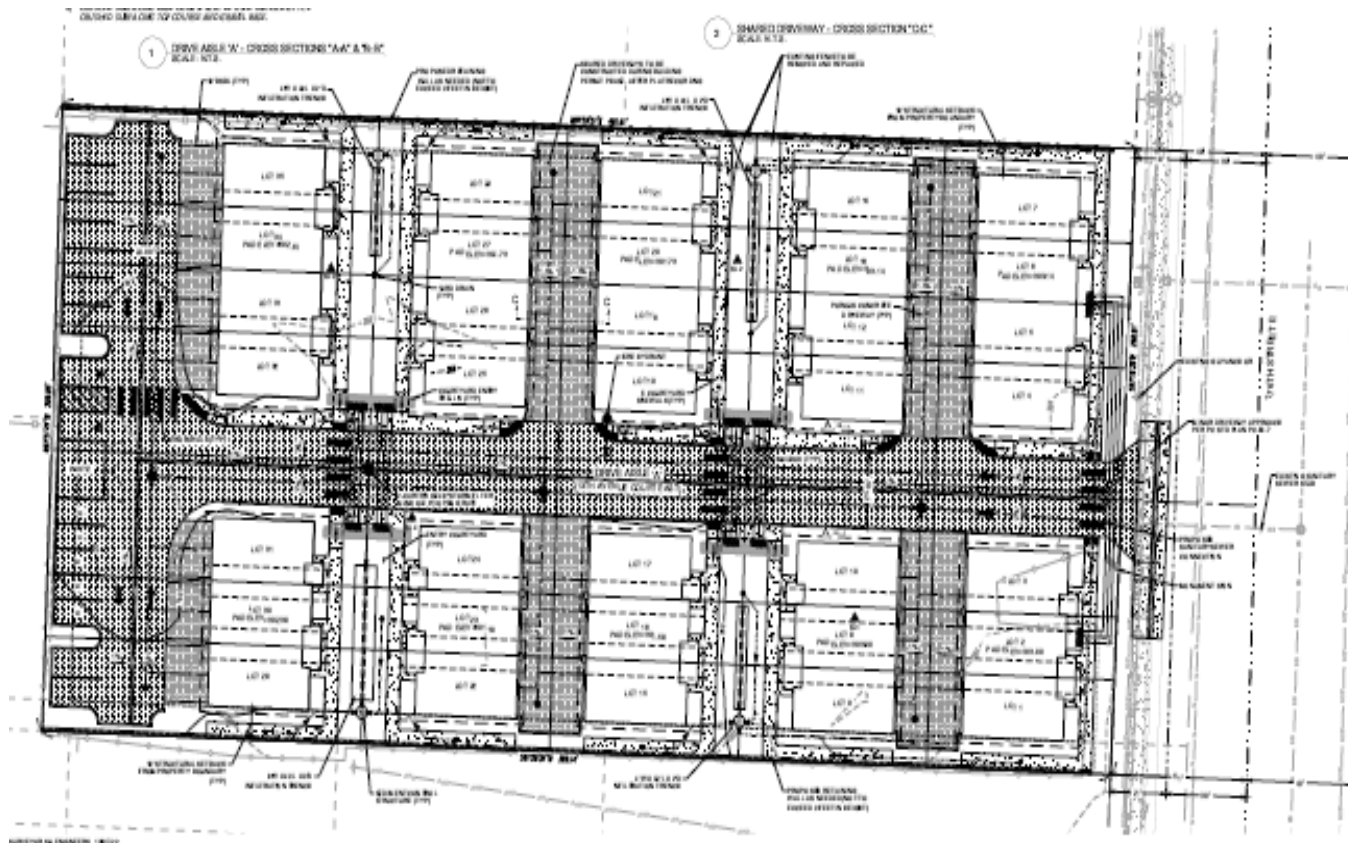
The applicant has proposed a 35-individual lot attached townhome preliminary plat (subdivision), on a 1.84-acre parcel, with an average lot size of 2,286 square feet. The property will be served by Spanaway Water, Pierce County sewers, with access provided from 176th Street East.

- A Preliminary Plat application (#1000212) and SEPA Environmental Checklist application (#1001294) were submitted on October 22, 2022.
- Vested to the rules and regulations in effect on October 22, 2022.
- The proposal is subject to SEPA (State Environmental Policy Act) environmental review. A SEPA threshold determination has not yet been issued.
- A public hearing before the Pierce County Hearing Examiner has not yet been scheduled.

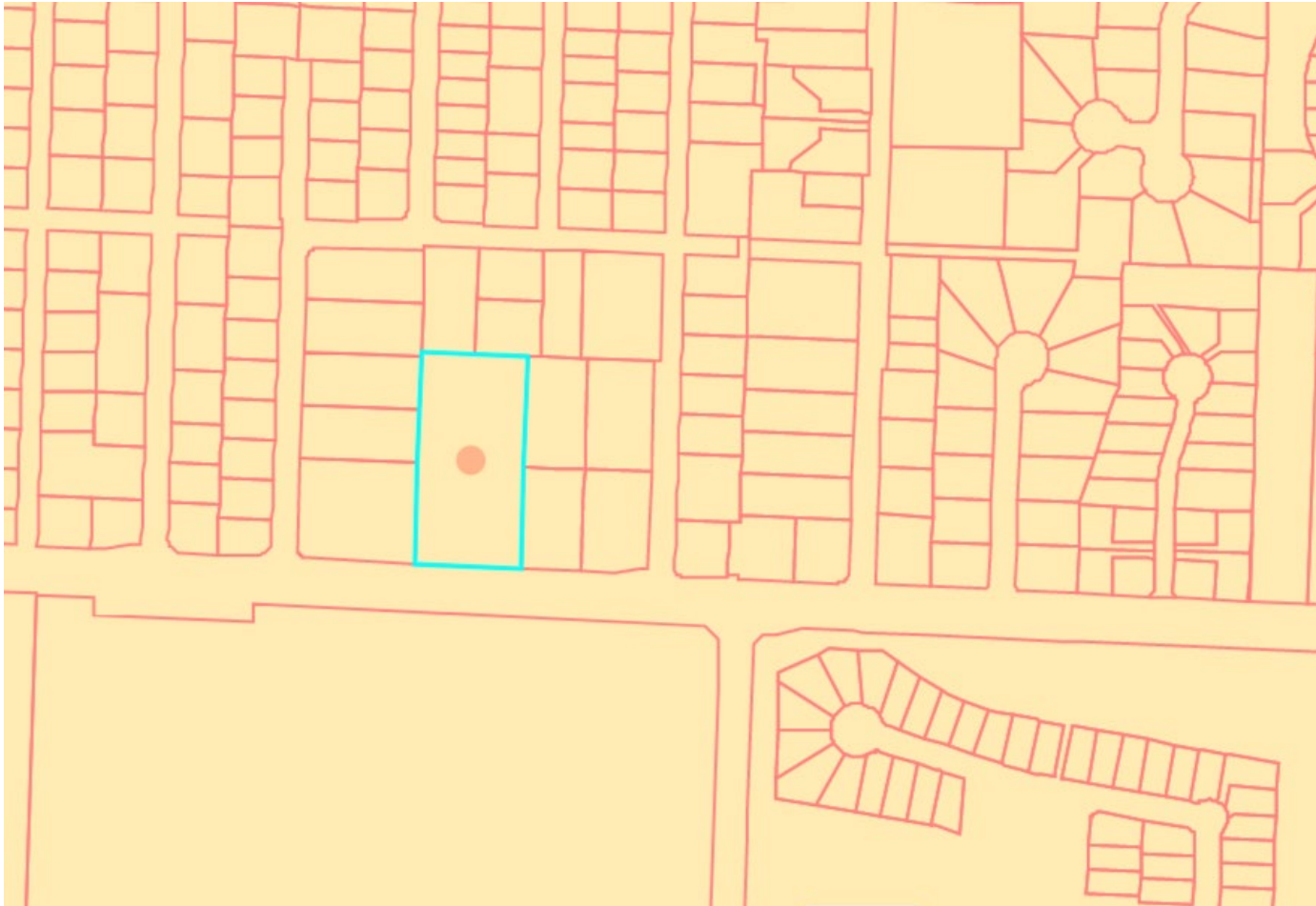
2020 Aerial Photo – Project Site



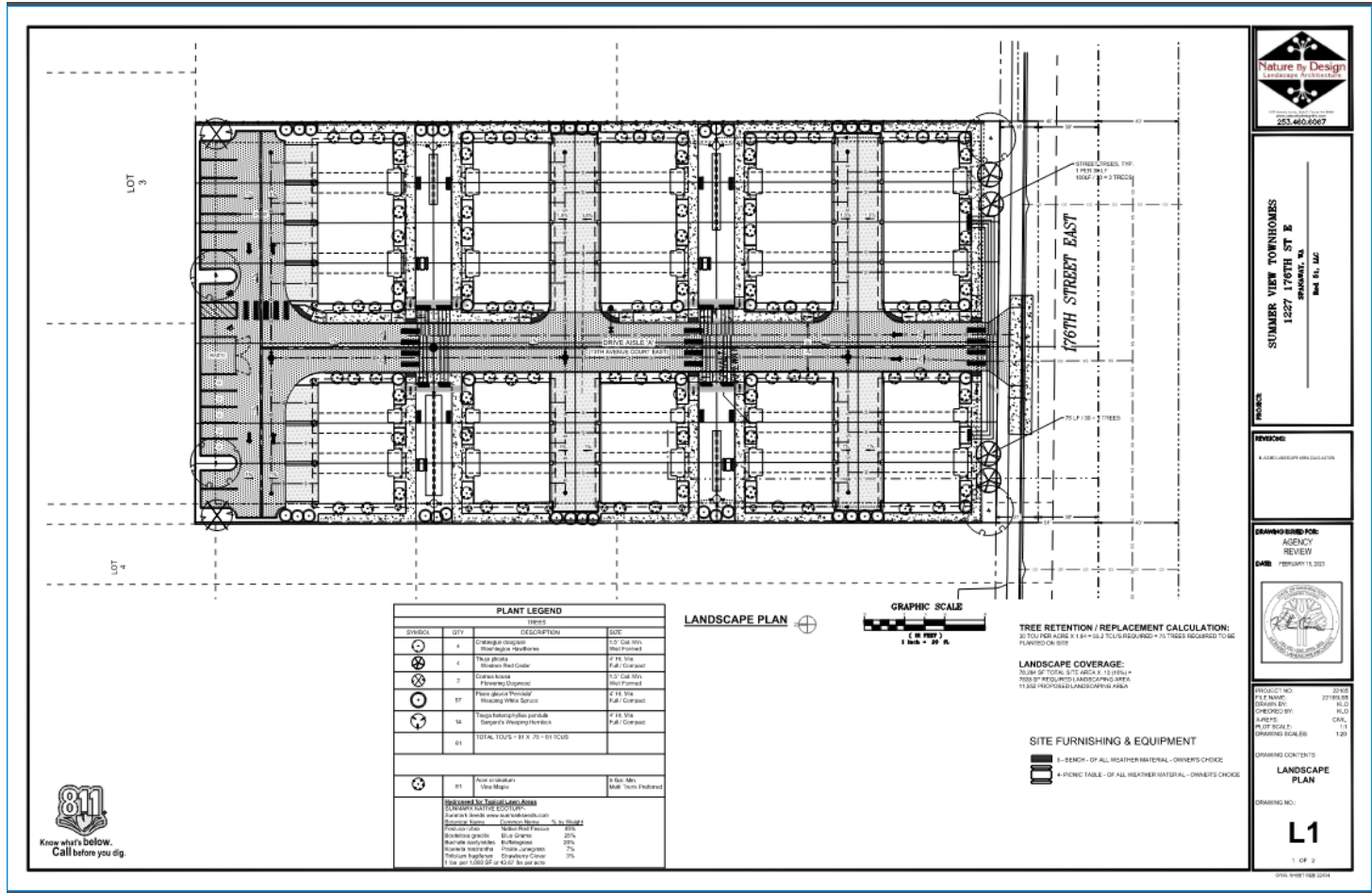
Proposed Preliminary Plat



Zoning = Neighborhood Corridor (NCOR)



Proposed Landscape Plan









Proposed Schematics



PERSPECTIVE - ENTRY COURTYARD



PERSPECTIVE - ALLEY DRIVE

SUMMIT VIEW TOWNHOMES
1227 176TH ST E | CANAWAY, WA
SCHEMATIC DESIGN | FEBRUARY 15, 2023

PRELIMINARY

A001
COVER SHEET



Title 18A, Development Regulations – Zoning

Title 18A.16 – Centers and Corridors Neighborhood Corridor.

The Neighborhood Corridor (NCOR) zone classification allows for residential, neighborhood/ small scale commercial and services, civic, amusement and recreation. The classification is intended to lessen the impacts to established single-family residential areas along the major transportation corridors while allowing for walkable services and a range of housing choices.

Staff Comment: The zero-lot-line single-family homes are an outright permitted use in the NCOR zone.



18A.15.020 - Residential Density

Staff Comment: The density requirement of the NCOR zone is measured per net developable acre (du/ac) and requires a minimum density of 6 du/ac and a maximum of 25 du/ac. The proposed density at 19.2 dwelling units is within the required range. There is no lot minimum lot size, or minimum width in the NCOR zone

Title 18A.15.040 - Setback and Height

Staff Comment: There are no minimum setback requirements in the NCOR zone. Landscaping requirements will be the default. This does not preclude fire and building requiring setbacks for buildings.

The height limitation in the NCOR zone is 45 feet. However, the applicant has provided a letter to the Fire Prevention Bureau indicating that no building will be taller than 30 feet.



Site Design (18J.15.015)

Staff Comment: The project will be required to meet standards in this section. Application for a site development permit has recently been made; however, it has not yet been reviewed.

Site Clearing (18J.15.020)

Staff Comment: Application for a site development permit has recently been made but has not been reviewed yet.

Tree Conservation (18J.15.030)

Staff Comment: The tree conservation code requires that 55 tree units be met for the 1.84-acre site (30 trees per acre x 1.84 acres). The applicant has proposed 81 tree units on the landscape plan. This requirement has been met.



Landscaping in Neighborhood Corridor (NCOR), zones. (18J.15.040)

Staff Comment: This requirement has been met with the landscape plan, dated February 15, 2023.

Street Trees (18J.15.050)

Staff Comment: Street trees are required along all new roads and accessways at a rate of 1 per 30 lineal feet of roadway, exclusive of intersections. Street trees are also required along 176th Street East. This requirement has been met.

Infill Compatibility (18J.15.060)

Staff Comment: Infill compatibility is not required on the east side of the plat because there are no rear yards abutting the eastern property lines.



Noise Attenuating Barriers and Structural Walls (18J.15.070)

Staff Comment: No walls have been proposed.

Off-Street Parking, Pedestrian, Bus, and Bicycle Facilities (18J.15.080)

Staff Comment: The applicant is meeting the off-street parking by placing the parking areas behind the proposed homes. Pedestrian connectivity has been made but shall not be painted. A change will be required to adhere to the code. Bicycle facilities are not required. Any transit stop requested will need to be approved by the traffic section of Planning and Public Works (PPW).

Exterior Illumination (18J.15.085)

Staff Comment: The applicant will need to address lighting of the pedestrian ways along with drive aisles.

Surface Parking Lot Landscaping (18J.15.090)

Staff Comment: This requirement has been met.



Stormwater Facilities. (18J.15.170)

Staff Comment: There are no above ground storm facilities shown.

Recreational Areas. 18J.15.180

Staff Comment: The applicant has provided recreational areas at the square footages required by code.

Required Findings for Preliminary Plat Approval:

Title 18F, Development Regulations - Land Division and Boundary Changes

Section 18F.40.030 - Proposed Preliminary Plat Requirements.

B. Required Written Findings and Determinations. The Examiner's written decision on the preliminary plat shall include findings and conclusions, based on the record, to support the decision. The Examiner shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. A proposed subdivision and dedication shall not be approved unless the Examiner makes written findings that:

1. Appropriate provisions are made for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, critical areas, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and all other relevant facts including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school; and
2. The public use and interest will be served by the subdivision and dedication.

Staff Comment: Staff will ensure that all requisite provisions will be made for public health, safety, general welfare, open spaces, drainage ways, critical area, drive aisles, transit stops if required and approved, potable water, sanitary wastes, recreation, schools, school grounds, pedestrian facilities along with safe walk for school ages kids to access the bus. Staff believes the public use and interest will be served by this subdivision and any dedications required.

D. Approval. The Examiner has the authority to approve or deny any proposed preliminary plat and may impose additional or altered conditions and requirements as necessary to assure that the proposal conforms with the intent of the Comprehensive Plan, applicable community plans, and other applicable County codes and state laws.

Staff Recommendation

County staff has reviewed this proposal for compliance with all applicable policies, codes, and regulations. The County finds, based on an initial project review, that the proposal appears to be consistent with the applicable codes and regulations and that staff will be recommending approval of the proposal, subject to conditions.

Questions for PSMAC Discussion and Consideration:

Is the plat proposal adequately addressing public health, safety and general welfare issues as discussed above? If no, what changes are recommended?

Will the public use and interest be served by the proposal? If not, what changes are recommended?

QUESTIONS?

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