

PRELIMINARY PLAT: BLUE ROCK ESTATES (1018122)

Robert Perez, Planner
Pierce County Planning & Public Works

November 1, 2023

Parkland Spanaway Midland Advisory Commission

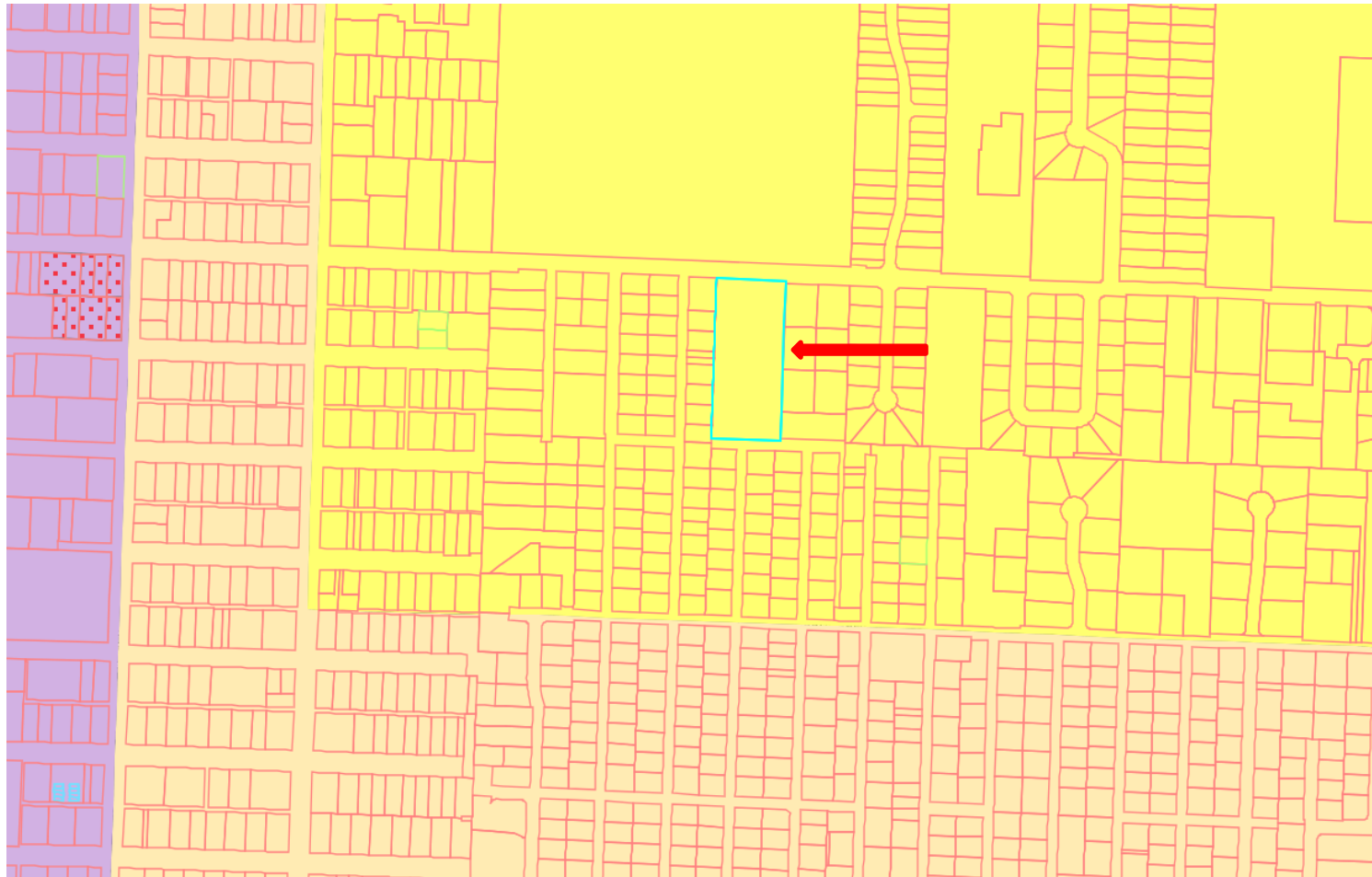
The Proposal:

Divide a 3.81 site into 18 lots in the Moderate Density Single Family zone classification within the Parkland-Spanaway-Midland Community Plan Area.

2020 Ortho Photos



Zoning Map





Agency Review Comments

- Pierce County Resource Management commented “The site is mapped as having an Oregon white oak presence. The site is also mapped as having Possible Wetlands, however given the Spanaway soil types mapped and ortho photos, no wetlands appear to be present on or near the site. Using Google Earth Street View, all that can be seen from the street are Douglas firs. No fish and wildlife review is being required, however if Oregon white oaks are identified in the Tree Conservation Plan, Fish and Wildlife review may be warranted.”
- Squaxin Island Tribe have no specific cultural resource concerns for this project.
- Nisqually Indian Tribe THPO has reviewed the notice of application and supplemental materials that you provided for the above-named project and has no specific comments or concerns at this time.

- The MSF zone should be used in those areas closest to major transportation corridors where significant environmental constraints are not present.
- The MSF zone should be developed with a mix of single- and two-family residential uses and at densities of 4 to 6 dwelling units per acre.
- Attached single-family units within the MSF zone shall have ground-level access to each unit, unless architecturally designed to appear as a single-family dwelling.

Comprehensive Plan

- Upgrade or build new transportation facilities to encourage and support growth and economic development in urban areas of the County.
- Transportation improvements or strategies to accommodate the impacts of development must be made concurrent with the development.
- Use low impact development practices or environmentally appropriate approaches for the design, construction, and operation of facilities to reduce and mitigate environmental impacts.
- Coordinate the planning, design, and implementation of improvements with other agencies.
- Utilize a range of maximum densities to increase compatibility between neighboring residential zones.

QUESTIONS?

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