

## INTRODUCTION

The following tables in this document summarize and track the proposed changes to the Frederickson, Mid-County, Parkland-Spanaway-Midland, and South Hill Community Plans and related proposed changes to the Comprehensive Plan and Development Regulations. Staff reports and attachments with more details on proposed changes are available [online](#).

Table fields are used as follows:

Draft Plan Proposed Changes	Staff Recommendation to LUACs	LUAC Recommendation	Staff Recommendation to Planning Commission	Planning Commission Recommendation
<p>Summary of the proposed changes in the 4/13/2019 draft plans (pre-legislative process).</p> <p><b>Note:</b> These proposed changes were developed by County staff and the applicable Land Use Advisory Commission (LUAC) during study sessions and considered requests from the public.</p> <p>The drafts did not include any official recommendations. Recommendations are shown in the following fields.</p>	<p>Staff recommendations and any modifications as listed in the staff reports and supplemental staff reports to the Land Use Advisory Commissions based on the proposed changes in the 4/13/2019 drafts.</p>	<p>Land Use Advisory Commission recommendations and any modifications that were forwarded to the Planning Commission.</p> <p><b>Note:</b> The draft plans that were forwarded to Planning Commission included all recommendations from the LUACs applicable to their plan area.</p> <p>Any recommendations affecting multiple plan areas were included in the staff report attachments for consideration.</p>	<p>Staff recommendations and any modifications as listed in the staff reports and supplemental staff reports to the Planning Commission based on the LUAC recommendation drafts.</p>	<p>Planning Commission recommendation and any modifications made on 3/10 and 3/12/2020.</p> <p><b>Note:</b> The draft plans will be updated as recommended by the Planning Commission and forwarded to County Council for consideration.</p> <p>The recommendations will be transmitted to Council as 6 separate ordinances: an ordinance for each plan area (4), all regulations, and the comprehensive plan.</p>

For any questions contact staff at 253-798-2799 or [communityplans@piercecounitywa.gov](mailto:communityplans@piercecounitywa.gov).

The council is anticipated to begin considering the proposed changes for each plan in spring 2020 and determine whether to adopt them. There will be opportunities for in-person and written public comment during the council's consideration process. Comments may continue to be submitted to staff via [communityplans@piercecounitywa.gov](mailto:communityplans@piercecounitywa.gov) and will be forwarded to the council.

Information on future council proceedings will be posted at [www.piercecounitywa.gov/council](http://www.piercecounitywa.gov/council) and [www.piercecounitywa.gov/cpupdate](http://www.piercecounitywa.gov/cpupdate) as it becomes available.

NOTE: This document will be posted online 3/13/2020 and subsequently updated to include references and links to the staff reports and applicable attachments as time permits and this note will be updated to document any substantive changes from the original document.

**Skip to section in document:**

[Comprehensive Plan](#)

[Development Regulations](#)

[Frederickson Community Plan](#)

[Mid-County Community Plan](#)

[Parkland-Spanaway-Midland Communities Plan](#)

[South Hill Community Plan](#)

**COMPREHENSIVE PLAN**

Draft Plan Proposed Changes	Staff Recommendation to LUACs	LUAC Recommendation	Staff Recommendation to Planning Commission	Planning Commission Recommendation
<p>Establish the Centers and Corridors land use designations and zones within a quarter mile of major transportation routes in the central UGA (Pacific Ave, Mountain Hwy, Meridian Ave, Canyon Road, 112<sup>th</sup> Street E, 176<sup>th</sup> Street E).</p> <ul style="list-style-type: none"> <li>Towne Center land use designation and zone: allows for a variety of pedestrian-oriented, high-density multifamily, offices, commercial, and civic uses. Minimum density 20 units/acre and no maximum.*</li> <li>Corridor land use designation: <ul style="list-style-type: none"> <li>Neighborhood Corridor zone: primarily neighborhood-scale, moderate- to high-density residential with supplemental, limited commercial, office, and civic uses. Minimum density 6 units/acre and maximum 25.</li> <li>Urban Corridor zone: auto-oriented high-density multifamily, offices, commercial, and civic uses, to supplement the Centers, and connected with pedestrian-oriented design features. Minimum density 12 units/acre and no maximum.**</li> </ul> </li> <li>Employment Corridor zone under the existing Employment Center land use designation: intended to attract employers along major transportation corridors, including professional offices and industrial uses, and new housing is prohibited.</li> </ul>	Approve	Approve	Approve with modifications: *Modified in supplemental staff report #1 to change Towne Center minimum density to 15 units/acre **Modified in supplemental staff report #2 to allow industrial uses related to manufacturing and assembly of goods conditionally in UCOR.	Approve as modified by staff with further modifications: * modified TCTR density to a maximum of 80 units/acre instead of no maximum density. **modified UCOR density to a maximum of 60 units/acre instead of no maximum density.
Designate Towne Centers as Centers of Local Importance.	Approve	Approve	Approve	Approve
New policy to promote transit expansion and use in Centers and Corridors.	Approve	Approve	Approve	Approve
New policies to prioritize infrastructure expansion in Centers and Corridors with highest priority in Towne Centers.	Approve	Approve	Approve	Approve
Amend four community plan area transportation lists and maps.	Approve	Approve	Approve	Approve
Add policies to establish the Neighborhood Mixed Use (NMU) land use designation for the Parkland-Spanaway-Midland Communities Plan.	Deny	Do not accept staff recommendation / keep as proposed.	Deny	Approve staff recommendation (deny proposal)
Added policies for fire and emergency services to adopt applicable capital facilities plans, support fire impact fees, establish a level of service and adopt a concurrency ordinance, and include fire districts in SEPA review.	N/A (new)	N/A (new)	N/A (new)	Approve

**DEVELOPMENT REGULATIONS**

**TITLE 18A ZONING**

Draft Plan Proposed Changes	Staff Recommendation to LUACs	LUAC Recommendation	Staff Recommendation to Planning Commission	Planning Commission Recommendation
<p>Establish the Centers and Corridors land use designations and zones. (See Table 18A. 16.010 for full list of allowed uses)<sup>1</sup></p> <ul style="list-style-type: none"> <li>• Towne Center land use designation and zone: Minimum density 20 units/acre and no maximum<sup>2</sup>. Height: 65 feet maximum, 75 feet maximum with 10% affordable housing units, 85 feet maximum with 20% affordable housing units, minimum 2 stories<sup>3</sup>. No setback requirements. Allows multifamily housing, civic, and non-auto commercial uses.</li> <li>• Corridor land use designation: <ul style="list-style-type: none"> <li>○ Neighborhood Corridor zone: Minimum density 6 units/acre and maximum 25. Height: 45 feet maximum. No setback requirements. Allows all housing types, civic, office, some small retail, and sit-down restaurants<sup>6</sup>.</li> <li>○ Urban Corridor zone: Minimum density 12 units/acre and no maximum. Height: 45 feet maximum, 55 feet maximum with 10% affordable housing units, 65 feet maximum with 20% affordable housing units. No setback requirements. Allows multifamily, civic, office, and most commercial uses<sup>4</sup>.</li> </ul> </li> <li>• Employment Corridor zone under the existing Employment Center land use designation. Height: 65 feet maximum. Front setbacks: 25 feet on arterials, 15 feet on non-arterials. No side or rear setbacks. Allows civic, office, restaurants, some commercial services, wholesale trade, and light and moderate industrial uses. Building limitation of 100,000 square feet for warehouse/distribution uses<sup>5</sup>.</li> </ul>	<p>Approve</p>	<p>Approve with modification to allow on-site sales, lease, repair, or rental of vessels, automobiles, trucks not exceeding three tons of vehicle weight, and recreational vehicles.</p>	<p>Approve with modifications:  <sup>1</sup>modified in supplemental staff report #2 to clarify in Centers and Corridors zones use tables that drug consumption sites are not permitted (original proposal was using an older version of code).  <sup>2</sup>modified in supplemental staff report #2 to change Towne Center minimum density to 15 units/acre.  <sup>3</sup>modified in supplemental staff report #1 to remove the 2-story maximum and additional height incentives for affordable housing in Towne Center.  <sup>4</sup>modified in supplemental staff report #2 to allow intermediate manufacturing/assembly up to 45,000 square feet in UCOR.  <sup>5</sup>modified in supplemental #2 to remove the 100,000 square foot building size limitation in ECOR.</p>	<p>Approve as modified by staff with further modifications:  <sup>2</sup>modified TCTR density to a maximum of 80 units/acre instead of no maximum density.  <sup>3</sup>denied portion of the staff recommendation to remove affordable housing incentives for Towne Center.  <sup>4</sup>modified UCOR density to a maximum of 60 units/acre instead of no maximum density and modified UCOR maximum height to 55 feet instead of 45 (affordable housing height incentives were maintained).  <sup>5</sup>modified ECOR to conditionally allow storage and moving uses.  <sup>6</sup>modified NCOR to allow retail sales uses up to 30,000 square feet instead of 15,000 square feet.</p>
<p>Add density, height, and setback regulations for Neighborhood Mixed Use with minimum density of 6 units per acre and maximum density of 16 units per acre; maximum height of 45 feet; Add Neighborhood Mixed Use table to Parkland-Spanaway-Midland regulations to allow for attached single-family and multifamily, civic, office, and small commercial uses.</p>	<p>Deny</p>	<p>Do not accept staff recommendation / keep as proposed.</p>	<p>Approve with modifications in supplemental staff report #2 to use the NMU regulations except setbacks and apply to the retained NC zone</p>	<p>Approve as modified by staff with further modification to conditionally allow motor vehicle repair and contractor yard uses.</p>

Draft Plan Proposed Changes	Staff Recommendation to LUACs	LUAC Recommendation	Staff Recommendation to Planning Commission	Planning Commission Recommendation
Require minimum of 1.5 parking spaces for each residential unit in Centers and Corridors zones.	Approve	Approve	Approve	Approve with modification to require a minimum of 1.5 parking spaces for studio and 1-bedroom units and 2 parking spaces for 2- or more bedroom units.
Add new level in transportation use category for public or private facilities and transfer centers, passenger rail stations and bus stations greater than one acre in size (currently only up to 1 acre).	Approve	Approve	Approve with modification in supplemental #2 to only apply in the four plan areas	Approve as modified by staff
Add bicycle parking requirements.	Approve	Approve	Approve with modification in supplemental #2 to only apply in the four plan areas	Approve as modified by staff
Add new level in animal production, boarding, and slaughtering use category for Boarding facilities for dogs and cats that may include indoor only or indoor and outdoor facilities for daytime and overnight care. Examples include boarding kennels and “dog daycares.” Applied to appropriate zones in use tables.	Approve	Approve	Approve with modification in supplemental #2 to only apply in the four plan areas	Approve as modified by staff
Allow transit centers outright (currently conditional) in Community Employment (CE) zone in the Parkland-Spanaway-Midland plan.	N/A (new)	Approve	Approve	Approve
Add a 45,000 square foot intermediate manufacturing and intermediate/final assembly use category level.	N/A (new)	N/A (new)	Approve	Approve
Consolidate the Mid-County Mixed Use District and Community Center zones, retaining Mixed Use District and updating use tables to allow uses from Community Center.	N/A (new)	N/A (new)	Approve	Approve
Updated Education use category Level 4 text to include career, technical, and vocational education programs, and skills centers operated by a public school district.	N/A (new)	N/A (new)	N/A (new)	Approve

**TITLE 18B SIGNS**

Draft Plan Proposed Changes	Staff Recommendation to LUACs	LUAC Recommendation	Staff Recommendation to Planning Commission	Planning Commission Recommendation
Create a new section for sign regulations for the Centers and Corridors zone classifications establishing maximum size and height based on use, zone, and building square footage.	Approve	Approve	Approve	Approve
Monument signs in ECOR have sign area limited to 60 square feet for single tenant buildings and 80 square feet for multi-tenant/multi-building complexes.	Approve	Approve	Approve	Approve
Monument signs in TCTR, UCOR limited to 60 square feet for single tenant buildings and 80 square feet for multi-tenant/multi-building complexes, and 50 feet for residential development.	Approve	Approve	Approve	Approve
Monument signs in NCOR limited to 50 square feet in area and a height of four feet.	Approve	Approve	Approve	Approve
Building signs (Wall, Awning, Marquee, and Hanging) in ECOR, TCTR, UCOR are based on a tenant's interior square footage: 30 ft = 0 to 20,000 sq ft 50 ft = 20,001 to 80,000 sq ft 80 ft = greater than 80,000 sq ft	Approve	Approve	Approve	Approve
Building signs (Wall, Awning, Marquee, and Hanging) in NCOR will have maximum of 30 square feet per tenant.	Approve	Approve	Approve	Approve
Amend Parkland-Spanaway-Midland table to replace NC with NMU.	Deny	Do not accept staff recommendation / keep as proposed.	Deny	Approve staff recommendation (deny proposal)

TITLE 18J DESIGN AND 17B ROAD STANDARDS

Draft Plan Proposed Changes	Staff Recommendation to LUACs	LUAC Recommendation	Staff Recommendation to Planning Commission	Planning Commission Recommendation
Add site landscaping regulations for Centers and Corridors zones.	Approve with modifications	Approve as modified by staff	Approve with modifications	Approve as modified by staff
Add Circulation and Roads regulations for Centers and Corridors zones.	Approve with modifications	Approve as modified by staff	Approve with modifications	Approve as modified by staff
Add Parking, Loading, and Drive-throughs regulations for Centers and Corridors zones.	Approve with modifications	Approve as modified by staff	Approve with modifications	Approve as modified by staff
Add Recreation Area regulations in TCTR, UCOR, and NCOR zones.	Approve with modifications	Approve as modified by staff	Approve with modifications.	Approve as modified by staff
Add site design for outdoor event facilities regulations in UCOR and TCTR.	Approve	Approve	Approve	Approve
Add residential design section for Centers and Corridors zones.	Approve with modifications	Approve as modified by staff	Approve with modifications	Deny with modification to keep each community plan areas design standards and apply them to Centers and Corridors zones.
Add non-residential design section for Centers and Corridors zones.	Approve with modifications	Approve as modified by staff	Approve with modifications	Deny with modification to re-establish the community plan area design standards and apply them to Centers and Corridors zones.
Exempt NCOR, UCOR, and TCTR from small lot design standards	Approve	Approve	Approve	Approve
Add table for Centers and Corridors road standards in 17B.	N/A (new)	N/A (new)	Approve with modification to change pedestrian lighting change from 1 every 200 feet to 1 every 100 feet.	Approve as modified by staff

**FREDERICKSON COMMUNITY PLAN**

CENTERS AND CORRIDORS

Draft Plan Proposed Changes	Staff Recommendation to LUACs	LUAC Recommendation	Staff Recommendation to Planning Commission	Planning Commission Recommendation
Designate a Towne Center at the intersection of 176th St E and Canyon Rd E.	Approve	Approve	Approve	Approve
Require demonstration of mitigating traffic impacts for retail buildings larger than 75,000 square feet or multifamily development of more than 800 units, resulting in no adverse impacts on freight movement within the 176th St E corridor and Canyon Rd E corridor. The burden of mitigating cumulative traffic impacts shall not fall on future industrial development within the Frederickson Manufacturing/Industrial Center.	Approve	Approve	Approve	Approve
Encourage express bus service to the TCTR.	Approve	Approve	Approve	Approve
Zone areas on the east side of Canyon Rd E between 160th St E and 176th St E, to the north of the Towne Center as ECOR.	Approve	Approve	Approve	Approve
Allow industrial and office uses with a limitation on warehouse sizes not to exceed 100,000 square feet.	Approve	Approve	Deny (shown in supplemental #2)	Approve staff recommendation (deny proposal)
Zone areas NCOR on the west side of Canyon Road East from 160th St E to the northern boundary of the Towne Center designation and along 176th St E between the Towne Center and Cross Park, and between approximately 66th Ave E and 86th Ave E.	Approve	Approve	Approve with modification to remove the proposed Neighborhood Corridor zone at Military Road / Canyon Road that is currently Residential Resource (RR) zone and retain RR	Approve as modified by staff
Create a well-defined commercial and civic service area that will meet the daily goods and service needs of area employees and local residents.	Approve	Approve	Approve	Approve
Permit a range of residential, office, retail, service, utility, and civic uses.	Approve	Approve	Approve	Approve
Require high-quality site and building design.	Approve	Approve	Approve	Approve
Scale TCTR to meet neighborhood and community needs.	Approve	Approve	Approve	Approve
Update existing Central Place and Commercial Core policies to reference Towne Center.	Approve	Approve	Approve	Approve
Identify ECOR as an area for industrial and office uses that generate employment.	Approve	Approve	Approve	Approve
Allow all types of residential development, civic uses, and limited neighborhood-scale commercial uses.	Approve	Approve	Approve	Approve
Provide well-designed, appropriately scaled retail and service development at limited locations in the community.	Approve	Approve	Approve	Approve

OTHER TEXT CHANGES

Draft Plan Proposed Changes	Staff Recommendation to LUACs	LUAC Recommendation	Staff Recommendation to Planning Commission	Planning Commission Recommendation
Add policies and background related to becoming a Potential Incorporation Area.	Approve	Approve	Approve	Approve
Remove policies related to requiring PDD for rezone requests for commercial/industrial designations.	Approve with modification: specifying consistency with “policies” rather than “goals, objectives, and standards”	Approve as modified by staff	Approve as modified	Approve as modified
Modify policy to add “to private ownership” to policy requiring publicly owned open space to purchase more open space.	Approve	Approve	Approve	Approve
Added section on priority road improvements.	Approve	Accept staff recommendation.	Approve	Approve
Added policies on express bus service.	Approve	Accept staff recommendation.	Approve	Approve
All other policy changes as summarized in <a href="#">Attachment C</a> .	Approve	Accept staff recommendation.	Approve	Approve
Add policy to require adequate infrastructure built prior to development.	N/A (new)	Approve	Deny	Accept staff recommendation (deny proposal)
Add to narrative text related to stormwater and water quality based on information provided by Pierce County Planning and Public Works Surface Water Management Division.	N/A (new)	N/A (new)	Approve	Approve
Updated parks and recreation sections to reflect the most recent PROS plan.	N/A (new)	N/A (new)	Approve	Approve
Add implementing actions for sewer projects.	N/A (new)	N/A (new)	Approve	Approve
Added policies for fire and emergency services to adopt applicable capital facilities plans, support fire impact fees, establish a level of service and adopt a concurrency ordinance, and include fire districts in SEPA review.	N/A (new)	N/A (new)	N/A (new)	Approve



OTHER MAP CHANGES

Draft Plan Proposed Changes	Staff Recommendation to LUACs	LUAC Recommendation	Staff Recommendation to Planning Commission	Planning Commission Recommendation
Canyon Rd E/Military Rd E: Community Employment to Employment Center.	Approve	Approve	Approve with modifications in supplemental #2 to rezone to ECOR	Approve as modified by staff
Waller Rd/Military Rd: Remove Mineral Resource Overlay and Open Space Corridor Designation.	Approve with policy modification: add "to private ownership" to policy requiring publicly owned open space to purchase more open space	Approve as modified by staff	Approve as modified	Approve as modified
176th St E: Employment Center to Towne Center.	Deny	Accept staff recommendation (deny proposal)	Did not move forward	Did not move forward
192nd St E: Employment Center to Moderate-Density Single-Family.	Deny	Accept staff recommendation (deny proposal)	Did not move forward	Did not move forward
North of 176th Street E: Single-Family and Residential Resource to Moderate-Density Single-Family.	Deny	Accept staff recommendation (deny proposal)	Did not move forward	Did not move forward
Zone parcels 2490000290, 2490000289, 2490000291, 0319362049, and 0319362050 as Neighborhood Corridor	N/A (new)	N/A (new)	N/A (new)	Approve
Zone parcels 0419298030, 0419298031, 0419298032, and 0419294045 as Neighborhood Corridor	N/A (new)	N/A (new)	N/A (new)	Approve

**MID-COUNTY COMMUNITY PLAN**

**CENTERS AND CORRIDORS**

Draft Plan Proposed Changes	Staff Recommendation to LUACs	LUAC Recommendation	Staff Recommendation to Planning Commission	Planning Commission Recommendation
Clarify that high-density residential should locate in UCOR and NCOR.	Approve	Approve	Approve	Approve
Identify UCOR as the primary location for commercial uses in the plan area.	Approve	Approve	Approve	Approve
Zone the areas along 112th St E from approximately 50th Ave E to 63rd Ave E and Canyon Rd E from SR-512 to 118th St E as UCOR.	Approve	Approve	Approve	Approve
Prohibit UCOR expansion north of SR-512.	Approve	Approve	Approve	Approve
Do not limit size of commercial buildings when site requirements are met in UCOR.	Approve	Approve	Approve	Approve
Zone areas along 112th St E between Golden Given Rd E and approximately 50th Ave E and areas along Canyon Rd E south of 118th St E as ECOR.	Approve	Approve with modification to expand ECOR south of 112th St E to 121st St E, east of Aqueduct Dr E, replacing the Residential Resource zone	Approve as modified by LUAC	Approve as modified
Zone the existing single-family and multifamily residential uses and civic uses along 112th St E as NCOR.	Approve	Approve with modification to maintain existing Neighborhood Center zone at 112th St E and Bingham Ave E	Approve as modified by LUAC	Approve as modified
Allow neighborhood-oriented commercial in NCOR.	Approve	Approve	Approve	Approve
Allow large, auto-dependent businesses and commercial uses that serve a regional market in UCOR.	Approve	Approve	Approve	Approve
Prohibit single-family residential in UCOR.	Approve	Approve	Approve	Approve
Identify UCOR as the only zone appropriate for high-density residential.	Approve	Approve	Approve	Approve
Identify UCOR as a transit hub.	Approve	Approve	Approve	Approve
Identify ECOR as an area for industrial and office uses that generate employment.	Approve	Approve	Approve	Approve
Prohibit residential and civic uses in ECOR.	Approve	Approve	Approve	Approve
Limit commercial uses in ECOR to those that serve employment uses.	Approve	Approve	Approve	Approve
Prioritize transit access within ECOR.	Approve	Approve	Approve	Approve
Allow six to 20 units per acre with a height limit of 45 feet in NCOR.	Approve with modification: change 20 to 25 to be consistent with countywide regulation.	Approve as modified by staff	Approve as modified	Approve as modified
Allow neighborhood-scale commercial and civic uses in NCOR when they meet the needs of the neighborhood, not the wider community.	Approve	Approve	Approve	Approve

OTHER TEXT CHANGES

Draft Plan Proposed Changes	Staff Recommendation to LUACs	LUAC Recommendation	Staff Recommendation to Planning Commission	Planning Commission Recommendation
New policy prohibiting surface mining in ARL.	Approve	Approve	Approve	Approve
Preserve area zoned as Rural Separator (R-Sep) MCAC proposed a new policy requiring no net loss of Rural Separator	Approve (in error)	Approve	Deny (per GMHB case)	Accept staff recommendation (deny proposal)
Modify policy for street trees and plantings to promote not require.	N/A (new)	N/A (new)	Approve	Approve
Consolidate Mixed Use District and Community Center to eliminate the Community Center (CC) land use designation from the policies and apply the Mixed Use District (MUD)	N/A (new)	N/A (new)	Approve	Approve
Updated parks and recreation sections to reflect the most recent PROS plan.	N/A (new)	N/A (new)	Approve	Approve
Add implementing actions for sewer projects.	N/A (new)	N/A (new)	Approve	Approve
Added policies for fire and emergency services to adopt applicable capital facilities plans, support fire impact fees, establish a level of service and adopt a concurrency ordinance, and include fire districts in SEPA review.	N/A (new)	N/A (new)	N/A (new)	Approve

OTHER MAP CHANGES

Draft Plan Proposed Changes	Staff Recommendation to LUACs	LUAC Recommendation	Staff Recommendation to Planning Commission	Planning Commission Recommendation
Canyon Rd E/104th St E: Mixed-Use District and Community Center to Neighborhood Center	Deny	Accept staff recommendation (deny proposal)	Did not move forward	Did not move forward
121st St E: Moderate-High Density Residential to Rural Separator	Deny	Accept staff recommendation (deny proposal)	Did not move forward	Did not move forward
104th St E: Mixed-Use District to Rural Separator	Deny	Accept staff recommendation (deny proposal)	Did not move forward	Did not move forward
All Residential Zones: Residential Resource and Single Family to Moderate Density Single Family	Deny	Accept staff recommendation (deny proposal)	Did not move forward	Did not move forward
Rezone existing Community Center (CC) zone at 104th and Canyon to Mixed Use District (MUD) zone for zone consolidation.	N/A (new)	N/A (new)	Approve	Approve
Zone parcels 0319027001, 0319024006, 0319024012, 0319024014, and 5810000010 as Neighborhood Corridor	N/A (new)	N/A (new)	N/A (new)	Approve

**PARKLAND-SPANAWAY-MIDLAND COMMUNITIES PLAN**

**CENTERS AND CORRIDORS**

Draft Plan Proposed Changes	Staff Recommendation to LUACs	LUAC Recommendation	Staff Recommendation to Planning Commission	Planning Commission Recommendation
<p>Designate three Towne Centers:</p> <ul style="list-style-type: none"> <li>Garfield Towne Center in the area surrounding Garfield St S to the east of PLU, crossing Pacific Ave to approximately A St S;</li> <li>Marymount Towne Center in the area north of Military Rd East, east of Sprinker, and including Marymount; and</li> <li>Mountain Highway Towne Center in the area surrounding the intersection of Mountain Hwy and 8th Ave E.</li> </ul>	Approve	Approve with modification to expand Garfield TCTR to Yakima Ave S between 125th St S and 126th St S; expand Mountain Highway TCTR to Field Rd E on northeast side of SR-7	Approve as modified by LUAC	Approve as modified
Ensure that all new development and redevelopment reflects the unique character of each Towne Center.	Approve	Approve	Approve	Approve
Identify the Mountain Highway Towne Center as a hub for the surrounding urban area and the rural populations to the south by incorporating needed services not available in the rural area.	Approve	Approve	Approve	Approve
Discourage expanding TCTRs beyond their current configuration unless they are built out.	Approve	Approve	Approve	Approve
Develop parking programs for Towne Centers that recognize and support the historic character or planned pedestrian character, while providing sufficient parking for customers of all businesses.	Approve	Approve	Approve	Approve
Zone areas as UCOR within approximately one block of SR-7 between Towne Centers; and the area along 112th St E between approximately Park Ave S and Golden Given Rd E.	Approve	Approve with modification to include parcels 0318041040, 69, and 38; and parcels 0318041174, 75, 76, 77, and 78.	Approve as modified by LUAC	Approve as modified with modification to add parcels 6762001063 and 6762001096
Limit NCOR to areas approximately one block beyond UCOR along SR-7; and areas more than one quarter mile from SR-7 located within one quarter mile of 176th St E.	Approve	Approve	Approve	Approve with modification to add parcel 0319091158
Zone properties along SR-7 between SR-507 and the Mountain Highway Towne Center as ECOR.		Approve with modification to add parcels 0319337002, 4660000670, and 4660000521	Approve as modified by LUAC	Approve as modified with modification to add parcels 0318041038 and 0318041069
Provide special location consideration to non-polluting manufacturing operations in ECOR		Approve	Approve	Approve
Locate industries that handle hazardous or flammable materials away from residential areas and population concentrations in ECOR.		Approve	Approve	Approve

Draft Plan Proposed Changes	Staff Recommendation to LUACs	LUAC Recommendation	Staff Recommendation to Planning Commission	Planning Commission Recommendation
Allow a mixture of uses consistent with each center’s role as a pedestrian-oriented gathering place for the Parkland and Spanaway communities and the broader central Pierce County area.	Approve	Approve	Approve	Approve
Identify TCTR as compact, pedestrian- and transit-oriented gathering places for the community.	Approve	Approve	Approve	Approve
Commit to implementing the vision for Towne Centers through public and private investments, prioritizing transit and mobility improvements, and monitoring permit processing.	Approve	Approve	Approve	Approve
Allow large, auto-dependent commercial uses in UCOR that serve a regional market, and high-density residential uses.	Approve	Approve	Approve	Approve
Encourage mixed-use with residential above commercial in UCOR.	Approve	Approve	Approve	Approve
Prohibit single-family residential in UCOR.	Approve	Approve	Approve	Approve
Promote redevelopment of the UCOR commercial area at the southeast corner of 176th St E and Pacific Ave as a compact, pedestrian-oriented, auto-friendly retail and service area focused on providing general household goods, specialty goods, banking, professional, and commercial services.	Approve	Approve	Approve	Approve
Promote the development of residential uses in portions of the corridor where they can serve as a transition between high-intensity residential and commercial areas and single-family neighborhoods outside of the areas designated as Neighborhood Corridor.	Approve	Approve	Approve	Approve
Encourage connectivity between development and transit corridors.	Approve	Approve	Approve	Approve
Allow six to 25 dwelling units per acre in NCOR to allow a diversity of housing options to serve the needs of the community.	Approve	Approve	Approve	Approve
Identify ECOR as areas for office and light- to medium-intensity industrial uses that generate employment.	Approve	Approve	Approve	Approve
Prohibit residential uses in ECOR.	Approve	Approve	Approve	Approve
Prioritize transit access within ECOR.	Approve	Approve	Approve	Approve

OTHER TEXT CHANGES

Draft Plan Proposed Changes	Staff Recommendation to LUACs	LUAC Recommendation	Staff Recommendation to Planning Commission	Planning Commission Recommendation
Added policies related to the proposed new Neighborhood Mixed Use land use designation and zone classification.	Deny	Do not accept staff recommendation / keep as proposed.	Approve with modifications in supplemental #1 to amend proposed NMU policies to apply to Neighborhood Center.	Approve as modified by staff
Added policy to make nonconforming uses compatible with existing and future conforming uses and development, and incentivize redevelopment to conforming uses.	Approve with modification: remove "or prohibit" in reference to legally-established non-conforming uses.	Approve as modified by staff	Approve as modified	Approve as modified
All other policy changes as summarized in <a href="#">Attachment C</a> .	Approve.	Approve	Approve	Approve
Updated parks and recreation sections to reflect the most recent PROS plan.	N/A (new)	N/A (new)	Approve	Approve
Add implementing actions for sewer projects	N/A (new)	N/A (new)	Approve	Approve
Add a new implementation action number 7.17 to the Transportation Element section in Table I-10 in Appendix A to the Parkland-Spanaway-Midland Communities Plan Staff Reports dated 2/20/2020 that reads "Work with WSDOT to improve the synchronization of signals on SR-7 for the movement of traffic, considering signalization on perpendicular County roads" and identify as a short- and mid-term action to be implemented by PPW and WSDOT.	N/A (new)	N/A (new)	N/A (new)	Approve
Added policies for fire and emergency services to adopt applicable capital facilities plans, support fire impact fees, establish a level of service and adopt a concurrency ordinance, and include fire districts in SEPA review.	N/A (new)	N/A (new)	N/A (new)	Approve

OTHER MAP CHANGES

Draft Plan Proposed Changes	Staff Recommendation to LUACs	LUAC Recommendation	Staff Recommendation to Planning Commission	Planning Commission Recommendation
Portland Avenue.	Approve as modified, shown in map SR01 in <a href="#">Attachment E</a> .	Do not accept staff recommendation / keep as proposed.	Approve as modified, shown in map SR01 in <a href="#">Attachment E</a> .	Approve as modified by staff
Zone Consolidation: Eliminate Commercial Mixed-Use District, Office Mixed-Use District, Research-Office, and Residential-Office-Civic.	Approve	Approve	Approve	Approve
96th St S/Steele St S: Moderate-High Density Residential District to Mixed-Use District.	Approve	Approve	Approve	Approve
Golden Given Rd E/SR-512: Single-Family to Community Employment.	Approve	Approve	Approve	Approve
208th St: Moderate Density Single Family to Community Employment.	Approve	Approve	Approve	Approve
19th Ave Ct E: Single Family to Community Employment.	Approve	Approve	Approve	Approve
Mountain Highway: Moderate-High Density Residential District to Mixed Use District (combined with zone consolidation).	Approve	Approve	Approve	Approve
East of Pacific Avenue: Residential Resource and Single Family to Moderate-Density Single Family.	Deny	Accept staff recommendation (deny proposal)	Did not move forward	Did not move forward
Spanaway Loop and 176 <sup>th</sup> Ave E: Residential Resource (RR) to Moderate-Density Single Family (MSF)	Deny (considered as part of area-wide MSF upzone)	Approve	Approve	Approve
Spanaway Loop and Military Road: Residential Resource (RR) to Moderate-Density Single Family (MSF)	Deny (considered as part of area-wide MSF upzone)	Approve	Approve (clarified analysis in supplemental staff report #1)	Approve
8th Ave E and 136th St E: Residential Resource (RR) to Single Family (SF)	Deny (considered as part of area-wide MSF upzone)	Approve	Approve	Approve
Remove Major Institution Overlay from properties no longer in the Pacific Lutheran University Master Plan	N/A (new)	Approve	Deny and make change during Comprehensive Plan Amendments	Accept staff recommendation (deny proposal)
Zone the properties shown in submitted map titled MAP PC07 as Moderate Density Single Family	N/A (new)	N/A (new)	N/A (new)	Approve
Zone the entire parcel 9035200130 as Moderate Density Single	N/A (new)	N/A (new)	N/A (new)	Approve
Zone parcels 0319037005, 0319037004, and 0319037003 as Community Employment	N/A (new)	N/A (new)	N/A (new)	Approve

**SOUTH HILL COMMUNITY PLAN**

**CENTERS AND CORRIDORS**

Draft Plan Proposed Changes	Staff Recommendation to LUACs	LUAC Recommendation	Staff Recommendation to Planning Commission	Planning Commission Recommendation
Designate two Towne Centers between 128th St E and 136th St E (Longston Place), and between 152nd St E and 160th St E (Sunrise Village) along Meridian.	Approve	Approve	Approve	Approve
Prohibit industrial and automobile repair uses in TCTR.	Approve	Approve	Approve	Approve
Designate areas along Meridian as UCOR for regional commercial and high-density residential.	Approve	Approve	Approve	Approve with modification to add parcels 3725000041 and 3725000051
Encourage pedestrian safety elements with auto-dependent uses in UCOR.	Approve	Approve	Approve	
Limit NCOR to areas within a quarter mile walkable area along Centers and Corridors, between the TCTR and UCOR zones and single-family neighborhoods to transition from those more intensive zones to lower-density single-family zones.	Approve	Approve	Approve	Approve with modification to add parcels 0419164060 and 0419164062
Focus future growth in compact, high-density Centers and transit-oriented Corridors along Meridian.	Approve	Approve	Approve	Approve
Identify Centers as pedestrian-oriented and Corridors as auto-oriented.	Approve	Approve	Approve	Approve
Remove language to reshape and limit the commercial corridor along Meridian. (these policies are implemented in the designation of Centers and Corridors).	Approve	Approve	Approve	Approve
Expand the allowed uses in commercial areas, and integrate high-density residential and commercial uses.	Approve	Approve	Approve	Approve
Replace language related to designating the existing zoning pattern.	Approve	Approve	Approve	Approve
Identify TCTR as focal points of the community.	Approve	Approve	Approve	Approve
Identify the desired mix of uses for TCTR (pedestrian-friendly civic, residential, retail, and services).	Approve	Approve	Approve	Approve
Require residential above commercial uses in TCTR.	Modify policy to state residential above commercial is "desired," not required.	Approve as modified by staff	Approve as modified	Approve as modified
Commit to implementing the vision for Towne Centers through public and private investments, prioritizing transit and mobility improvements, and monitoring permit processing.	Approve	Approve	Approve	Approve
Change language to allow high-density residential in Corridors to when infrastructure and transit can serve the community.	Approve	Approve	Approve	Approve
Establish a minimum density of 12 units per acre and only limit maximum density by height in UCOR.	Approve	Approve	Approve	Approve



Draft Plan Proposed Changes	Staff Recommendation to LUACs	LUAC Recommendation	Staff Recommendation to Planning Commission	Planning Commission Recommendation
Encourage residential above commercial uses in UCOR.	Approve	Approve	Approve	Approve
Encourage connectivity between development and transit corridors in NCOR.	Approve	Approve	Approve	Approve
Zone properties with existing industrial uses in the area of Thun Field along Meridian as ECOR.	Deny. Remove all ECOR policies and narrative text because the zone is not used in the Community Plan.	Accept staff recommendation (deny proposal)	Did not move forward	Did not move forward
Identify ECOR as areas for industrial and office uses that generate employment.	Deny. Remove all ECOR policies and narrative text because the zone is not used in the Community Plan.	Accept staff recommendation (deny proposal)	Did not move forward	Did not move forward
Prohibit residential in ECOR.	Deny. Remove all ECOR policies and narrative text because the zone is not used in the Community Plan.	Accept staff recommendation (deny proposal)	Did not move forward	Did not move forward
Allow limited commercial that serves the needs of employment uses in ECOR.	Deny. Remove all ECOR policies and narrative text because the zone is not used in the Community Plan.	Accept staff recommendation (deny proposal)	Did not move forward	Did not move forward
Prioritize transit access to ECOR areas.	Deny. Remove all ECOR policies and narrative text because the zone is not used in the Community Plan.	Accept staff recommendation (deny proposal)	Did not move forward	Did not move forward

OTHER TEXT CHANGES

Draft Plan Proposed Changes	Staff Recommendation to LUACs	LUAC Recommendation	Staff Recommendation to Planning Commission	Planning Commission Recommendation
Designate South Hill as a Potential Incorporation Area.	Approve	Approve	Approve	Approve
Allow commercial zoning on a portion of an Employment Center property if split by a road (should 110th Avenue East be extended between Sunrise Boulevard East and Lipoma Firs East/187th Street East).	Approve	Approve	Approve	Approve
Expand transit and park and rides.	Approve	Approve	Approve	Approve
Prioritize road improvements.	Approve	Approve	Approve	Approve
All other policy changes as summarized in <a href="#">Attachment C</a> .	Approve	Approve	Approve	Approve
Modify policy for street trees and plantings to promote not require.	N/A (new)	N/A (new)	Approve	Approve
Updated parks and recreation sections to reflect the most recent PROS plan.	N/A (new)	N/A (new)	Approve	Approve
Add implementing actions for sewer projects	N/A (new)	N/A (new)	Approve	Approve
Add a new implementation action number 7.17 to the Transportation Element section in Table I-10 in Appendix A to the Parkland-Spanaway-Midland Communities Plan Staff Reports dated 2/20/2020 that reads "Work with WSDOT to improve the synchronization of signals on SR-161 for the movement of traffic, considering signalization on perpendicular County roads" and identify as a short- and mid-term action to be implemented by PPW and WSDOT.	N/A (new)	N/A (new)	N/A (new)	Approve
Added policies for fire and emergency services to adopt applicable capital facilities plans, support fire impact fees, establish a level of service and adopt a concurrency ordinance, and include fire districts in SEPA review.	N/A (new)	N/A (new)	N/A (new)	Approve

OTHER MAP CHANGES

Draft Plan Proposed Changes	Staff Recommendation to LUACs	LUAC Recommendation	Staff Recommendation to Planning Commission	Planning Commission Recommendation
Sunrise Blvd E/110th Ave E: Employment Center to Community Center.	Approve with modification to remove ES policies since the zone was eliminated	Approve as modified by staff	Approve as modified	Approve as modified
128th St E/94th Ave E: High Density Single Family to Residential/Office-Civic.	Approve	Approve	Approve	Approve
122nd St E/Shaw Rd E: Moderate-High Density Residential to High Density Single Family.	Approve	Approve	Approve	Approve
128th St E/86th Ave E: Moderate Density Single Family to High Density Single Family	Approve	Approve	Approve	Approve
Sunrise Master Plan area: zone as Master Planned Community	Approve	Approve	Approve	Approve
Southeast of Sunrise: Residential Resource to Moderate Density Single Family.	Deny	Accept staff recommendation (deny proposal)	Did not move forward	Did not move forward
West of Meridian: Residential Resource to Moderate Density Single Family.	Deny	Accept staff recommendation (deny proposal)	Did not move forward	Did not move forward
Move to amend the proposal to zone the properties shown in the submitted map titled MAP PC10 as Moderate-High Density Residential District and update all applicable maps, background information, and tables.	N/A (new)	N/A (new)	N/A (new)	Approve