

LIBERTY RIDGE AT SUNRISE

APPLICATION NUMBERS: 951263, 951264, 951265, 951266, 951267

Cory Ragan
Pierce County Planning & Public Works

South Hill Advisory Commission

March 1, 2021

Project Proposal

- The applicant is proposing the subdivision of two parcels totaling 50.21 +/- acres into 173 single family detached lots.
- Moderate Density Single Family zoning classification within the Sunrise Master Planned Community areas 19 and 30.
- Access is provided from a collector arterial connecting to a proposed extension of 184th St E or 180th St E with an internal public street system.
- The site will be served by public water and sanitary sewer.

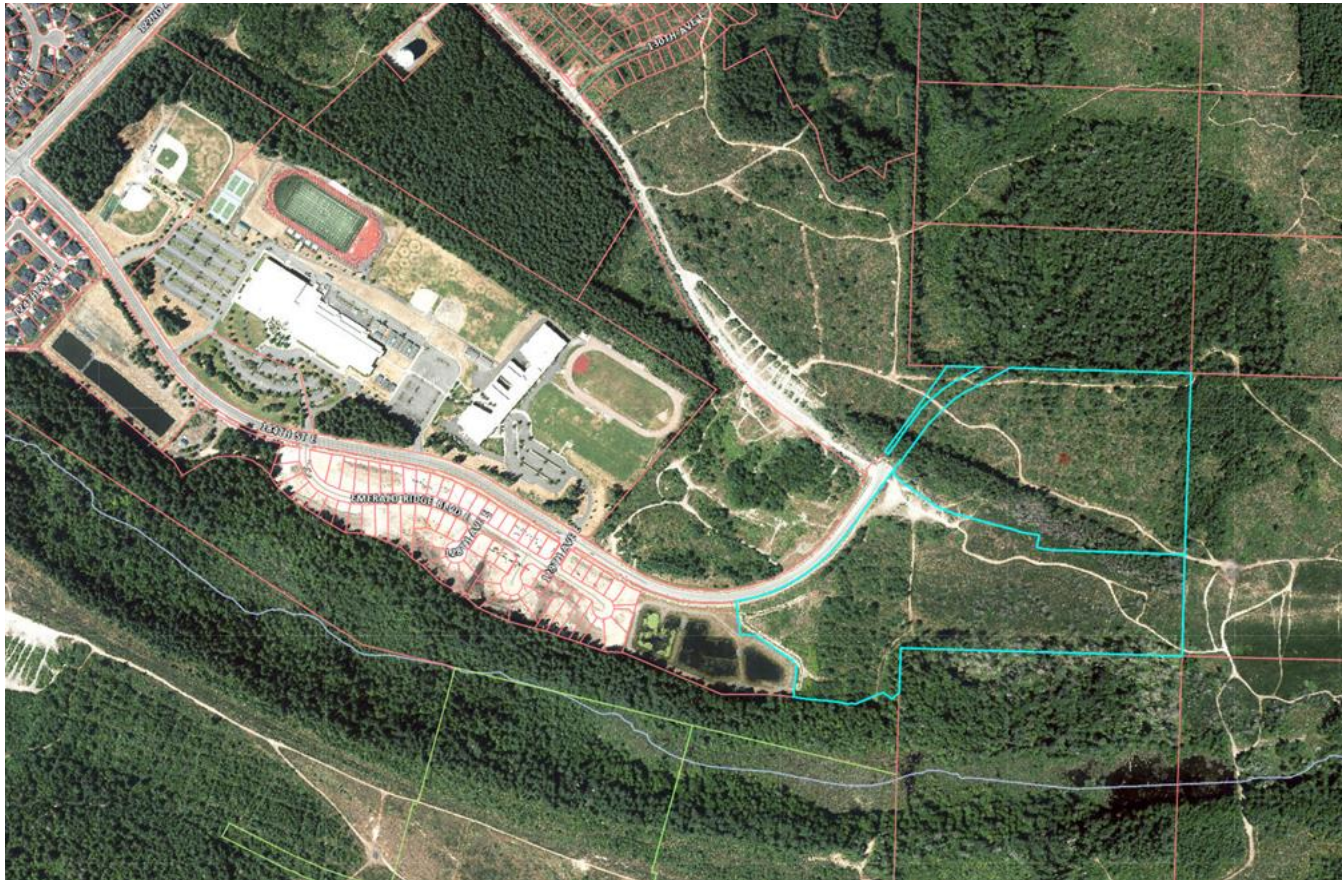


Site History

- The Sunrise Master Plan is a designed and established Master Plan Community (MPC)
- A Development Agreement in 2001 established zoning and land use patterns for the community.
- The Development Agreement was restated in 2014.

Project Location

The site is around the end of 184th St E, and east of the Woodlands at Sunrise within the South Hill Community Plan area



Site Photos and Conditions



Looking north via Google Earth 3D view.

Proposed Site Plan



Public and Agency Review Comments



- Planning and Public Works (PPW) has received comments from adjoining property owners, Development Engineering, Resource Management, Sewer Utilities Division, and outside agencies.

Staff Analysis

Planning and Public Works Staff Review for Consistency with Applicable Land Use Policies and Regulations:

- 2001 Sunrise Master Plan Development Agreement
- 2014 Restated Sunrise Master Plan Development Agreement
- Title 18A, Development Regulations – Zoning
- 18A.75.080 Planned Unit Development
- Title 18E - Critical Areas
- Title 18F - Land Divisions and Boundary Changes

3.2 Development Regulation Exceptions

The front yard setbacks for single-family residential development are:

- 3.2.1 On lots less than 5000 square feet in size, 20 feet for any building;
- 3.2.2 On lots 5000 square feet or larger, 20 feet for the residential building and 25 feet for vehicle parking facilities such as a garage or car port, either attached or detached.

Staff finds that the Liberty Ridge at Sunrise Preliminary Plat will meet the regulations and intent of the Sunrise Master Planned Community and all applicable Pierce County Code requirements pending all reviews and recommended conditions of approval.

QUESTIONS?

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