

# MACKENZIE.

## **COMMERCIAL BUILDING PERMIT NARRATIVE**

**To**  
City of Puyallup

**For**  
CREF3 PUYALLUP OWNER LLC

**Dated**  
July 25, 2023

**Project Number**  
2220290.00



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T 206.749.9993 | F 503.228.1285 | [www.mcknze.com](http://www.mcknze.com)



## I. PROJECT SUMMARY

<b>Applicant:</b>	Michael Chen Mackenzie 500 Union Street, Suite 410 Seattle, WA 98101 (206) 749-9993 mchen@mcknze.com
<b>Owner:</b>	CREF3 PUYALLUP OWNER LLC
<b>Site Address:</b>	240 15th Street SE Puyallup, WA 98372
<b>Assessor Parcel Number (APN):</b>	0420-274-126, 7845-000-161, 7845-000-170
<b>Assessor Site Acreage:</b>	7.95 acres
<b>Zoning:</b>	ML (Limited Manufacturing)
<b>Comprehensive Plan:</b>	LM/W (Light Manufacturing/Warehousing)
<b>Adjacent Zoning:</b>	North: CG – General Commercial East: CB – Community Business South: OP – Professional Office, PF—Public Facilities, RS-04—High Urban Density Single-Family Residential West: ML—Limited Manufacturing
<b>Existing Structures:</b>	Fire damage to previous cold storage buildings in August 2021. Two (2) structures remain on site.
<b>Request:</b>	Commercial building permit application.
<b>Proposed Development:</b>	Construct an approximately 129,040 SF warehouse, with parking and truck loading bay.
<b>Project Contact:</b>	Same as applicant.

## II. INTRODUCTION

### Description of Request

Approval of commercial building permit application.

### Existing Site and Surrounding Land Use

The existing site consists of three (3) contiguous parcels. The site is currently flat, and improvements consist of two (2) single-story cold-storage warehouses. The site has frontage and two (2) points of access from 15th Street SE and has frontage along Burlington Northern Railroad right of way, adjacent to E Pioneer. Existing development surrounding the site consists of industrial warehouses, general commercial buildings, single family residential homes, and an elementary school.

Existing landscaping on-site consists of a landscape area along the 15th Street SE frontage and pockets of landscape screens in the northeast corners of the property. These landscape screens have shrubs and ground cover.

The site is accessed by two (2) curb cuts on 15th Street SE. The existing curb cut dimensions along 15th Street SE range from approximately 30' and 26' as measured from north to south.

SURROUNDING ZONING AND LAND USE		
	Zone	Land Use
<b>Site:</b>	ML – Limited Manufacturing	Industrial
<b>North:</b>	CG – General Commercial	General Commercial
<b>East:</b>	CB – Community Business	Wholesale Trade
<b>South:</b>	OP — Professional Office; PF — Public Facility; RS-04 — High Urban Density Single Family Residential	Single-Family Residential, Auto Repair; Elementary school
<b>West:</b>	ML—Limited Manufacturing	Office Park

### Description of Proposed Development

The proposal consists of demolishing any remaining existing structures on-site to accommodate a new 129,040 SF (including a 6,000 SF mezzanine) tilt concrete industrial/manufacturing/warehouse with office. Site improvements comprise utilizing the existing entry along the north property line and proposing an additional 55' 6" wide driveway from 15th Street SE south of the existing entry point. The northern driveway will serve as truck access only and the southern driveway will be vehicular and truck access only. Storm drainage and other utilities will be serviced from 15th Street SE.

Aerial Image – Project Site

