

PLANNED DEVELOPMENT - RESIDENTIAL NARRATIVE AND MASTER SITE PLAN FINDINGS

Normandy Heights

2007 Shaw Road
Puyallup, Washington

Parcel No. 0420354039

Prepared for:
RM Homes
2913 5th Ave NE, Suite 201
Puyallup, WA 98372

April 3, 2024

Our Job No. 12663

PLANNED DEVELOPMENT - RESIDENTIAL NARRATIVE

Normandy Heights

Prepared by Barghausen Consulting Engineers, Inc
For RM Homes, LLC

April 4, 2024

PARCEL DATA:

Address: 2007 Shaw Road, Puyallup, WA 98372
Parcel No. 0420354039
Gross Site Area: 7.35 acres
QSTR Map: SE ¼ SEC 35, T20N, R4E
Zoning: Low Urban Density Single Family Residential (RS-10)
Comprehensive Plan: Low Density Residential (LDR)
Fire District: Central Pierce Fire & Rescue
Water District: City of Puyallup
Sewer District: City of Puyallup

PROJECT BACKGROUND:

This project was originally submitted as a Preliminary Plat application for 20 lots (PLPMP2022090) on May 27, 2022, following a Pre-Application (P-21-0135) meeting held earlier in 2022 with comments being sent on January 3, 2022. A Determination of Completeness was granted on June 21, 2022, for the Preliminary Plat application.

Due to substantial comments and the length of time needed to revise the plat design the 2022 permit expired. We are therefore submitting a new application for a Preliminary Plat, but it is in response to the second-round comments received on PLPMP2022090. As recommended in those comments the Preliminary Plat now includes a Planned Development – Residential (PDR) for 25 lots, requesting a reduction in minimum lot area and an increase in maximum allowable floor-to-area ratio and lot coverage. The flexibility allowed through the PDR provisions is needed due to the difficult physiographic characteristics and to preserve the desirable environmental features that exist on the site. The requested PDR will promote an efficient use of the land, while preserving the sensitive environmental areas, and will feature high-quality, attractive architecture. The required Performance Standards and Master Site Plan criteria and applicant responses are listed below.

PMC 20.40.025 DEVELOPMENT AND PERFORMANCE STANDARDS.

(1) Minimum Project Site Area. No project site area shall be less than two acres for properties proposed for development as a PDR and three acres for properties proposed for development as a PDC.

Response: The project site is approximately 7.35 acres and is proposed for development as a PDR.

(2) Building Development Standards. All yard setbacks, building heights, lot coverages and floor area ratios shall be subject to those established on the approved master site plan, or if not specified shall default to the standards of the underlying zone. The following guidelines shall apply to all PDs also proposed for subdivision into individual building lots:

Response: All yard setbacks, building heights, lot coverages and floor area ratios are depicted in the Site Plan dated April 3, 2024. This proposal requests a floor-to-area ratio of 0.65, lot coverage of 45% and a reduction in minimum lot area. All other standards of the underlying RS-10 zoning will be adhered to. Please see Master Site Plan on Sheet C4 of the Preliminary Plat drawing for details.

(a) Residential buildings should have their main entrances oriented towards the adjoining street.

Response: All homes will be constructed to orient main entrances toward their respective frontage streets or shared driveway access tracts.

(b) Front yard setbacks to the main entrance of residential structures should be no greater than 15 feet.

Response: Front yard setbacks to the main entrances do not exceed 15 feet.

(c) Garages should be oriented with diminished garage doors, and shall meet the performance standards listed below.

Response: Garages will adhere to the performance standards listed herein and will be designed to mitigate potential adverse aesthetic impacts.

(i) At least 25 percent of garages shall be located within rear yards and accessed via an alley; or

Response: Garages will be attached and will adhere to the standards listed in 20.40.025.2(c)(iii). 36% of garages are accessed from a shared driveway.

(ii) Accessed from the side and oriented perpendicular to the street, where the street-facing facade is finished with a window or other architectural features; or

Response: Garages will be attached and will adhere to the standards listed in 20.40.025.2(c)(iii). 36% of garages are accessed from a shared driveway.

(iii) Accessed via a shared driveway serving a minimum of two units and set back at least five feet from the front door of the home; or

Response: Garages will be attached and will adhere to the standards listed in 20.40.025.2(c)(iii). 36% of garages are accessed from a shared driveway.

(iv) Detached and set back at least 10 feet from the front door of the home; and

Response: Garages will be attached and will adhere to the access and architectural standards listed in 20.40.025.2(c)(iii). 36% of garages are accessed from a shared driveway.

(v) All other garages shall be set back at least five feet from the front door of the home.

Response: All garages will be setback at least five feet from the front door of the home.

(d) Three-car garages are allowed on lots only where the lot size equals that of the underlying zone.

Response: Noted, Lot 12 and Lot 5 have the potential for a three-car garage to be proposed as it is 13,562 square feet. The minimum lot area for the underlying zone is 10,000 square feet.

(e) Any street-facing garage should be located no closer than 20 feet to a front property line.

Response: All street-facing garages will be setback at least 20 feet from the front property line.

(f) Spacing between buildings shall be a minimum of 10 feet between multiple-story buildings and five feet between single-story buildings.

Response: All buildings will maintain a minimum spacing of 10 feet.

(g) There shall be a minimum 15-foot building setback between the perimeter of all PD developments and adjoining properties.

Response: Along the eastern property line, Lots 17-25 provide a 25-foot rear yard setback abutting the adjoining properties. Along the northern right of way, a 25-foot wide right-of-way is proposed to be dedicated for future connection to Shaw Road. The remaining portion along the northern property line contains a wetland and creek buffer within Tract D. The southern and western property lines are adjacent to the Crystal Ridge Drive South and Shaw Road East rights-of-way.

(h) For planned residential developments in RS-35, RS-10, RS-08 and RS-06 zone districts, the maximum floor area ratio shall be 0.65; for PDRs in the RS-04 zone district the maximum floor area ratio shall be 0.70.

Response: All homes will maintain maximum floor area ratios of 0.65 in accordance with the RS-10 zone for PRD developments and as shown on the Master Site Plan.

(3) Lot Development Standards. All individual lot widths, lengths, sizes and similar lot configurations shall be subject to those established on the approved master site plan.

Response: Dimensional standards for individual lots will adhere to the standards depicted on the approved site plan.

(a) In order to minimize undesirable impacts of the PD on adjacent properties, lot sizes along common boundary lines with other residential zones shall be no less than 75 percent of the minimum lot size of the adjacent residential zone. If the adjacent residential zone is also a PD, the minimum lot sizes along common boundary lines shall be no less than 75 percent of the perimeter lots of that adjacent PD.

Response: There are six proposed lots along the common eastern boundary which are smaller than 75% of the min lot size, averaging 65% of the minimum lot size, however the intent of the provision, "to minimize undesirable impacts of the PD on adjacent properties," is met by the adjacency of a large, designated Greenbelt Common Areas abutting the eastern property line.

The property adjacent to the east is zoned RS-10 and is a 11.7-acre parcel that is Tract B of the Crystal Ridge subdivision, is classified as Greenbelt Common Areas in the Pierce County Assessor and serves as the open space for the Crystal Ridge PRD. There are no other proposed residential lots adjacent to an

existing property and the 11.7-acre Greenbelt Common Area substantially minimizes potential undesirable impacts to the adjacent PRD. It is unlikely that the Greenbelt parcel will be developed.

(b) Curb cuts should not exceed more than 30 percent of total street frontages internal to the development, but shall not exceed 50 percent of any individual lot frontage.

Response: Curb cuts will be limited to no more than 30 percent of the total street frontages and will not exceed 50 percent of any individual lot frontages.

(4) Open Space.

(a) Required common open space shall comprise at least 25 percent of the total gross parcel area, excluding public streets.

Response: Approximately 71,118 square feet of common open space is provided in Tracts A, D and E, which is approximately 23% of the gross parcel area, excluding public streets. This project utilizes the provisions of subsection (c) below, providing a minimum of 500 square feet of private open space to allow a reduction to 10% common open space.

(b) Within this required 25 percent open area, an area equivalent to at least five percent of the total gross parcel area shall be devoted to amenity areas for active use by residents in all projects containing residential uses. Such active amenity area(s) shall be located in a central area of the project site with convenient access to residents. The amenity area(s) shall be of a size and configuration so as to accommodate a variety of active and passive recreational functions for residents, with the overall intent of consolidating amenity areas to avoid fragmented areas of marginal utility. Said active outdoor space shall not entirely consist of concrete or other hardscape.

Response: Five percent of the total gross parcel area of the proposed open space areas will be devoted to amenity space for active use by residents of this subdivision. The open space areas are located in Tracts A and E and are located at opposite ends of the subdivision which provides convenient access to all proposed residential lots. The applicant will coordinate with the City on type and location of desirable amenities.

(c) Those projects which provide each residential unit with at least 500 square feet of private open space immediately contiguous to the unit and separate from the private open space for any other unit may reduce the overall common open space requirement to 10 percent of the total gross parcel area, excluding public streets. Those projects providing this lesser 10 percent common open space shall still be subject to the requirement that at least five percent of the total parcel area be devoted to amenity areas for active use by residents. Such amenity areas shall also meet the standards cited in subsection (4)(b) of this section.

Response: Each proposed lot will provide at least 500 square feet of private open space on each private lot. Five percent of the total gross parcel area of the proposed open space areas will be devoted to amenity space for active use by residents of this subdivision. The open space areas are located in Tracts A and E and are located at opposite ends of the subdivision which provides convenient access to all proposed residential lots. The applicant will coordinate with the City on type and location of desirable amenities.

(d) The required common open space shall be considered a minimum percentage of a particular site. All such open space shall be kept free of litter and shall at no time constitute a health, safety, fire or flood hazard.

Response: All common open space areas will be owned and maintained by the Homeowner's Association in perpetuity and will be regularly inspected and maintained as required to ensure cleanliness, safety, and proper functionality.

(e) Public Park Option. The city's parks, recreation and open space (PROS) plan analyzes areas underserved by public park space. If the entire project area of a proposed PDR or PDC is outside of the service area for neighborhood parks, the project may be eligible for a density bonus of 50 percent if all of the following conditions are met:

Response: This proposal does not utilize the public park density bonus option.

(i) The project proponent integrates into the PDR or PCD a public neighborhood park space that meets the city's minimum size for a neighborhood park in accordance with the size and design standards in the PROS plan at the time of application.

Response: This proposal does not utilize the public park density bonus option.

(ii) The project proponent shall work directly with Puyallup parks department staff to create a preliminary design and amenity package for the park space. The project proponent shall present the preliminary design to the Puyallup parks advisory board and receive input/feedback to further refine the park design. City staff will further analyze the park site design based on current park and recreation needs for the service area.

Response: This proposal does not utilize the public park density bonus option.

(iii) The proponent must hold at least one neighborhood meeting with surrounding property owners (notification in accordance with standards for the underlying permitting for the project). The proponent must also hold an open public hearing with the Puyallup parks advisory board to receive final design approval for the park space.

Response: This proposal does not utilize the public park density bonus option.

(5) Required Landscaping. Required yards for individual lots shall be landscaped. The project landscape architect shall provide sample landscape plans for each residential lot on the preliminary and final landscape plans; each lot shall contain at least two PNW native evergreen conifer trees in suitable yard locations. Such sample landscape plan shall be shown on the building permit site plan for each lot. All such required landscaping shall be maintained in a neat manner.

Response: All required yards for individual lots will be landscaped according to the PMC and landscape plans for individual lots will provide at least two PNW native evergreen conifer trees. Please see Landscape Plan for details on tree type and location. Building Permit applications will include landscape plans in accordance with the approved final landscape plans and maintenance of all landscaped areas will be in accordance with the PMC and approved plans.

(6) Required Parking. All uses shall provide off-street parking as required by Chapter 20.55 PMC, unless otherwise approved on the master plan. Where landscaping is required for off-street parking areas, such landscaping shall be in addition to the minimum percent of open space required by subsection (4) of this section. However, parking lot landscaping which exceeds the minimum landscaping requirements of this title may be considered as meeting the open space requirements of subsection (4) of this section.

Response: This project does not require parking lot landscaping.

(7) Signs. All signs located within planned developments shall comply with the provisions of Chapter 20.60 PMC or shall be as approved on the master plan.

Response: All signage associated with this proposal will comply with the applicable provisions of PMC 20.60.

(8) Outdoor Storage of Materials. The outdoor storage of materials, including but not limited to lumber, auto parts, household appliances, pipe, drums, machinery or furniture shall not be permitted. The storage of vehicles, such as motorcycles, automobiles, boats and farm equipment for retail sale, where such retail sale is permitted by the provisions of this chapter, shall not be subject to the provisions of this subsection.

Response: Outdoor storage as described herein will be prohibited in the HOA CC&R's.

(9) Exterior Mechanical Devices. Large mechanical equipment shall be screened from surrounding residentially zoned properties and public rights-of-way. Minor utility equipment, such as small generators, utility meters, air conditioners, or junction boxes, which are less than three and one-half feet in height, shall be exempt from screening requirements. Alternative methods for screening may include the use of building or parapet walls, sight-obscuring fencing and/or landscaping, equipment enclosures, consolidation and orientation of devices towards the center of the rooftop, and/or the use of neutral color surfaces.

Response: There are no large mechanical devices proposed. Any minor utility equipment, meters, or other similar appurtenances that are 3.5 feet or taller will be properly screened according to the standards required herein.

(10) Outdoor Lighting. Outdoor lighting and aerial-mounted floodlighting shall be shielded from above in such a manner that the bottom edge of the shield shall be below the light source. Said lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise.

Response: All outdoor lighting will be shielded to extend beyond the horizontal plane of the light source so that illumination will be confined to the property boundaries. No ground-mounted floodlighting is proposed.

(11) Swimming Pools. All swimming pools having a depth of 12 or more inches shall maintain a protective fence, wall or enclosure not less than six feet in height, with no opening greater than four inches wide and equipped with a self-closing gate surrounding said pool. Hot tubs or other manmade water bodies shall maintain a similar enclosure or shall be covered when not in use so as to prevent access to the water.

Response: No permanent swimming pools are proposed. All future manmade water bodies will adhere to the standards required herein.

(12) Trash Receptacles. Trash receptacles having a capacity in excess of one cubic yard shall be screened from view from adjacent properties and public rights-of-way.

Response: All trash receptacles in excess of one cubic yard will be screened from adjacent properties and rights-of-way.

(13) Limited Density Transfer from Critical Area Buffers. The city shall allow transfer of density for residential uses from critical area buffers to noncritical area portions of the same site; provided, that the resultant density

calculated on the noncritical area land does not exceed 125 percent of the maximum developable density from that land otherwise allowed under zoning.

Response: Density transfer from critical area buffers is not requested.

20.40.045 MASTER SITE PLAN CRITERIA.

(1) Comprehensive Plan Compatibility. The development density and design shall be consistent with the goals, objectives and policies of the comprehensive plan.

Response: This project is consistent with the comprehensive plan in the following goals, objectives, and policies:

- F-3 Ensure that the land use pattern accommodates the projected population and employment base while maintaining Puyallup’s sense of community and character.

This project proposes a residential subdivision as allowed by the zoning district, accommodating 25 new households. Community amenities will include unique natural features preserved for the use of the subdivision, maintaining Puyallup’s character as an active community surrounded by natural beauty.

- NE - 3.5 Conserve and protect environmentally critical areas from loss or degradation. Maintain as open space hazardous areas and significant areas of steep slopes, undeveloped shorelines and wetlands.

This project will conserve and protect approximately 57,400 square feet of critical areas, including a wetland and stream buffer, and a steep slopes hazard which will be located in separate tracts and preserved as open space for the subdivision, adding to the “green infrastructure” of the City and contributing to the environmental stewardship goals of the City.

- H - 1.1 Retain the character of existing neighborhoods by incorporating neighborhood character and design principles into standards for new development.

This project proposes a PRD development and incorporates the neighborhood character and design principles into the design of the development, including bulk and mass standards, landscaping standards, and open space standards.

(2) Density. The overall density of the project shall not exceed the maximum development density of the zone in which the PD is proposed.

Response: The density allowed in a PRD development with no density bonuses is established by the maximum allowed density of the underlying zoning district. In the RS-10 zoning district, the maximum density allowed is 4 acres per dwelling unit. This proposal is for a 25-lot subdivision on approximately 7.35 acres; approximately 3.4 dwelling units per acre.

(3) Preservation of Natural Features. Critical areas and other significant and desirable natural features such as steep slopes, drainage courses, unique stands of vegetation, riparian areas and water bodies are to be retained and integrated into the site design.

Response: This project proposes tract areas, E, D, and A, which will preserve the critical areas and natural features of the site. Tract D contains a wetland, creek, and required buffers that are heavily vegetated, and Tract A and E features a small hill feature classified as steep slopes, which is also heavily vegetated. These unique features will enhance the character of the subdivision and integrate the project well into the surrounding area.

(4) Common Recreational Amenities. Common recreational facilities such as play fields, swimming pools, tennis courts, trails, saunas or exercise rooms should be included in the project site design in keeping with the scale and needs of the project.

Response: Recreational amenities will be provided in the common open space areas in Tracts E and A as is appropriate based on the scale and needs of the project and as determined in coordination with the City. Private open space areas will also be provided for each of the lots in accordance with the requirements herein.

(5) Common Architectural Theme. All buildings and structures in the project site area are to share a common architectural theme that ensures compatibility among interior land uses. This theme shall also be compatible or complementary with adjacent development, or shall be adequately screened or buffered from such adjacent development.

Response: All residential structures in the project site area are designed with exceptional architectural features and materials. All homes will be designed as modern interpretations of traditional residential architecture and share common characteristics such as varied roof pitches and modulation, porches, decorative trim, and other high-quality, distinguishing features. The design of the homes will complement adjacent residential developments. See elevations provided by RM homes for examples.

(6) Adjoining Land Use Compatibility. The project site design shall be laid out in a manner which ensures compatibility and harmony with adjoining land uses exterior to the subject project. Lot sizes along common boundary lines with other residential uses shall be at least 75 percent of the minimum lot size of the underlying zone.

Response: There are six proposed lots along the common eastern boundary which are smaller than 75% of the min lot size, averaging 65% of the minimum lot size, however the intent of the provision, "to minimize undesirable impacts of the PD on adjacent properties," is met by the adjacency of a large, designated Greenbelt Common Areas abutting the eastern property line.

The property adjacent to the east is zoned RS-10 and is a 11.7-acre parcel that is Tract B of the Crystal Ridge subdivision, is classified as Greenbelt Common Areas in the Pierce County Assessor and serves as the open space for the Crystal Ridge PRD. There are no other proposed residential lots adjacent to an existing property and the 11.7-acre Greenbelt Common Area substantially minimizes potential undesirable impacts to the adjacent PRD. It is unlikely that the Greenbelt parcel will be developed.

(7) Streets. All public and private streets within the project site area shall comply with city design standards.

Response: Crystal Ridge Drive South meets the City of Puyallup Minor Collector City Standard Drawing 01.01.02 featuring 34 feet of roadway, curb, gutter, five-foot sidewalk, 7.5-foot planter strip, street trees, and streetlights. The project is providing a 10 foot wide right-of-way dedication to Shaw Road to meet the 90 foot width standard for Major Arterials in City Standard Drawing 01.01.05 with amendments specified by the City Engineer. Improvements include construction of a shared use path along the entire length of the frontage in accordance with the specifications of the Comprehensive Plan.

The internal roadway is designed in accordance with City Standard Drawing, 01.01.01 with a 28-foot roadway width, curb, gutter, 5-foot sidewalk, 5.5-foot planter strip, streetlights, and street parking on one side of the road, providing a 50-foot-wide road section. With this Normandy Heights will provide safe, and enjoyable pedestrian circulation throughout the site and connection to Crystal Ridge Drive South.