



Date: December 18, 2024
To: City of Puyallup Development Services Center
From: Encompass Engineering & Surveying on behalf of VSM
Re: APL Conditional Use Permit Narrative

APPLICANT

American Pride Lending, LLC
PO Box 1226
Kent, WA 98035
Sikander Sekhon
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PROJECT NARRATIVE

The subject property is located at 212 Todd Road NE, Puyallup, WA. The site is identified by Tax Parcel No. 042022-2008 and is approximately 42,689 square feet (0.98 acres) in size. The property is zoned RM-20 (High Density Multiple-Family Residential). The current use of the property is a single-family residence. The owner would like to use the property as a Commercial use – an office with a storage yard. The City has notified us that this lot is designated to rezone in 2025 to a commercial use that would allow the office and storage yard. This was previously allowed in this zone under a concomitant agreement that was signed in the 80s when the area was annexed into the City limits. The concomitant agreement stated that the annexation in which the subject site is located shall always allow Commercial and Industrial uses (item 4, page 11 of the agreement), and the City code was to be updated to support property owners' pursuit of these uses.

The subject site is rectangularly shaped and relatively flat. Todd Road NE borders the property to the north and the properties across Todd Road NE are in the City of Edgewood jurisdiction. The property to the east of the subject site is a single-family residential home that is also being used as a business office. The adjoining site to the west is a Warehouse Storage Unit and is split-zoned RM-20 and General Commercial (CG), though it appears the Commercial use has been applied to the whole site. The property to the south is also a Warehouse Storage Unit and is zoned CG.

The proposal is to convert the single-family home into a business office with a tenant improvement building permit. The building permit will be applied for shortly. The existing SFR was cleaned up and maintenance repairs were made to the structure to make it livable for renters when the property was purchased in 2020. An architect will assess the existing structure and prepare a building permit application to do a change of use from single family to business office. Per the property owner, there will be 1 staff person in the main floor office. The upstairs is likely to be used for storage space. There will be a few

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parking spaces for the business office on the east side of the building. The remaining outdoor space, south of the office will be an accessory use to the business office and will be used as a storage yard for the trucking/construction business.

