



City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

DATE: January 27, 2022

APPLICANT INFORMATION

Applicant Name:	Angella Kinder
Property Location/Address:	201 W Main, Puyallup, WA 98371
Tax Parcel Number(s):	7940100244

RE: Zoning Verification Request PLZV20210008

Thank you for applying for a zoning verification letter for the property listed above. Staff has reviewed information available from public records for the subject site. As received on your zoning verification application form, the following selected items include the information you requested:

<input type="checkbox"/>	Certificate(s) of Occupancy:	Information not requested
<input checked="" type="checkbox"/>	Current zoning:	Central Business District Core (CBD-CORE)
<input checked="" type="checkbox"/>	Current land use designation:	Pedestrian Oriented Commercial (POC)
<input checked="" type="checkbox"/>	Is the current use of the property in compliance with the existing zoning?	Yes, clinics and medical offices are considered a professional office and service, which are permitted uses within the CBD-Core zone. The CBD zone is intended to provide for commercial services in a fashion that preserves and enhances the pedestrian scale and historic character of development in Puyallup's downtown area and commuter rail station center areas. Both the CBD and the CBD-Core zones are also intended for residential development, with either mixed or single use development anticipated in the CBD zone, and mixed use residential in the CBD-Core zone. While the two zones are similar in intent, the CBD-Core zone is intended to develop at a more intense level of development than the surrounding CBD zone. Small, independent shops and offices are typical to this district.
<input checked="" type="checkbox"/>	Are there any known legal non-conforming uses occurring on the site?	None known at this time
<input type="checkbox"/>	In case of fire, earthquake, or other natural calamity, can the structure be rebuilt?	Information not requested

<input checked="" type="checkbox"/>	Are there any known unresolved zoning/building code violations on record?	None known at this time
<input type="checkbox"/>	Zoning of the abutting properties surrounding the site:	Information not requested
<input type="checkbox"/>	Have any use permits or variances been granted for the subject site?	Information not requested
<input checked="" type="checkbox"/>	Applicable building setbacks:	Front yard setback: Refer to PMC 20.30.031 Rear yard setback: 0' Interior side yard setback: 0' Street side yard setback: 0'
<input checked="" type="checkbox"/>	Allowable building height:	40' (four stories)
<input checked="" type="checkbox"/>	Allowable lot coverage:	100%
<input checked="" type="checkbox"/>	Applicable parking ratio:	Per PMC 20.55.010, (20) Professional offices: one space for each 200 square feet of gross floor area for medical, clinical and dental offices or one space for each 300 square feet of gross floor area for other professional and business offices
<input type="checkbox"/>	Other:	

Note: The Puyallup Municipal Code (PMC) may be viewed online at www.codepublishing.com/wa/puyallup/

The information listed information was researched on January 27, 2022, by the undersigned, per request. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,

Nabila Comstock
Planning Technician
(253) 770-3361
NComstock@PuyallupWA.gov