



CITY OF PUYALLUP

Development and Permitting Services

333 S. Meridian, Puyallup, WA 98371
 (253) 864-4165 Fax (253) 840-6678
 www.cityofpuyallup.org

DATE: April 11, 2022

APPLICANT INFORMATION		PROPERTY INFORMATION	
NAME:	Eli Bracken	PROPERTY LOCATION/ADDRESS:	2504 E Main Ave
MAILING ADDRESS:	155 S Poplar St, Unit 211 Elizabethtown, PA 17022	PARCEL NUMBER(S):	0420264065
EMAIL:	ebracken@aeiconsultants.com		

RE: Zoning Verification Request PLZV20220042

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 checked="" type="checkbox"/>	Certificate(s) of Occupancy:	None available at this time. The shell building is approved, see attached inspection report. However, the certificate of occupancy will not be issued until the internal tenant improvements are complete.
<input checked="" type="checkbox"/>	Current zoning:	Limited Manufacturing (ML)
<input type="checkbox"/>	Current land use designation:	Information not requested
<input checked="" type="checkbox"/>	Is the current use of the property in compliance with the existing zoning?	Yes
<input checked="" type="checkbox"/>	Are there any known legal non-conforming uses occurring on the site?	None known at this time
<input checked="" type="checkbox"/>	In case of fire, earthquake, or other natural calamity, can the structure be rebuilt?	The structure currently conforms to city code; therefore, it could be rebuilt.
<input checked="" type="checkbox"/>	Are there any known unresolved zoning/building code violations on record?	None known at this time
<input checked="" type="checkbox"/>	Zoning of the abutting properties surrounding the site:	North: High Density Multiple-Family Residential (RM-20) South: Limited Manufacturing (ML) East: General Commercial (CG); Urban Density Single-Family Residential (RS-06); Limited Manufacturing (ML) West: Limited Manufacturing (ML)

☒	Have any use permits or variances been granted for the subject site?	There do not appear to be any variances or conditional use permits that apply to the subject property.
☒	Applicable building setbacks:	<p>Front yard setback: 20'</p> <p>Rear yard setback: 0'</p> <p>Interior side yard setback: 0'; minimum 35' landscape setback required along any common boundary with property zoned single-family residential (i.e. RS-06 on east side).</p> <p>Street side yard setback: Not applicable</p>
☒	Allowable building height:	50'; Refer to PMC 20.35.023
☒	Allowable lot coverage:	65%
☒	Applicable parking ratio:	<p>At the time of Preliminary Site Plan and Civil permit review, the applicant did not have a specific tenant in mind. As a result, the project anticipated the future use to be warehouse and office uses. If the sure were to change, then the parking ratio would likely change.</p> <p>Per PMC 20.55.010, the following standards apply to the subject uses:</p> <p><i>(20) Professional offices: one space for each 200 square feet of gross floor area for medical, clinical and dental offices or <u>one space for each 300 square feet of gross floor area for other professional and business offices;</u></i></p> <p><i>(32) Warehouse and storage facilities: one space for each 2,000 square feet of gross floor area.</i></p> <p><i>(...)</i></p> <p><i>(c) Establishments having more than 100,000 square feet of gross floor area shall provide one space for each 3,000 square feet of gross floor area.</i></p> <p><i>(...)</i></p>
☒	Other:	<p>The subject property required Preliminary Site Plan (PSP) approval, as well as SEPA environmental review. The following were conditions of approval from the PSP (note: this is not a complete list of conditions):</p> <ul style="list-style-type: none"> • The property is located within a volcanic hazard area. The proposed use did not appear to meet the definition of a “critical facility”, “essential facility” or “hazardous facility” by the definitions in PMC 21.06.210. If the project scope changes to a use that would qualify for any of the facility types of occupancy levels specified in PMC 21.06.1260 with a future tenant, the use may be prohibited, or would require an approved exemption from the City’s Emergency Management Director based on the findings established in PMC 21.06.1260, subsection 2.

		<ul style="list-style-type: none"> • The subject site is located within a Critical Aquifer Recharge Area; if the storage of hazardous materials/waste is proposed with a future tenant/use, a critical area report may be required at the time of future building permit review depending on the types of materials proposed to be stored on-site. See Puyallup Municipal Code sections 21.06.1120-1150 for more information. • The project received a Mitigated Determination of Non-significance (MDNS) due to anticipated impacts to historic linden trees located along the frontage of the site. Due to health, sight distance, right-of-way improvements and utility conflicts, the historic trees had to be removed during construction. As a result, the applicant was required to mitigate the removal of the trees by replacing them 1:1 within the front yard landscape buffer, and installation of a commemorative plaque near the sidewalk.
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Note: The Puyallup Municipal Code (PMC) may be viewed online at www.codepublishing.com/wa/puyallup/

The information listed was researched on April 11, 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,

Kendall Wals
Senior Planner
(253) 841-5462
kwals@puyallupwa.gov

Attachment(s):

1. Inspection Report



City of Puyallup

Building Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

INSPECTION REPORT

Date of Inspection: Mar 21, 2022

Inspection Result: PASSED

Permit Number: B-20-0235

Property Address: 2504 E MAIN, PUYALLUP, WA 98372;

Contractor: POE CONSTRUCTION PO BOX 1838 AUBURN, WA 98071-0899

To construct: TILT UP WAREHOUSE ~ PUYALLUP CORPORATE CENTER

BLDG/MECH/DEEP UNDERGROUND PLUMB

On this day we have inspected your construction for **Building Final Inspection** and we find the following result of the inspection. If there are any questions, please contact the inspector below.

Comments:

Corrections:

Sincerely,

Gary Webster

Building Inspector

GWebster@PuyallupWA.gov

(253) 841-5590