



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

May 17, 2022

Andrew Love
 1200 6th Ave, Suite 1620
 Seattle, WA 98101

FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	PLCPR20220024
PROJECT NAME	Larson River Road CPA and Rezone
PERMIT TYPE	Comprehensive Plan Amendment with Rezone
PROJECT DESCRIPTION	Request to change the future land use designation and associated zoning of three parcels totaling 2.9 acres. The request would convert two parcels from Moderate Density Residential (MDR) and a split designated parcel of MDR and Auto Oriented Commercial (AOC) to the AOC land use designation for all three parcels. The request would also concurrently change the associated zoning from a combination of medium density multi-family residential (RM-10) and General Commercial (CG) to the CG zone. Following Planning Commission review and a public hearing, this item is anticipated to be considered by the City Council in the Summer of 2022.
SITE ADDRESS	
PARCEL #	0420204069; 0420204263; 0420204282;
ASSOCIATED LAND USE PERMIT(S)	
APPLICATION DATE	March 04, 2022
APPLICATION COMPLETE DATE	March 04, 2022
PROJECT STATUS	<u>Final Development Review Team (DRT) letter.</u> The latest copy of submitted materials fulfilled the city's requirements related to the land use permit in accordance with the following conditions and notes. The project is now proceeding into final SEPA review and issuance, followed by the scheduling of a Planning Commission and City Council public hearings on the project.
APPROVAL EXPIRATION	Project is still pending approval; the application is subject to review and recommendation by the City's Planning Commission, and final review and approval by City Council.
CONDITIONS	<u>See notes and conditions below.</u> The project shall conform to all conditions outlined herein and shall comply with all applicable provisions of the Municipal Code and any SEPA conditions (if SEPA environmental review was performed).

HOW TO USE THIS LETTER

The “**Conditions**” are items that will govern the final permit submittal(s) for the project. Please be aware that these conditions will become conditions of the final permits and/or recommendations to the Hearing Examiner, if applicable.

If you have questions regarding the action items or conditions outlined in this letter, please contact the appropriate staff member directly using the phone number and/or email provided.

CONDITIONS

The following are conditions of approval. All future civil and/or building permit submittals shall comply with the following conditions, if any:

Planning Division - Kendall Wals; 2538415462; KWals@PuyallupWA.gov

- Planning staff is moving into final review of the Comp Plan map amendment. The Planning Commission Public Hearing is scheduled for June 8, 2022. The notice of hearing is being prepared and the applicant will be contacted with instructions for posting the public notice board onsite. The public notice board must be posted by May 24, 2022 and an affidavit of sign posting must be returned to confirm posting.

Engineering Division - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Is the plan to update the civil plans once this rezone/CPA is completed? If so, provide details of how the client proposes to reconcile the current civil permit with the final build out? Be advised that if the current civil plans (E-21-0406) are approved prior to this amendment being passed a new submittal will be required to facilitate the build out of the entire project.

Sincerely,

Kendall Wals
Associate Planner
(253) 841-5462
KWals@PuyallupWA.gov