



2022 PRIVATELY INITIATED COMP PLAN AMENDMENT

CITY COUNCIL PUBLIC HEARING

JULY 12, 2022

KENDALL WALS

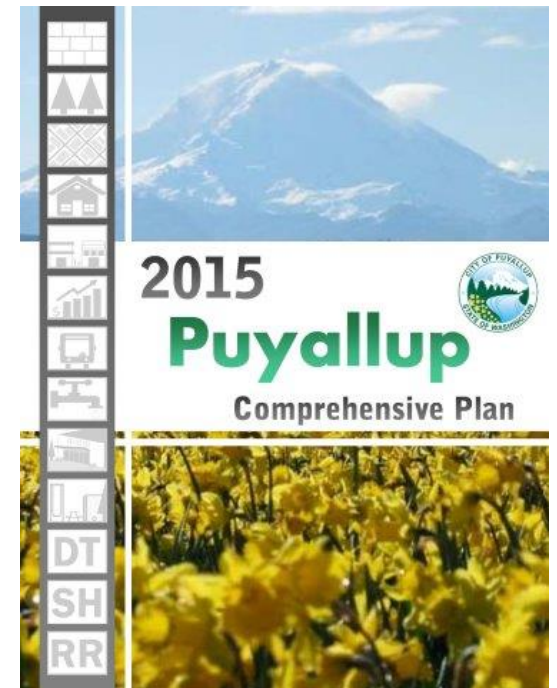
PLANNING DIVISION

ORDER OF PRECEEDINGS

- Staff Presentation
 - General Comprehensive Plan information
 - Application information
 - Staff analysis
 - Planning Commission recommendation
- Hold Public Hearing
- Consider a resolution

BACKGROUND

- Comp Plan Adoption and Amendment procedures
 - Update once a year
 - Planning Commission review and recommendation
 - City Council must make a determination by the end of the year for inclusion in the 2022 amendment cycle; *intent by early submittals this year is to process by end of August 2022.*



DECISION CRITERIA – REQUIRED FINDINGS

- PMC 18.40.071:
 - 1) The proposed change will further and be consistent with the goals, objectives and policies of the comprehensive plan.
 - 2) If the request is to change the land use designation of a specific property on the future land use map, the applicant must demonstrate either of the following:
 - a) The existing land use designation was clearly made in error or due to an oversight;
 - b) There has been a substantive change in conditions since the plan was adopted/last amended;
 - 3) Any of the criteria listed in PMC 18.40.075 – *Periodic assessment of comp. plan amendment needs*

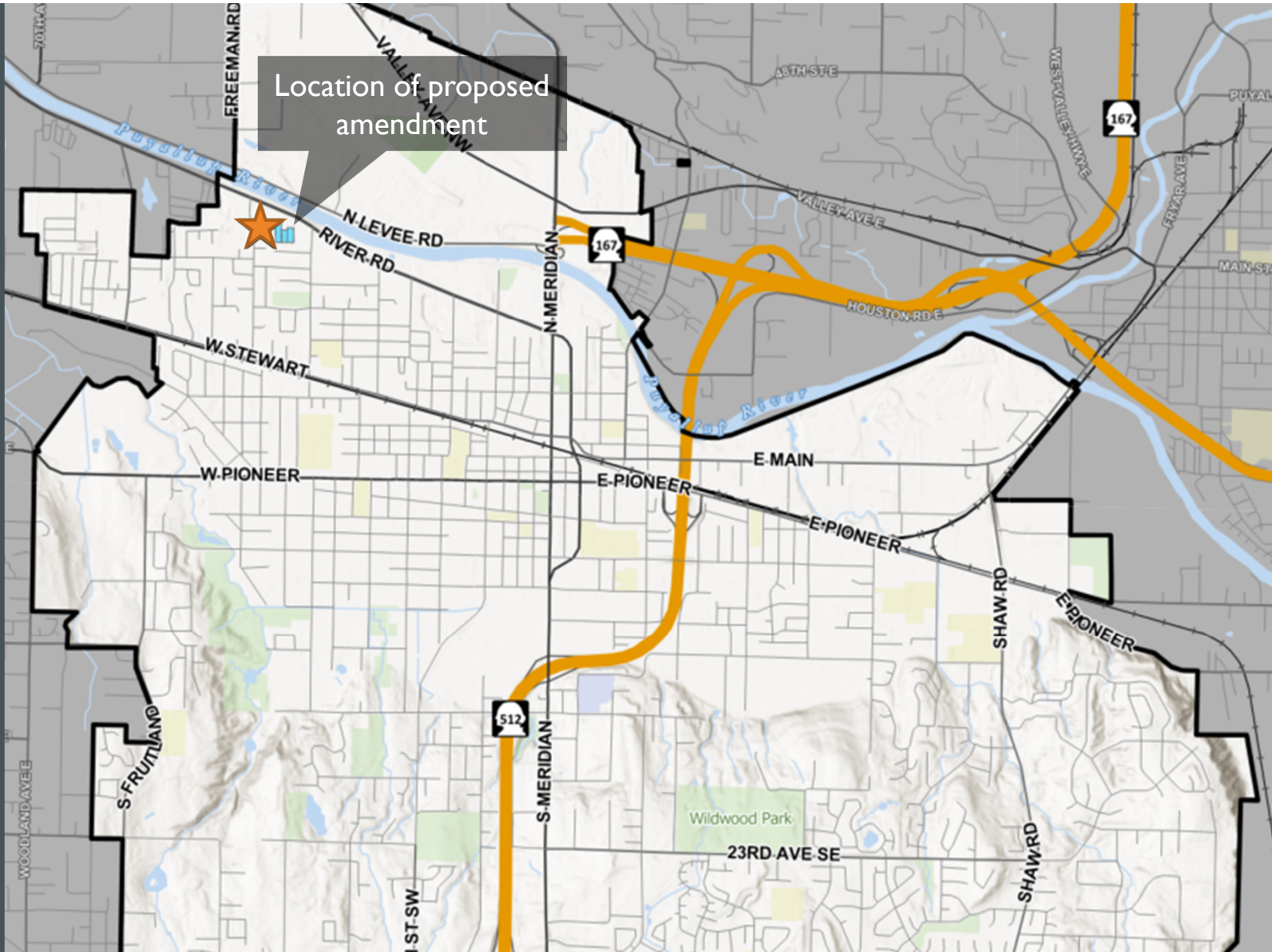
DESIGNATION CRITERIA

- *Table 3-6: Future Land Use Designation in the Land Use Element of the City's Comprehensive Plan.*
- Specifies requirements for applying the Future Land Use Designations in the city.

DESIGNATION	DESCRIPTION	DESIGNATION CRITERIA	DEVELOPMENT STANDARDS (if applicable)
Rural Buffer Residential <i>Implementing Zone(s):</i> RS-35 ARO	Very low density residential areas, used to buffer the edges of or within the community. Allow for ongoing agricultural uses as well as recreational and open space uses.	<ul style="list-style-type: none"> • Areas already characterized by low residential development • Agricultural uses • Environmentally sensitive areas • Apply designation sparingly • This designation is not intended for undeveloped areas foreseen for future urban densities • Allow for lower levels of service 	a. Allowed Density: 1 dwelling unit per acre b. Allows for reduced street and storm drainage standards, provided storm drainage conveyance and pedestrian/bicycle paths are provided c. Creation or preservation of a treed edge or hedgegrove along the frontage of lots; and d. Placement of structures should be done with sensitivity to the indigenous landform, vegetation, and to the existing rural character. e. Specific to ARO: <ol style="list-style-type: none"> I. Agriculture lands can continue in agricultural use II. Accessory, recreational and open space uses compatible with ongoing agricultural operations are permitted
Low Density Residential <i>Implementing Zone(s):</i> RS-10 RS-08 RS-06 RS-04	Provide for low density residential neighborhoods on lands suitable for urban development. Provide opportunities for a variety of primarily detached single-family housing types, sizes, densities and prices in a manner that is compatible with neighborhood character.	<ul style="list-style-type: none"> • Areas already characterized by low density single-family development • Areas developed as new residential areas with proximity to urban levels of service and facilities • Urban services and facilities, including sanitary sewer, shall be provided concurrently with newly developing sites • Inappropriate for areas with high volumes of through traffic • Inappropriate for transitional areas intended to enhance another land use designation 	a. Allowed Density: 4 to 8 dwelling units per acre Development standards for residential development at 6 to 8 dwelling unit per acre: b. Consideration of reduced setback requirements including allowance for zero-lot line development; c. Allow dwelling units to be attached at their garages along lot lines to maximize usable on-site open space; d. Encourage joint utilization of driveways to reduce the number of curb cuts; e. Consider parking requirements from 2 off-street spaces per unit to a sliding standard based upon the number of bedrooms within a residential structure; and f. Encourage utilization of an interconnected grid street system rather than discontinuous cul-de-sac system.
Moderate Density Residential <i>Implementing Zone(s):</i> RM-10	Moderate density housing types providing economical and alternative housing choices that help transition between low density and higher density residential uses.	<ul style="list-style-type: none"> • Areas between single-family residential and more intense uses • Areas proximal to transportation corridors, including public transportation • Existing manufactured home parks • Urban infill areas in proximity to higher intensity uses • Inappropriate for areas with high volumes of through traffic and lacking urban levels of service • Inappropriate to be located next to a commercial or industrial designation 	a. Allowed Density: 9 to 14 dwelling units per acre b. Allow utilization of two or more housing types, including detached and attached homes, to maintain density while increasing visual diversity and character; c. Limit the number of units and size of attached housing to create or maintain neighborhood scale and character; d. Provide private outdoor living space for each dwelling unit; e. Reserve age appropriate active common open space within each development (e.g. tot lots, field game areas); f. Pedestrian path systems to link housing clusters and open spaces; and g. Provide amenities for mass transit transportation, including turn-outs for buses and shelters.

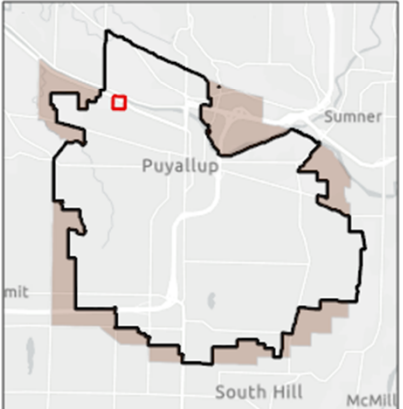
APPLICATION

- Case Number: PLCPR20220024
- Location: 8424 River Road; 3 parcels (2.9 acres)
- Proposal: Convert from Moderate Density Residential (MDR) land use and RM-10 zoning to Auto Oriented Commercial (AOC) and General Commercial (CG) zoning



Location of proposed amendment

Project Site
 UGA Boundary
 City Limits
Tax Parcels
 Base Parcel
 Condominium

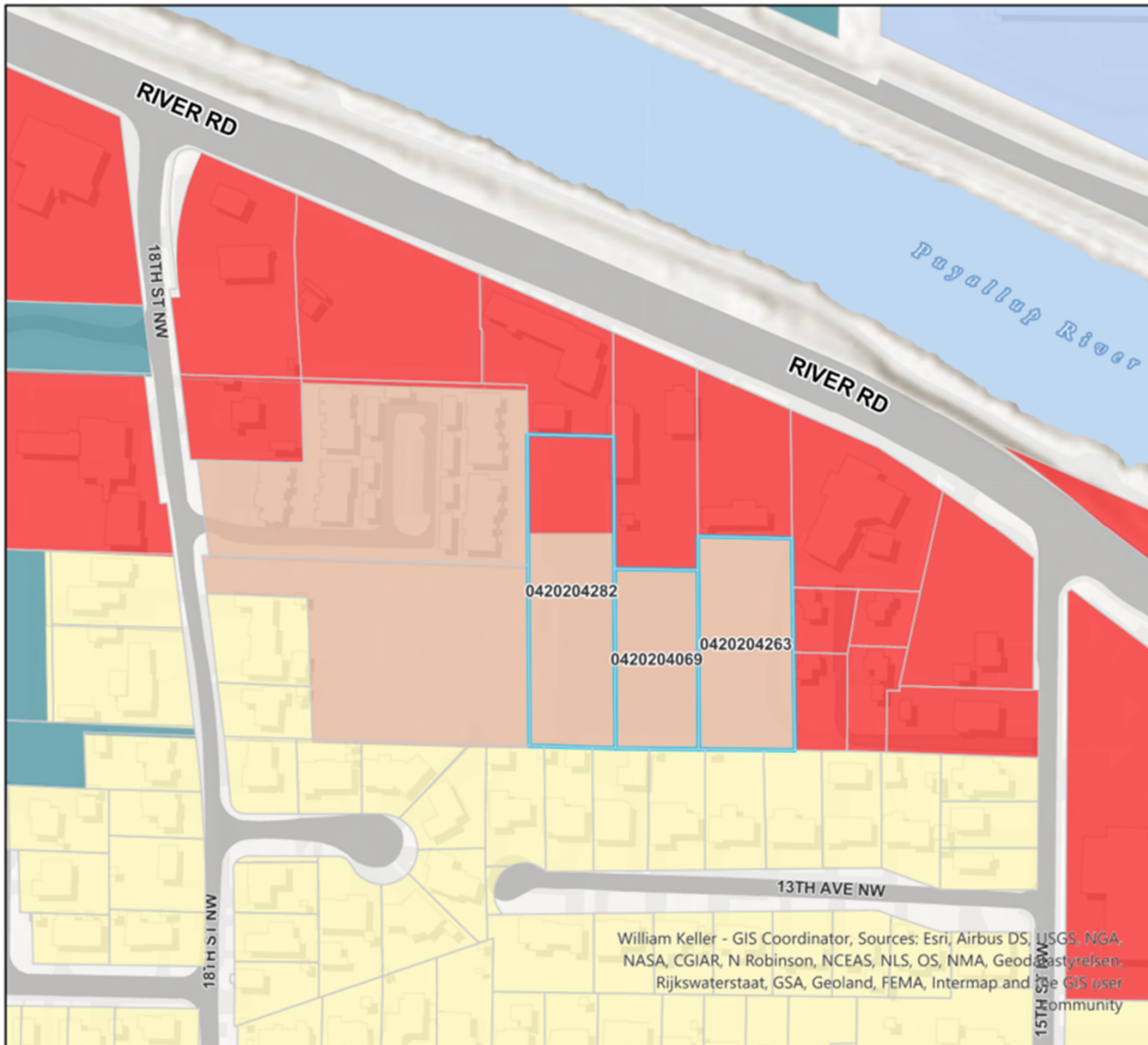



City of Puyallup
 Development and
 Permitting
 Services Department
 Date: 6/10/2022

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The City of Puyallup assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The City of Puyallup makes no warranty of fitness for a particular purpose.

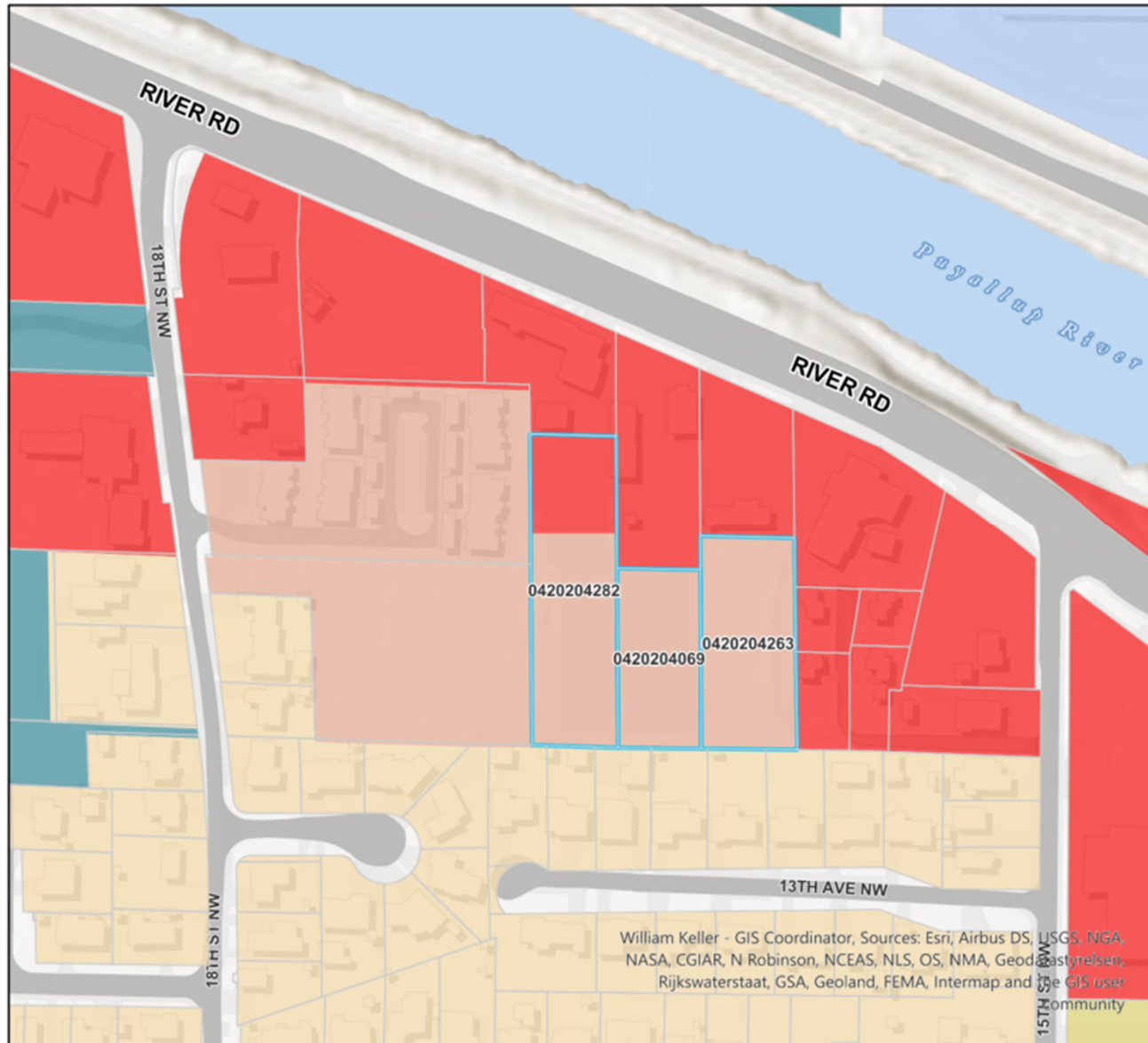


LAND USE MAP



- Subject Properties
- LDR - Low Density Residential
- MDR - Moderate Density Residential
- AOC - Auto Oriented Commercial
- LM/W - Light Manufacturing/Warehousing
- PF - Public Facilities
- Tax Parcels

ZONING MAP



-  Subject Properties
-  CG - General Commercial
-  ML - Limited Manufacturing
-  PF - Public Facilities
-  RM-10 - Medium Density Multiple-Family Residential
-  RS-06 - Urban Density Single-Family Residential
-  RS-08 - Medium Density Single-Family Residential

PARCEL HISTORY

- **1994:** Land use designations established (properties located in unincorporated Pierce County)
- **~1996:** Outdoor storage use established
- **1999**
 - Properties annexed into city limits – Firwood/River Road Annexation
 - Council directed PC to reanalyze land use/zoning for one of the three parcels
 - PC recommended review of landscape buffering standards be reviewed and that all three parcels be reviewed comprehensively
 - Council returned the application to the PC for further review

PARCEL HISTORY

■ 2000

- PC reviewed and provided a recommendation for code amendments (buffering); but wouldn't support the map amendment without the code updates
- Council postponed action on code amendment; map amendment for 3 parcels denied, noting that the application will be reviewed in 2001

■ 2001

- Council adopted landscape code amendments
- PC recommended approval of the comp plan map amendment for all three parcels
- Council voted 6-1 to deny the application, stating the proposal “results in an undesirable transition of uses between residential and commercial activities and may have adverse impacts on the abutting single-family development.”

C2.1	PAVING AND HORIZONTAL CONTROL
C3.0	GRADING AND DRAINAGE PLAN
C3.1	GRADING AND DRAINAGE PLAN
C3.2	DETAILS
C4.0	TRUCK ROAD PLAN AND PROFILE
1.0	LANDSCAPE PLAN
1.1	PLANTING DETAILS AND SCHEDULE

CIVIL ENGINEER

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VER

NAD83 1990
CORRECTED
GEOID 2011

BAS

WPD 1254
WGS84
GPS OBSERVATION
MEASURED

SITE

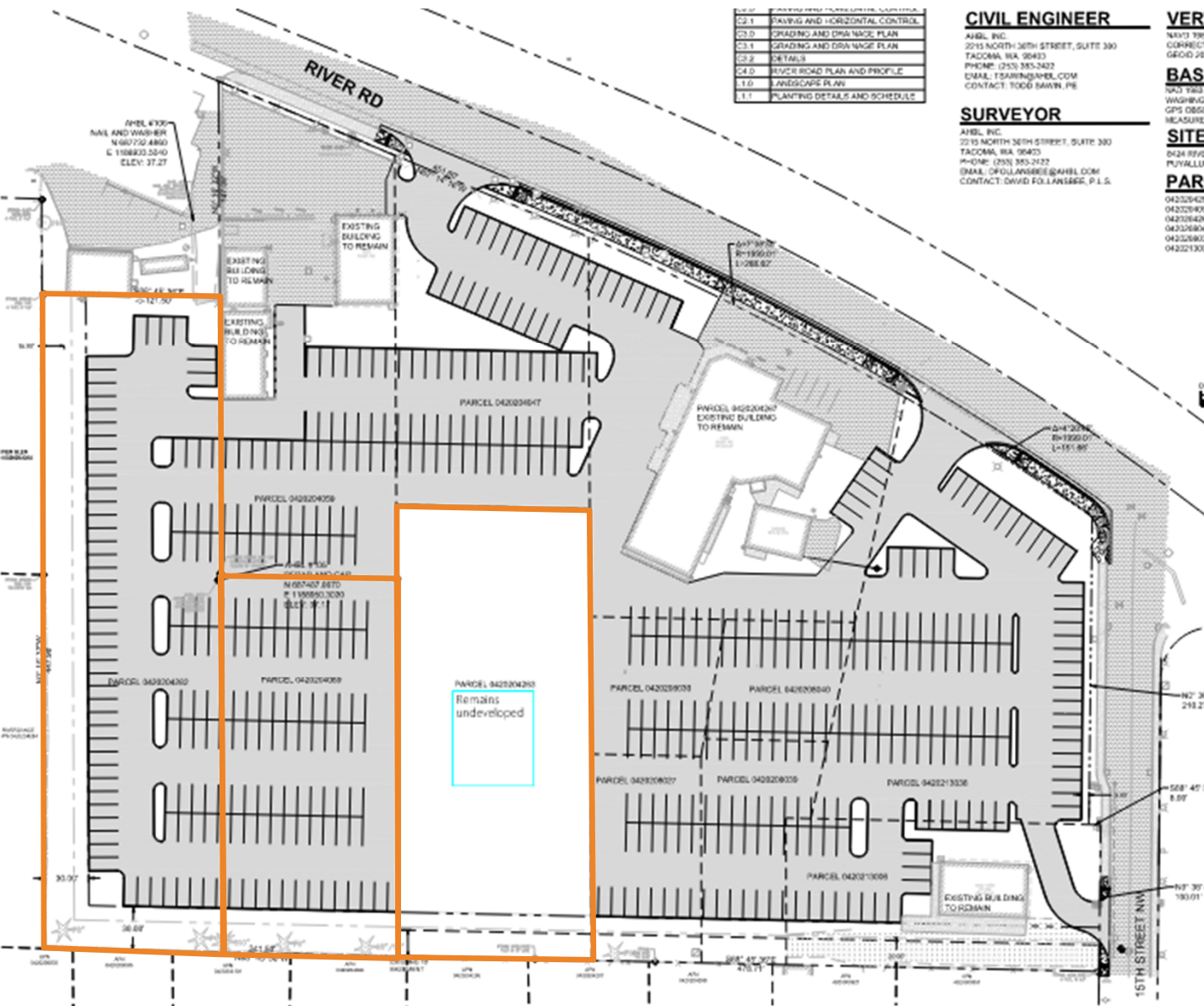
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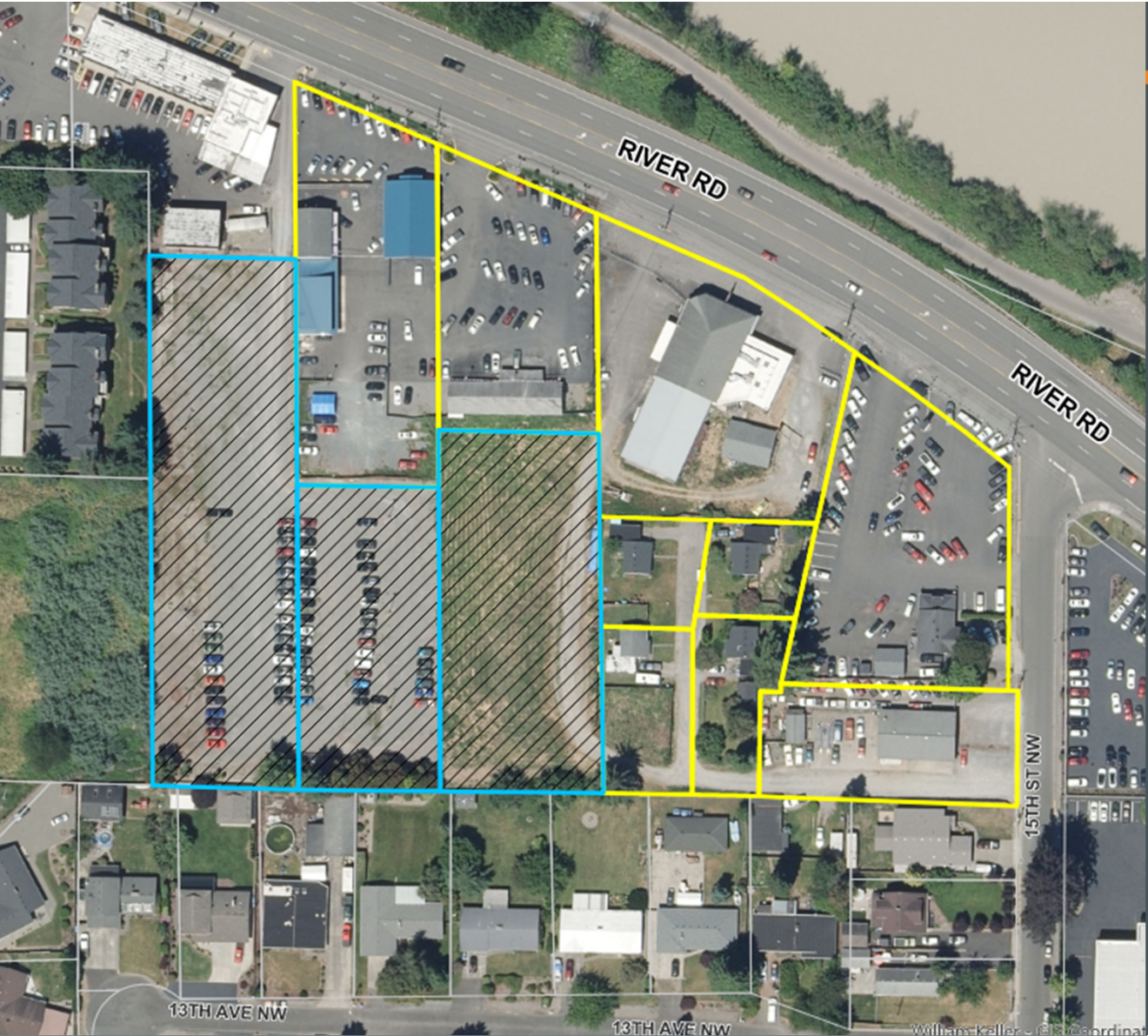
PROPOSED SITE PLAN

* Still under review, not approved






SITE CHARACTERISTICS

- Parcels lack street frontage, but shared ownership of adjacent parcels provide access to River Road and 15th St NW
 - Existing easements appear to provide access to 15th St NW and River Road
- Existing legally non-conforming outdoor storage on 2 lots, 1 vacant lot
- Abutting uses are commercial, multi-family residential, single-family residential
- Site is within proximity to City of Puyallup utilities
- Site is located within a critical aquifer recharge area and volcanic hazard area. Also located near Puyallup River and fish/wildlife habitat, and regulated floodplain. High probability for impact to cultural resources.






COMMON PARCEL OWNERSHIP

-  Tax Parcels
-  Subject Properties
-  Parcels under same ownership (applicant)



EXISTING EASEMENTS (APPROX.)

-  = unspecified easement width; ~12' w/ existing structure
-  = 18-foot easement
-  = 18-foot easement

CONSIDERATIONS

- River Road Corridor Plan
- Some parcels contain existing legally non-conforming outdoor storage use and improvements are planned (paving, lighting, landscaping)
- Site has not redeveloped into multi-family residential in the 20+ years
- Two parcels to west would remain MDR and used as such (multi-family)
- 2020-2044 Buildable Lands housing and employment capacity, growth targets

CONSIDERATIONS

- Transportation and site access:
 - Access is through abutting parcels under same ownership, or via easements
 - Redevelopment is likely still a challenge due to width of existing easements
 - Public transportation located 0.60-1.0 miles walking distance
- Land use compatibility:
 - Existing use on site would be considered conforming, if approved
 - Requested zoning allows for a variety of uses
 - Design standards mitigate impacts to single-family residential, but request would remove the transitional land use (MDR)
 - Proposal is consistent with existing land use pattern along River Road

CONSIDERATIONS

■ Intensity of development and development standards

Commercial designation:

- 48 employees (buildable lands assumption)
- Increased vehicular trip generation
- Buffering requirements from single-family
- Increased building heights, less required setbacks
 - Height restrictions and building setbacks required for interface with RS

Multi-family designation:

- 25 units, potential bonus density
- Lower trip generation
- Landscape buffer not necessarily required (option in design standards)
- More restricted height and increased building setbacks

ENVIRONMENTAL REVIEW

- SEPA Determination of Non-significance (DNS) Addendum (to prior City determinations) issued June 8, 2022
- No substantive comments or appeals received

PLANNING COMMISSION PUBLIC HEARING

- Hearing held on June 8, 2022
- Residential property owners expressed concerns about impacts:
 - Current ongoing nuisance complaints: lighting, noise
 - Existing vehicle traffic currently due to the commercial uses, high vehicle speeds
 - Potential crime in neighborhood due to adjacent commercial uses
 - The existing land use layout provides a buffer between single-family residential and commercial
 - Potential increase in building height, intensity of uses, lighting and noise

PLANNING COMMISSION DELIBERATION

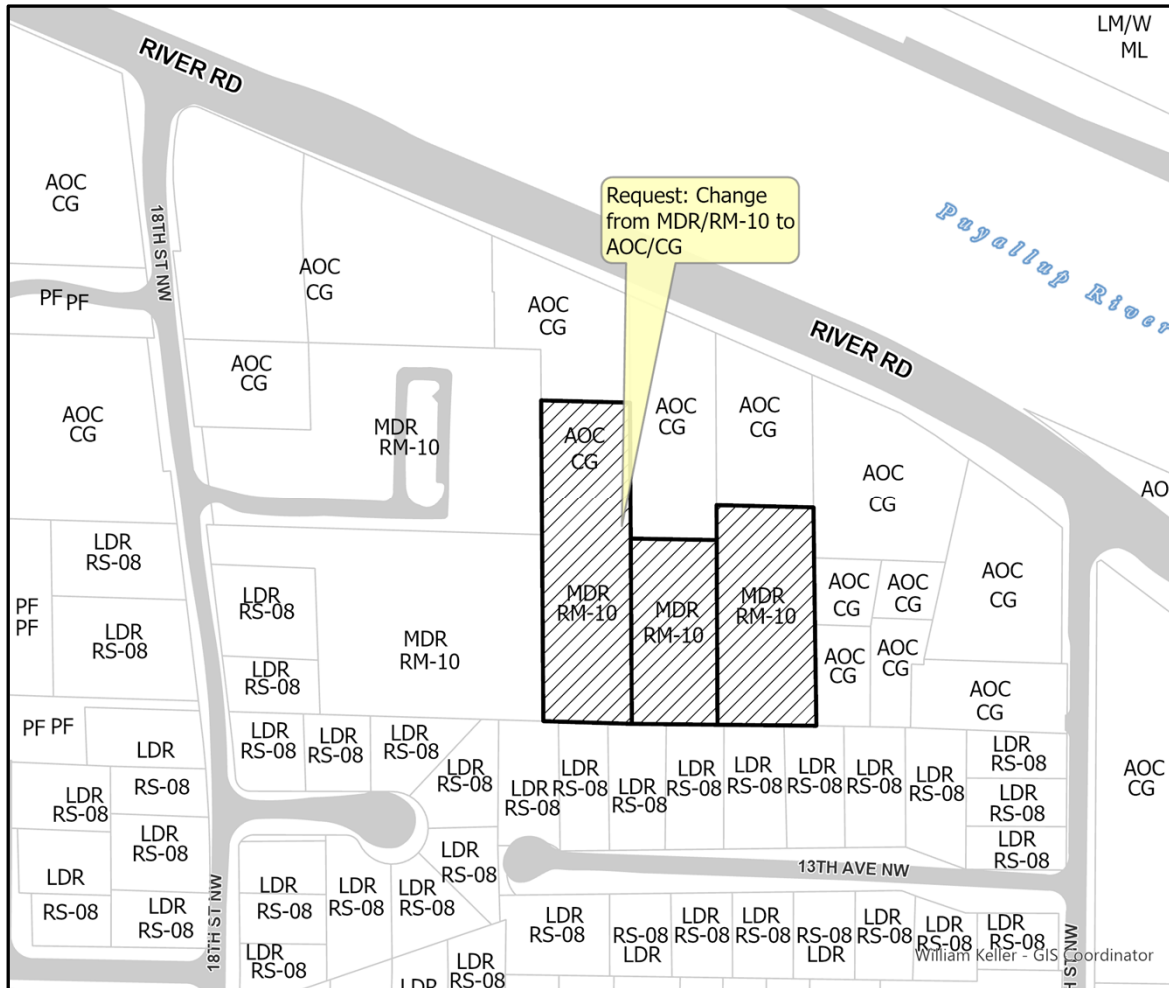
- Incompatibility of uses and interface with SFR to the south; inconsistency with Comp Plan Policy
- City's housing capacity and growth targets show that the city can accommodate housing growth, but there's a lack of middle and affordable housing options
- Public transportation option available within 0.6 miles on walkable route (sidewalks)
- Did not find that the applicant adequately addressed "substantive change in conditions" finding
- Parcels are landlocked, but there appears to be potential access opportunities to support redevelopment in the future

PLANNING COMMISSION RECOMMENDATION

- The Planning Commission recommended (6-0) the Council **deny** the application due to findings of:
 - **Comp Plan Policy:**
 - Inconsistency with land use/housing policies, AOC land use designation criteria
 - **Substantive Change in Conditions:**
 - Applicant did not adequately establish substantive change to warrant map change
 - Current supply chain issues and market demand are not seen as substantive changes
 - Consolidation of parcel ownership and demolition of SFRs to east were actions caused by the applicant

CITY COUNCIL ACTION

- Hold Public Hearing on application
- Resolution with findings of denial (PC recommendation) provided for Council consideration tonight
- City Council may:
 - Accept
 - Reject
 - Or modify the Planning Commission recommendation
- Ordinance with findings of approval could be prepared and brought forward at a future meeting date, if directed



QUESTIONS?