

6/22/22

City of Puyallup
Development and Permitting Services
333 S. Meridian
Puyallup, WA 98371

RE: Fruitland Hollow Pre-application Request

Dear Puyallup:

This letter is a formal request for a pre-application meeting to discuss the development potential of an 8.48 acre site located at 3305 S Fruitland.

The proposal is to rezone and subdivide the 2 subject parcels into 52 lots for single family residential development. Please see the included conceptual site plan. Currently the property is zoned RS-10 and does not have sewer service. We propose to extend sewer service to the site from the existing Blackstone Sewer Lift Station and rezone the property to RS-04. Please see the included Sewer Main Proposal Plan. With the extension of sewer service, the site will have all necessary urban infrastructure and utilities to justify a rezone to a higher density zone. The allowed density in the RS-04 zone is a minimum of 6 dwelling units per acre and a maximum of 8 dwelling units per acre. The 52 proposed lots will have an average lot size of approximately 4,100sf. The site density as proposed is approximately 6.15 dwelling units per acre.

Water service will be provided by Fruitland Water. Stormwater will gravity flow to a central storm detention tract where it will be treated for water quality and released at pre-existing rates by way of dispersion to the existing flow path to the north. Power and gas will be served by Puget Sound Energy.

The proposed road cul-de-sac meets City of Puyallup standards except for the overall length of cul-de-sac. Due to the narrow rectangular shape of the site, and lack of adequate access out to 23rd St SW to the east, the most efficient and reasonable access is by way of a single long cul-de-sac. The proposed length is approximately 900 linear feet. This will require a deviation from the road standards.

There are no known wetlands or critical areas on the site, but it is recognized that this site is near the headwaters of Clarks Creek. A full critical area reconnaissance will be conducted prior to a preliminary plat application.

We look forward to reviewing this proposal with you.

Sincerely,

Evan Mann
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