



Normandy Heights Preliminary Plat Access Analysis:

In the January 3, 2022, pre-application meeting under application # P-21-0135, the City stated that the project will be required to provide a “25ft side ROW dedication at lot 11 to accommodate a possible future connection aligned with 20th Ave”. The applicant is providing this analysis to show that the Normandy Heights preliminary plat meets PMC 19.12 for access standards without this additional right of way dedication and that right of way for a possible extension of 20th Ave CT SE is not warranted as a requirement of this plat.

This right of way request is not mitigating any project specific impact and is not a requirement of the Puyallup Municipal Code. The Normandy plat is not creating a need for an additional connection to Shaw Road, or creating a need for a new intersection with 20th Ave Ct SE. Further, the Comprehensive Plan transportation element does not show a need for a possible new intersection at 20th Ave Ct SE and Shaw Road or express a need for it. The transportation element does however express the need for Shaw Road widening which this plat has accommodated through right of way dedication and frontage improvements.

The project is required to comply with PMC 19.12 and has done so by providing an internal plat road which is stubbed to the property to the north to allow for future possible connections, there is a stated preference in 19.12.060 c. for a local road connection to adjacent parcels. A connection to 20th Ave Ct SE would not be able to extend further east across this project to connect to the eastern portion of the same road as there is a wetland and stream area which this plat is buffering and placing in a tract, and the portion of 20th Ave Ct SE located to the east has been fully developed with homes, not allowing for that street to be extended.

Dedicating additional right of way on top of that already provided for frontage roads and internal roads and future connections is a hardship to the design of this plat. Lot 11 would be unnecessarily encumbered by right of way from which setbacks would prevent the ability to develop this lot.

The Normandy Heights plat is located at the Northeast corner of the intersection of Shaw Rd and Crystal Dr SE. Shaw Rd is classified as a major arterial. According to PMC 19.12.060 1.b, block length along arterials shall not be less than 1,000 feet in length. 20th Ave Ct SE is approximately 660 linear feet from the intersection with Crystal Dr SE.

Property to the north of this site appears very much able to address possible future impacts from possible development of that parcel. This northern parcel can provide better intersection spacing potential for a future intersection connection to Shaw Road that includes an eastbound alignment with 19th Ave SE. 19th Ave SE was designed for future connection, the noticeable lack of homes at the end of the cul-de-sac along with signage stating that it is planned to be extended in the future. This alignment would avoid known critical areas and appears to allow for better sight distance based on the straight nature of this section of Shaw Rd.

Below is a cropped to relevant portion of the functional classification map (map 7-11) from the Transportation Element of the Comprehensive plan. This map illustrates that other options for intersection extensions are available along Shaw Road, which avoids known critical areas and better meets block length requirements for arterial roadways. The red writing has been added to this cropped map.

TRANSPORTATION ELEMENT



Map 7-11: Roadway Functional Classification



There is not an impact nexus to require Normandy Heights to provide possible future right of way. Other access options exist to allow for future possible connections to Shaw Rd that would not impact a known critical area, would better meet the block length standards of PMC 19.12.060 and which would not create a hardship to this parcel. As Normandy Heights Plat meets code requirements for access, we request that the city not require this plat to dedicate additional right of way for possible future right of way.