



Industrial Design Review

PMC 20.26.400

City of Puyallup
Development Services
333 S. Meridian
Puyallup, WA 98371
Phone: 253-864-4165
www.cityofpuyallup.org

Submittal Checklist:

I **electronic copy of entire submittal package which includes:**

I copy of completed application form

I copy of scaled elevation drawings of project

I copy of scaled project site plan

I copy of landscape plan

Application Fee **N/A**

Note: The following building activities are **exempt** from duplex/triplex design review:

- Any building activity that does not require a building permit;
- Interior construction work which does not alter the exterior of the structure;
- Normal building maintenance including the repair or maintenance of structural members

Rev: 7/2020

Use this form to apply for design review for new buildings or remodels in the Limited Manufacturing (ML) zone. Design review is required for any new buildings and may be required for remodels. Industrial design review requirements can be found in Puyallup Municipal Code

This design review application shall be included as a supplemental form with the permit package for companion permits for the project (e.g. submitted with the project's preliminary site plan permit, building permit, or other associated permit rather than as a stand-alone application). When preparing this application, please print or type the response to each question. If you have any questions, please contact the Development Services Center at (253) 864-4165. Please note that incomplete application packets may cause a delay in the review of your

APPLICATION INFORMATION

Site Information

Parcel Number 0420163041, 0420163040

Street Address 1042 & 1106 Valley Ave NW, Puyallup, WA 98371

Applicant Information **Authorized Agent Information:**

Name Contour Engineering, LLC CO Patrick Hopper

Street Address PO Box 949

City Gig Harbor State WA Zip 98335

Phone (253) 236-3151 E-mail patrick.hopper@contourengineeringllc.com

Owner Information **Owner/Applicant Information:**

Name 1124 Valley Ave, LLC

Street Address 550 S Michigan Street

City Seattle State WA Zip 98335

Phone (206) 787-1475 E-mail kjorgensen@neilwalter.com

Nature of Request (please be specific)

Proposed Outdoor Storage Yard for truck/trailer parking in the ML zone. No buildings or structures are proposed. Perimeter & LS screening is to be reviewed for Design Review.

SUBMITTAL REQUIREMENTS

The following items must be included in submittal of this application.

Completed application form, signed and dated. Please print or type your reply to each question. Do not leave any questions unanswered, doing so will make your application incomplete.

8 1/2" X 11" site plan, dimensioned, drawn to scale and including the following items:

- Scale bar shown on each page
- The boundaries of the property
- Dimensions of property and square footage of property
- Location of existing and proposed structures indicating setback distances from property lines and square footage of each structure
- Parking area
- North Arrow

Elevation drawings detailing design elements:

- Scaled drawing with a scale bar shown on each page
- The type of exterior materials and color (where applicable)
- Exterior finishes for buildings and accessory structures
- Elevation detailing of entrances and windows
- Elevation details of exterior lighting also including the type, style and model of exterior lighting fixtures (where applicable)
- Detailing of roof design, to include information regarding pitch and length
- Other information as needed

SITE INFORMATION	
Zoning Designation (visit www.cityofpuyallup.org/InteractiveWebMaps to look up the zone)	ML - Limited Manufacturing
Total Building Area (Sq. Ft.)	0 SF - No new BLD proposed
Year of Original Construction	NA

CRITERIA

The following criteria must be met in order for the Development Services to approve a design review of the development. **Please describe FULLY how your proposal is consistent with each of these criteria.** "Yes" or "No" answers are not acceptable.

1. **Trees along Building Facades:** A minimum 15-foot-wide landscape strip shall be provided along the entire length of blank wall facades of buildings in the ML zone district. A mixture of medium to large evergreen conifer and deciduous trees and shrubs (evergreen and/or deciduous shrub mix) shall be planted for all buildings along the entire length of all visible facades on buildings with footprints of more than 10,000 square feet, which have walls reaching 20 feet or more above ground level and which are visible from a public road or located within 100 feet of a residential zone. The stand of trees may include either existing

trees or planted trees. The design of the landscaping treatment shall be consistent with the "SLD-01" standard contained in the city's vegetation management standards (VMS) manual.

Describe how these standards are represented in your design.

This criteria is not applicable to the proposed projects scope of work. No new buildings or structures are being proposed for construction on the project site, and the existing buildings (single family residential houses) will be demolished. No blank wall facades will be constructed, or exist on the project site. Per the preliminary landscape plans, a row of medium to large trees is proposed for installation along the projects street frontage, as part of the the landscape screening requirements.

2. **Siding Materials:** Acceptable siding materials include brick, stone, marble, split-face cement block, shingles and horizontal lap siding. Other materials may also be used if:
- i. They are used as accent materials in conjunction with acceptable siding materials; or
 - ii. Singular materials are characterized by details or variations in the finish that create a regular pattern of shapes, indentations, or spaces that are accented or highlighted with contrasting shades of color.

Describe how these standards are represented in your design.

This criteria is not applicable to the proposed projects scope of work. No new buildings or structures are being proposed for construction on the project site, and no existing buildings are proposed to undergo exterior remodels or improvements.

3. Loading and Storage Areas. Loading docks and outdoor product or equipment storage areas shall be screened from public roads by means of a vegetative screen or six-foot masonry wall or wood opaque fence. If a vegetative screen is used, the screen shall conform to the landscape buffering standards described in PMC 20.26.500(1). If a wall is used, it shall include a 10-foot landscaping strip on the side facing the public which is planted with shrubs at least three-gallon container size (spaced no more than five feet on center) and a continuous row of trees (at least eight feet tall at planting) spaced no more than 30 feet on center.

Describe how these standards are represented in your design.

The proposed use of the project site is for an outdoor storage yard, an allowed use within the ML (limited manufacturing) zoning district. The project site is surrounded on all sides by the same ML zoning district, as well as similar, compatible land uses. There are no nearby residential zones or adjacent, existing residential uses to the project site. Perimeter landscaping is provided around the entirety of the project site, meeting the minimum 6 feet width of type III landscaping requirements along the side and rear property lines, and the minimum 12 feet width requirement of type IIb landscaping along the projects street frontage. Additional landscaping is proposed inside the fenced yard area along the projects frontage. A wood opaque fence will be provided around the entire perimeter of the proposed storage yard, complying with building and/or landscape yard setbacks, outdoor storage yard fencing & landscape screening requirements. The fence will not exceed the maximum allowed height of 8 feet. Landscaping areas consist of trees, shrubs and ground cover, per the preliminary landscape plans.

CERTIFICATION

I hereby state that I am the owner or authorized agent listed above, and certify that all information contained above and in exhibits attached hereto is true and correct to the best of my knowledge and belief and is submitted for consideration by the City of Puyallup, pursuant to the provision of the Puyallup Municipal Code. It is understood that the processing of this application may require additional supporting evidence, data or statements.

RIGHT OF ENTRY: By signing this application the applicant grants unto the City and it's agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

Signature of Property Owner: _____
/Applicant

Date: 8-22-22

Signature of Applicant: _____
Authorized Agent

Date: 8-22-22

Patrick Hopper

8/22/2022