



PROJECT ID: PLZNA20220126  
PROJECT NAME: 2nd St Apartments  
SITE ADDRESS: TPN 7600200051  
DECISION DATE: November 23, 2022  
PROPOSAL: Request to increase the maximum allowed building height from 35 feet to 37.15 feet (less than 20% increase).

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## ADMINISTRATIVE ADJUSTMENT FINDINGS

Administrative Adjustment pursuant to 20.86.005 of the Puyallup Municipal Code which grants the Planning Director or designee the authority to increase the maximum allowed height by not more than 20 percent subject to the following findings as set forth in Section 20.86.010:

- 1. The adjustment shall not constitute a grant of special privilege inconsistent with the limitations upon uses of other properties within a radius of 1,000 feet or within the boundaries of the same subdivision (whichever is greater).**

Staff Analysis:

- The application for an adjustment to the proposed apartment building does not constitute a grant of special privileges. The zoning of the subject property is CBD - central business district and is surrounded by CBD-Core - central business district core, CG - general commercial, PF - public facilities, and RS-06 - Urban density single-family residential. Any proposed or existing structure would be able to apply for an administrative adjustment that meet the restrictions of PMC 20.86.005 and subject to the same findings in PMC 20.86.010.
- The subject parcel was originally part of Shuman's Second Addition plat, made up of twenty-two (22) parcels whose total acreage is approximately 5.5 acres. The 1,000' foot radius captures 305 parcels totaling approximately 101 acres. As a result, the 1,000' foot radius is the greater area used as a part of the analysis of the subject adjustment request.
- Within a radius of 1,000 feet, the City has previously approved two administrative adjustments for properties to deviate from other development standards such as minimum building lot size.

- 2. The granting of the adjustment will not be detrimental to the public health, safety, comfort, convenience and general welfare, and will not adversely affect the established character of the surrounding neighborhood or will not be injurious to the property or improvements in the vicinity as defined in subsection (1) of this section.**

Staff Analysis:

- The subject parcel is zoned CBD - central business district, which allows a maximum height of 35 feet (without height bonuses). A 20-percent increase of the maximum height would allow for a height of 42 feet. The applicant is proposing a building that is 37.15 feet. Thus, the requested building height deviation meets the 20-percent reduction permitted via an administrative adjustment.
- The surrounding area consists of public parks, multi-family residences, single-family residences, and commercial properties. The lots directly north of the subject property are

currently a used car lot and a duplex. East of the subject parcel are a multi-family apartment as well as a single-family residence. Across the street to the west of the subject parcel is Grayland Park and across the street to the south is the Holly Hotel.

- The proposed height increase would likely have minimal visual impacts due to the site sitting approximately four (4) feet below the street elevation. There is a proposed building setback of 77.17 feet from the adjacent parcels to the north and a 56-foot setback from the adjacent parcels to the east. Therefore, it is not anticipated that adverse impacts on the surrounding area would result by allowing the proposed administrative adjustment.
- The requested adjustment would only increase the required height and does not include any other deviations from the required property development standards (e.g. front and rear yard setbacks, etc.). Therefore, staff does not anticipate that the requested setback reduction will have negative impacts on the surrounding neighborhood.

**3. The adjustment is necessary because of special circumstances related to the size, shape, topography, unusual natural features, location or surroundings of the subject property. Such circumstances shall not be the result of some action caused by the applicant and/or the previous property owner.**

- The existing topography of the site results in the building area being approximately four (4) feet below the street elevation. The proposed project is utilizing the existing topography to locate parking beneath as well as behind the multi-family structure.
- The proposed average height of 37.15 feet is a result of utilizing the existing site topography.
- Internal to the site, the building area sits below the street elevation due to the existing topography. As a result of this, the rear/east elevation of the building will be approximately 40' in height measured from the finished grade below the street elevation.
- Along the 2<sup>nd</sup> St NE frontage, the building will be approximately 36' in height measured from the finished grade and therefore is not anticipated to result in an adverse visual impact due to the proposed administrative adjustment.
- Along 5<sup>th</sup> Ave NE, the building will be approximately 35' in height measured from the finished grade and therefore is not anticipated to result in an adverse visual impact due to the proposed administrative adjustment.

Staff Conclusion:

- Staff finds that the request meets the criteria listed above and therefore should be approved.

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## SUMMARY OF FINDINGS

Based on the result of the Director's review of the information presented in the preceding section, the Director makes the following findings required pursuant to Section 20.86.010 of the Puyallup Municipal Code:

- The adjustment will not constitute a grant of special privileges inconsistent with other properties within a radius of 1,000 feet.
- The granting of the adjustment will not be detrimental to the public health, safety, comfort, convenience and general welfare, nor affect the established character of the neighborhood.
- The adjustment is necessary because of special circumstances related to the size, shape, topography, unusual features, location, or surroundings of the subject property and are not a result of some action caused by the applicant and/or previous property owner.

## DETERMINATION

Based on the latest submitted materials, the analysis and findings set forth in this document, and pursuant to the provisions of Chapter 20.86 of the Puyallup Municipal Code, the Development Services Director hereby grants the request for Administrative Adjustment PLZNA20220126. The adjustment is preliminarily **APPROVED** subject to the following conditions:

- The construction type will need to be provided as part of the future associated building permit. The construction type will need to meet IBC 2018 Table 504.4 for maximum number of stories per construction type for occupancy classification R-2 sprinkled building.

## NOTICE OF DECISION/COMMENT PERIOD

Per PMC 20.86, the director shall notify property owners of all adjacent property informing them of the requested adjustment and the city's initial determination to issue the permit. If no written objection is filed to the initial determination within 10 business days of the notice of preliminary decision date, this decision to issue a permit becomes final. If an objection is received, the Director must reconsider the initial determination and render a final decision with an associated appeal period; please see PMC 20.86.025, for more information on the reconsideration/appeal process.

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