

Map Change Requests

Parkland-Spanaway-Midland Advisory Commission Study Session

January 9, 2019

REQUEST: RETAIN COMMUNITY EMPLOYMENT ZONING

Applicant: Jim Bailey

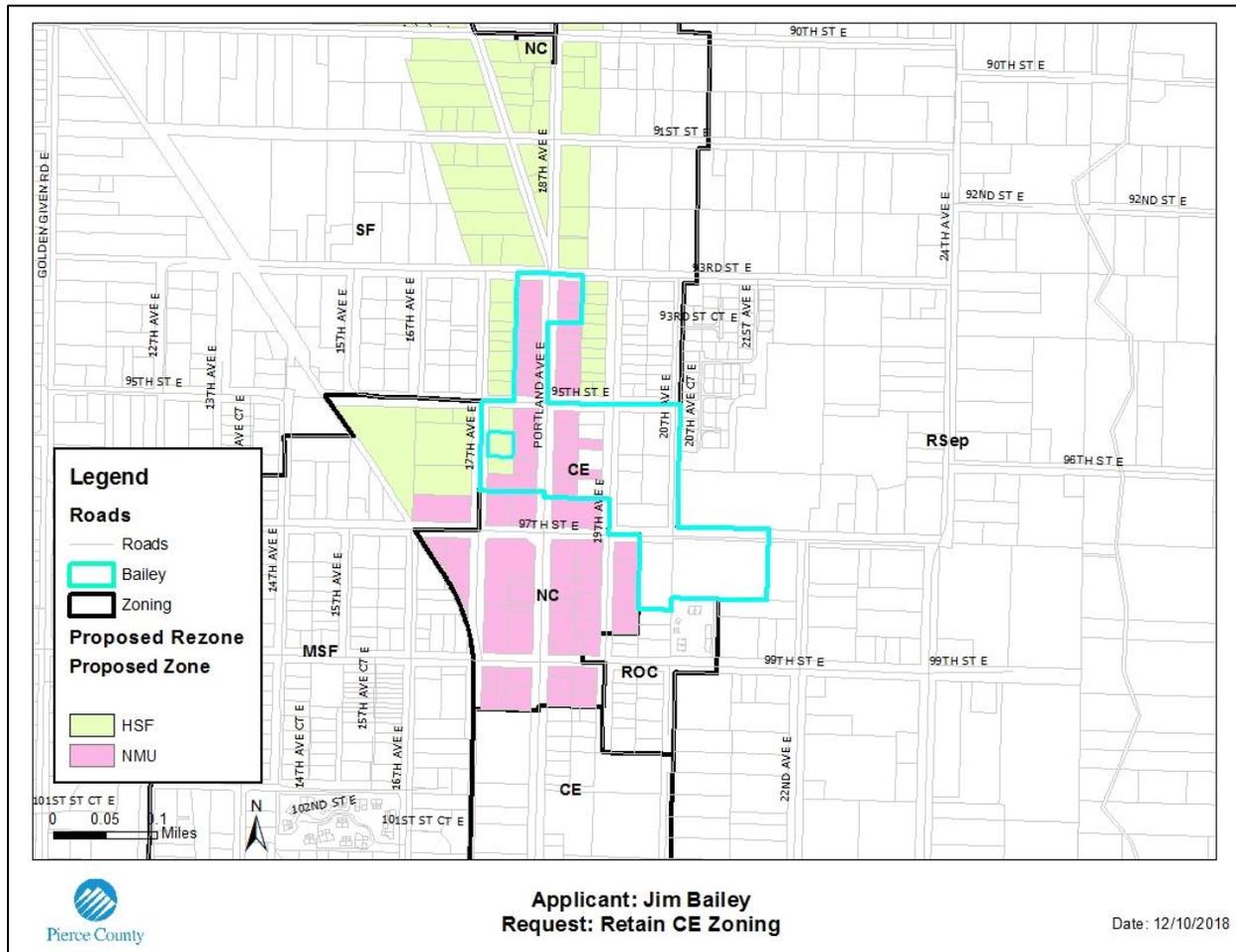
REQUEST DESCRIPTION

Retain Community Employment (CE) zoning along Portland Avenue between 93rd Street East and 97th Street East.

DESCRIPTION OF REQUEST AREA

The Parkland-Spanaway-Midland Advisory Commission has developed a zoning proposal for the Portland Avenue East area between approximately 72nd Street East and 100th Street East. The proposal would rezone parcels to a mix of Neighborhood Mixed Use (NMU) and High Density Single Family (HSF). The proposal would rezone 22 parcels totaling approximately nine acres of CE zoning from the total of 35 parcels totaling approximately 21 acres. The applicant requests not to rezone 22 of the existing CE parcels. The parcels are developed with single-family residential, commercial, and industrial uses and range in size from approximately 0.25 to 0.5 acre. Surrounding parcels have a similar mix of uses and size. Sewer is available on 17th Avenue East, Portland Avenue East, 97th Street East, and 19th Avenue East.

MAP



STAFF RECOMMENDATION

Staff recommends approval of the request to protect designated industrial lands and avoid non-conforming industrial uses.

Pierce County’s Comprehensive Plan provides guidance for when to allow the rezoning of industrial land:

GOAL LU-56 Provide a diverse range of goods and services to ensure that as the economy changes, employment opportunities are balanced with a wide range of other land uses.

LU-56.3 Ensure no net loss of land designated for industrial uses.

LU-56.3.1 Redesignate parcels from the EC designation to another designation

only when an equivalent area of suitable land is added to the EC designation in the same Comprehensive Plan amendment cycle, or through a community plan adopted within the prior two years. In the event a parcel is determined to be unlikely developable for industrial uses due to adjacent incompatible uses, the amount of critical areas on the parcel, or if the parcel is determined to be of insufficient size or proper location for industrial use, then the legislative body may consider redesignating the parcel.

DRAFT

REQUEST: SF TO MSF

Requestor: Bob Mattson

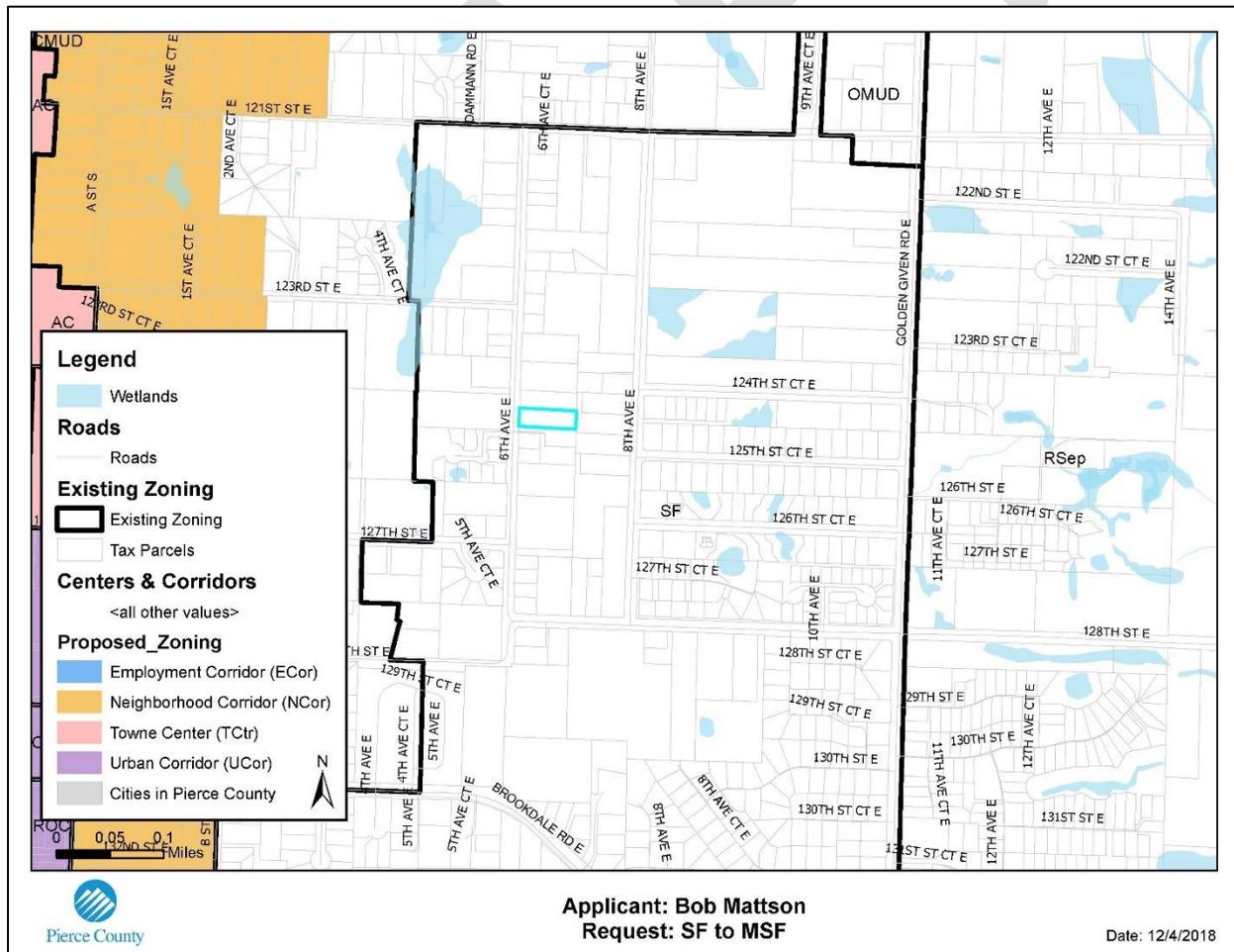
REQUEST DESCRIPTION

Rezone one parcel along 6th Avenue East from Single-Family (SF) to Moderate-Density Single-Family (MSF).

DESCRIPTION OF REQUEST AREA

The area is characterized by low-density single-family development, with most lots ranging from 0.25 to 2.5 acres. There are small critical areas in the surrounding area, but they do not appear to be interconnected, and no critical area indicators are present on the request parcel.

MAP



STAFF RECOMMENDATION

Staff does not recommend the request as a single-parcel rezone. If the Parkland-Spanaway-Midland Advisory Commission determines that this parcel should be rezoned, the rezone area should be determined using logical boundaries.

DRAFT

REQUEST: MSF TO MUD

Requestor: Landon Beyler, Beyler Consulting

REQUEST DESCRIPTION

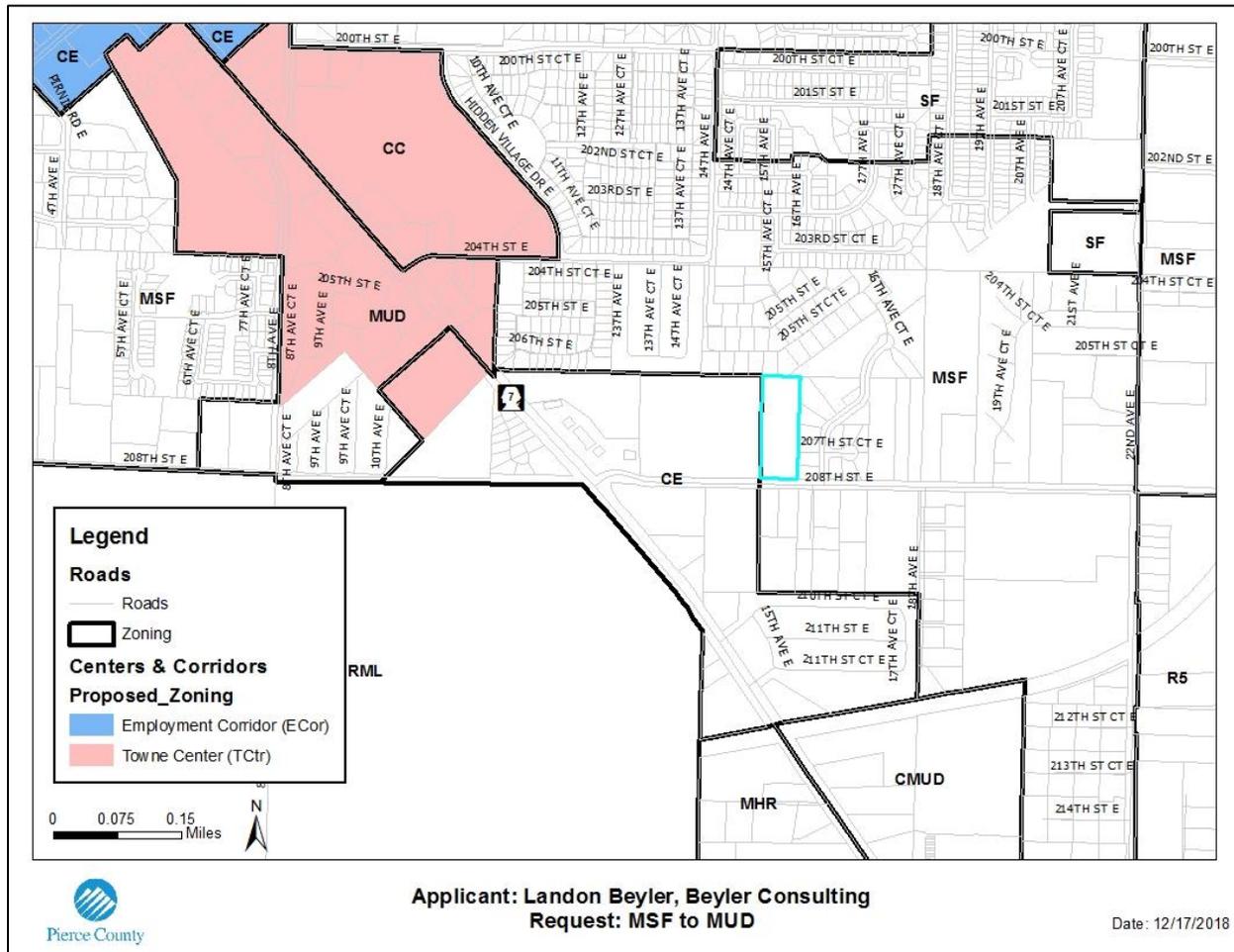
Rezone an approximately 3.3-acre parcel from Moderate-Density Single-Family (MSF) to Mixed-Use District (MUD).

DESCRIPTION OF REQUEST AREA

The approximately 3.3-acre parcel includes a single-family house and the northern two-thirds of the property is constrained by the Bonneville Power Administration easement. Parcels to the north and east are developed with moderate-density single-family subdivisions, and the properties to the west are developed with building supply companies with 208th Street East to the south.

DRAFT

MAP



STAFF RECOMMENDATION

Staff does not recommend approval of the request because it is a single parcel rezone and would constitute spot zoning. If a zone change is considered, staff recommends rezone to Community Employment (CE) zoning to be consistent with parcels to the west.

REQUEST: ELIMINATE ROC ZONING

Requestor: Parkland-Spanaway-Midland Advisory Commission

REQUEST DESCRIPTION

Parkland-Spanaway-Midland Advisory Commission (PSMAC) requested that staff evaluate eliminating the Residential-Office-Civic (ROC) zone classification by rezoning parcels currently within that classification. Three such areas exist where a rezone has not already been discussed by the PSMAC:

1. Near the intersection of Park Avenue South and 108th Street South;
2. Near the intersection of 171st Street East and B Street East; and
3. Near the intersection of 108th Street South and Sales Road South.

DESCRIPTION OF REQUEST AREA

1. Near the intersection of Park Avenue South and 108th Street South:

Eight parcels totaling approximately two acres located on the west side of Park Avenue South between 107th Street South and SR-512. Parcels are used as a tavern and multifamily development. Sewer service is available throughout the area, and no critical area indicators are present.

2. Near the intersection of 171st Street East and B Street East:

Ten parcels totaling approximately three acres located along 171st Street East just east of B Street East. Parcels are developed with single-family residences and range in size from 0.1 to 0.3 acre. Surrounding parcels are similar in development characteristics. No critical area indicators are present and sewer service is available.

3. Near the intersection of 108th Street South and Sales Road South:

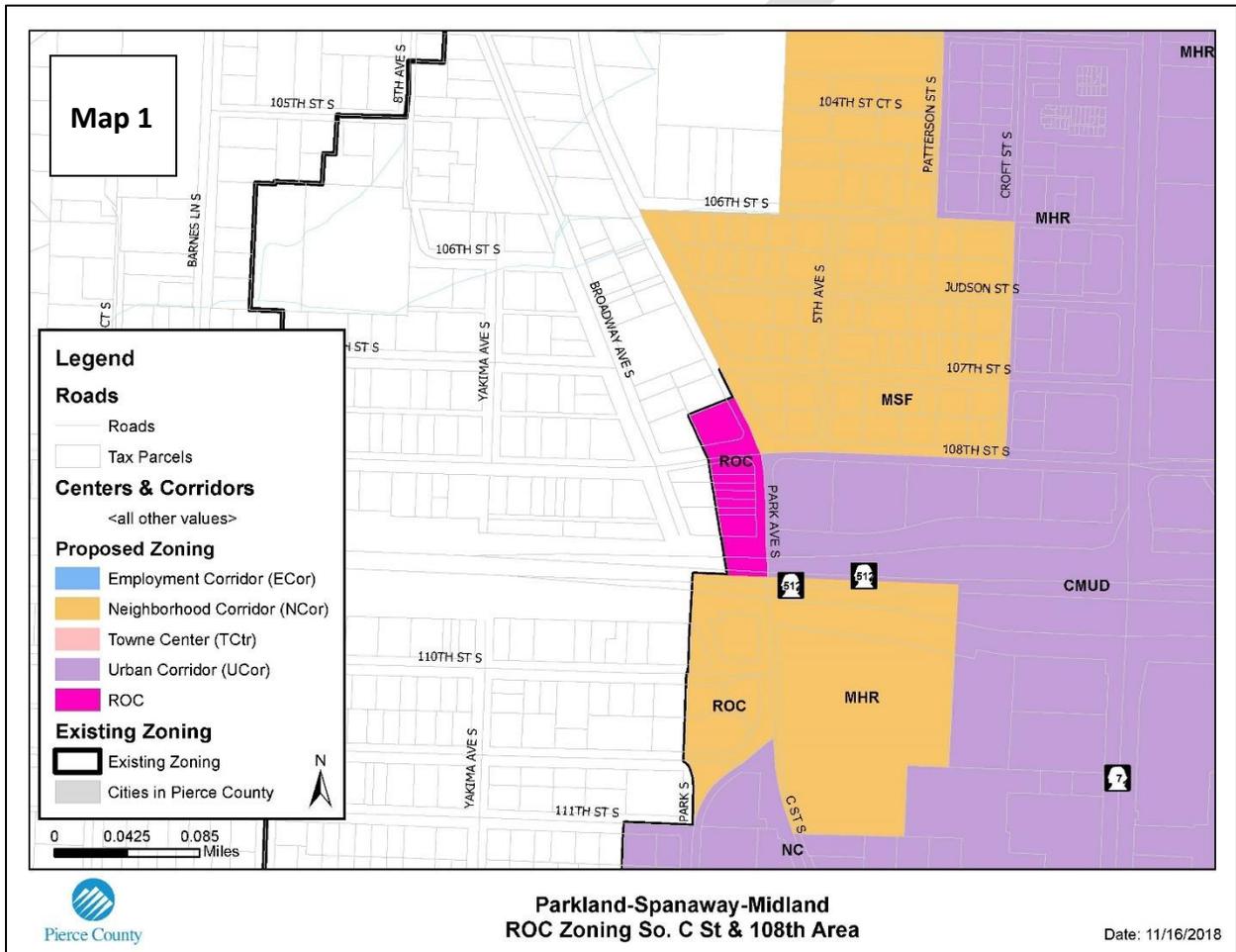
Two areas along both sides of Sales Road South just east of Steele Street South are included.

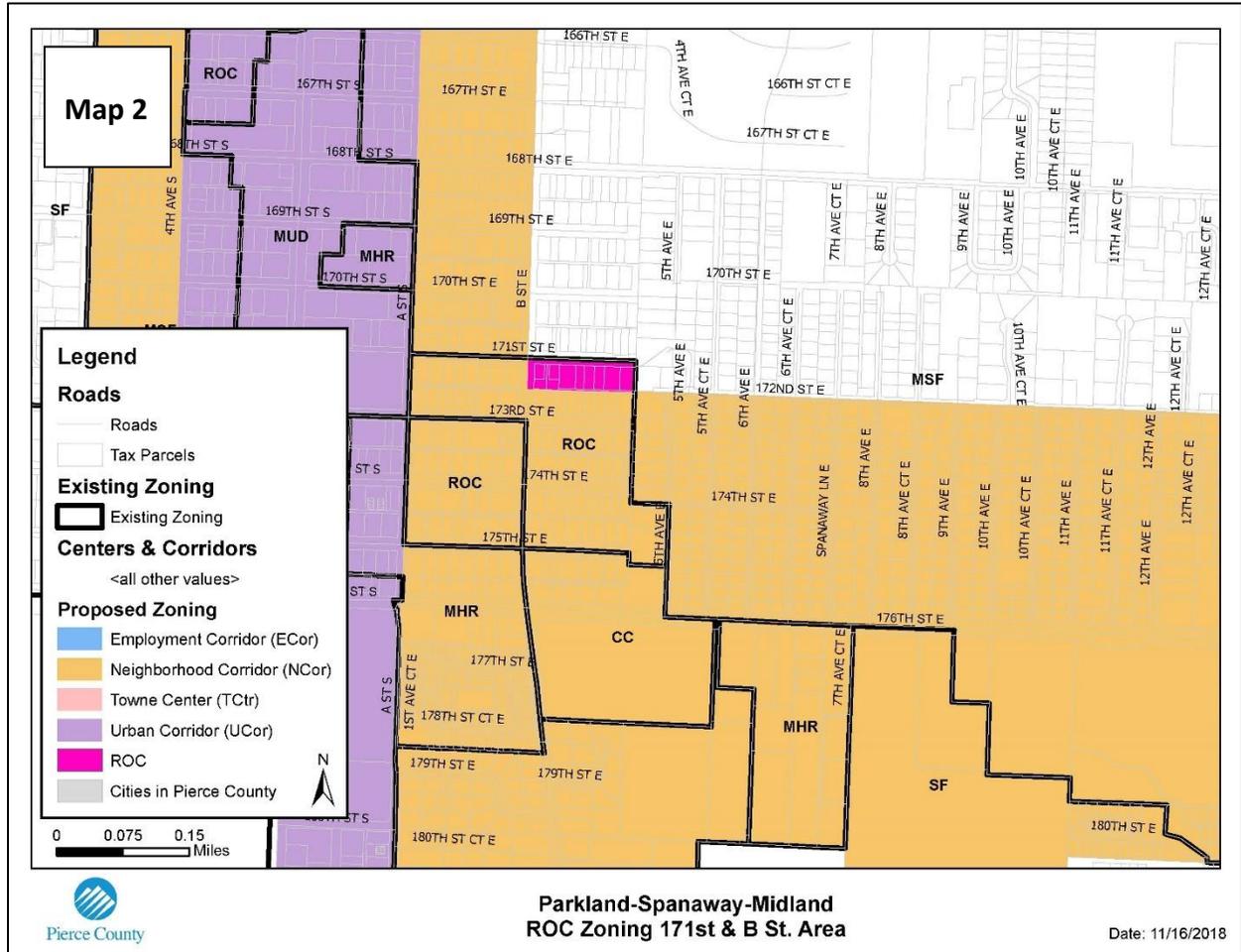
The northern, smaller area is located between 106th Street South and 108th Street South and includes four vacant parcels totaling approximately 1.5 acres. The parcels are surrounded on the north, south, and east by multifamily development and appear to be owned by the same owner as the multifamily development directly to the east which is zoned MHR. Sales Road South is directly to the west.

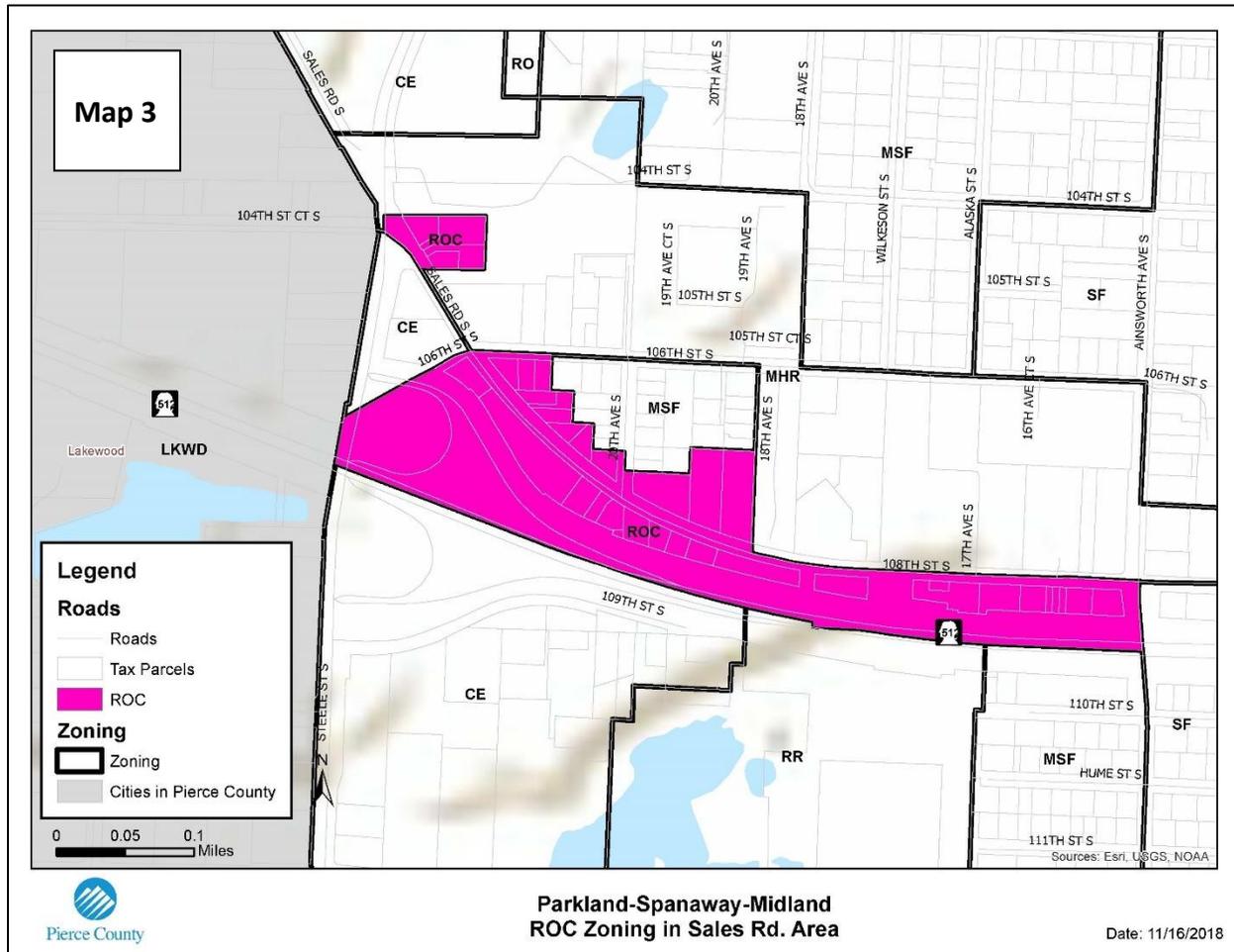
The second, larger area is located on both sides of Sales Road South/108th Street South between 106th Street South and Ainsworth Avenue South and includes 28 parcels totaling approximately 26 acres. The area has a diverse mix of uses, including recreation and entertainment, coffee stands, multifamily residences, single-family residences, and

vacant land. The area closer to Steele Street East has more intense, non-residential development except for several single-family parcels between 20th Avenue South and 106th Street South on the north side of Sales Road South. Parcels range in size from 5,000 square feet to approximately one acre. Surrounding uses are SR-512 to the south, Steele Street South to the west, and single-family and multifamily development to the north and east. A small critical area is indicated on the south side of 108th Street South just west of 17th Avenue South and sewer is available throughout the area.

MAP







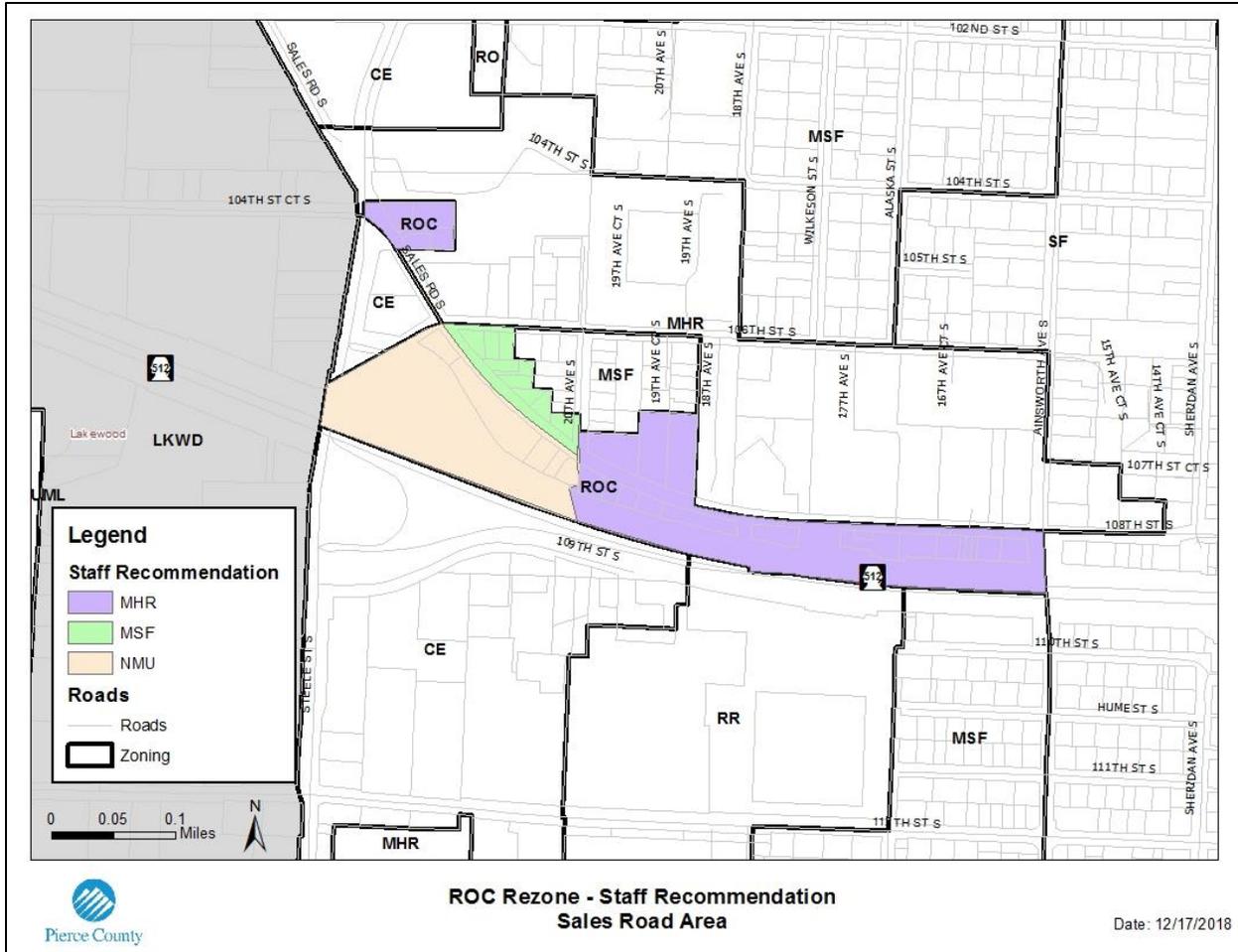
STAFF RECOMMENDATION

Staff recommends the following for the requests numbered the same as above:

1. Staff recommends rezoning to Neighborhood Corridor (NCOR) to be consistent with similar development directly to the east.
2. Staff recommends rezoning to Moderate-Density Single-Family (MSF) consistent with single-family development located to the north and east that is similar in character.
3. Staff recommends rezoning to a few different zones to provide consistency of uses and character:
 - a. Rezone the northern area to Moderate-High Density Residential District (MHR) to be consistent with the surrounding multifamily development.
 - b. Rezone the area on the north side of Sales Road South between 106th Street South and 20th Avenue South to Moderate-Density Single-Family (MSF) to be consistent with single-family development that is similar in character directly to the east.

- c. Rezone the area between 20th Avenue South and Ainsworth Avenue South to MHR consistent with the area just to the north and consistent with the multifamily development in the area.
- d. Rezone the area between 106th Street South and 20th Avenue South on the south side of Sales Road South to Neighborhood Mixed Use (NMU) to be consistent with existing commercial uses.

The following map provides staff’s recommended zone boundaries.



REQUEST: REZONE SINGLE-FAMILY AND RESIDENTIAL RESOURCE TO MODERATE-DENSITY SINGLE-FAMILY

Requestor: Chuck Sundsmo

REQUEST DESCRIPTION

Rezone Single Family (SF) and Residential Resource (RR) zoned properties located between Pacific Avenue and Meridian Avenue and between 112th Street East and 176th Street East in Frederickson, Mid-County, Parkland-Spanaway-Midland, and South Hill Community Plan areas to Moderate-Density Single-Family (MSF).

DESCRIPTION OF REQUEST AREA

Almost 70 percent of the Parkland-Spanaway-Midland Community Plan area is located within the MSF land use designation with SF zones located further from major north-south arterials, and RR zone classifications concentrated around Spanaway Lake, Spanaway Creek, Clover Creek and other major critical areas. The original community plan classified areas around major critical areas with lower-density zones to create a greater diversity of housing types within the plan area and reduce the potential impacts of development.

Additional critical area regulations for wetland and streams and stormwater regulations that require increased protection of those areas have been adopted since the original community plan was adopted.

Residential density is based on net developable acreage. To calculate net developable acreage, on-site critical areas and roads are subtracted from total acreage. The total of that calculation is multiplied by the allowed density to determine the number of dwelling units allowed within a development.

HOW THIS REQUEST WOULD IMPACT DEVELOPMENT AND CAPACITY

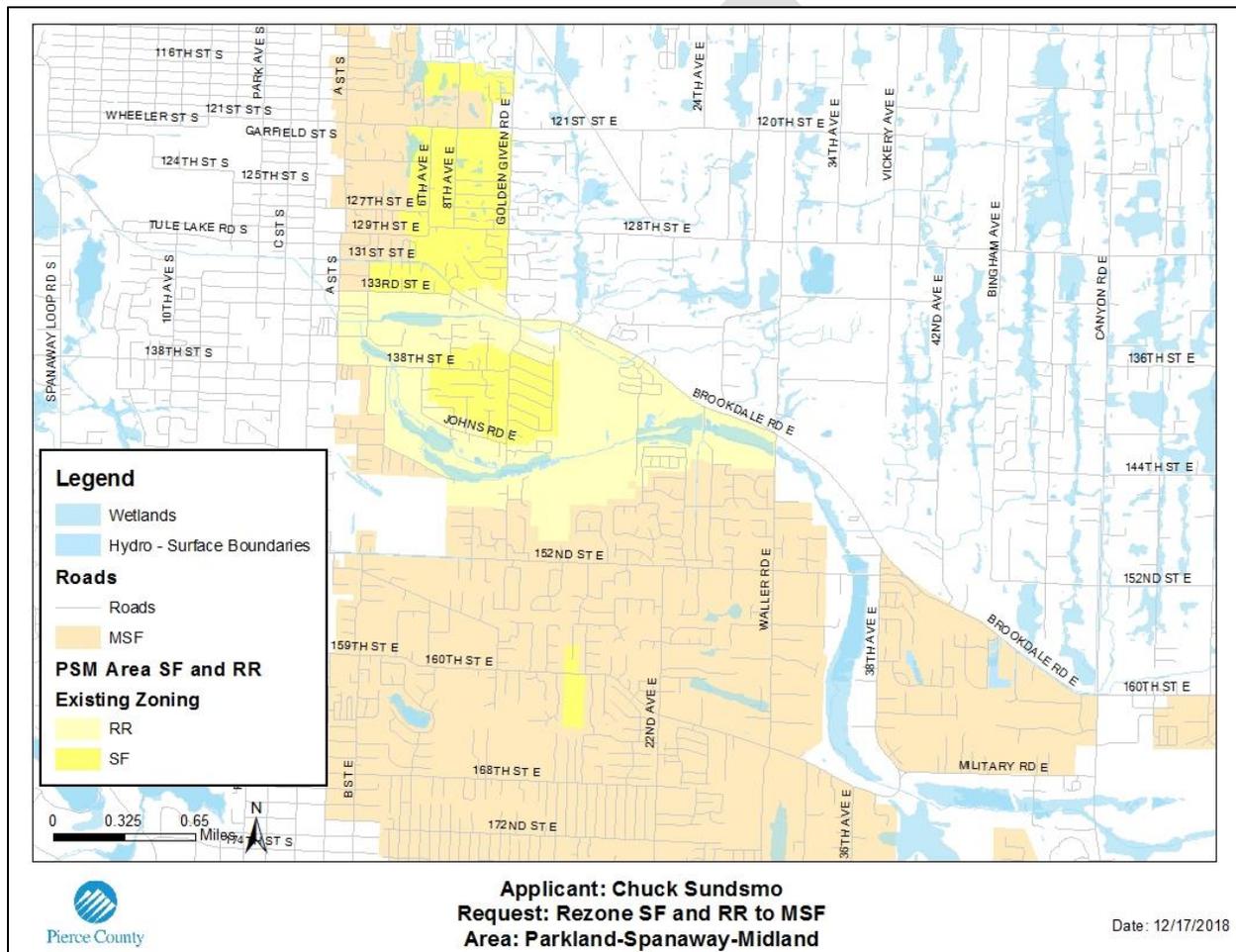
With amendments proposed by the Parkland-Spanaway-Midland Advisory Commission (PSMAC), the draft Parkland-Spanaway-Midland Community Plan will include 3,552 acres zoned MSF, 3,258 acres zoned SF, and 1,988 acres zoned RR. This request would increase the total MSF zoned area to 8,798 acres, which is almost 70 percent of the plan area.

Current development regulations allow four to six dwelling units per net acre in the MSF zone. The SF zone allows four dwelling units per net acre, and the RR zone allows one to three dwelling units per net acre. In addition, the MSF zone allows a greater diversity of uses, such as townhouses, nursing homes, and civic uses. The MSF zone allows five-foot side and rear setbacks, while the SF and RR zones require 10-foot side and rear setbacks (front setbacks are consistent). Design standards for the RR zone when it is located within an open space corridor

require 25 percent native vegetation retention, whereas the MSF and SF zones require 20 percent retention.

Pierce County completes a Buildable Lands Report prior to every periodic State Growth Management Act update which analyzes development trends, inventories developable properties, and analyzes lands within the Urban Growth Area to calculate 20-year housing and employment capacities. If this request is adopted the assumed capacity of SF and RR zoned lands would increase by almost 170 units, from 425 to 592 dwelling units.

MAP



STAFF RECOMMENDATION

Staff does not have a recommendation on the request. The PSMAC should determine whether this proposal meets their goals for how their community will develop.