

Map Change Requests

South Hill Advisory Commission Study Session

January 14, 2019

REQUEST: ALLOW EXPANSION OF COMMERCIAL ZONING IN THE FUTURE

Applicant: Cheryl Ebsworth, Apex Engineering and Sloan Clack, Canyon Company on behalf of Corliss Resources

REQUEST DESCRIPTION

Add the following policy to the South Hill Community Plan:

LU 6.4 When a new roadway corridor is created, zoning on both sides of the corridor should be reconsidered to ensure consistency with surrounding properties.

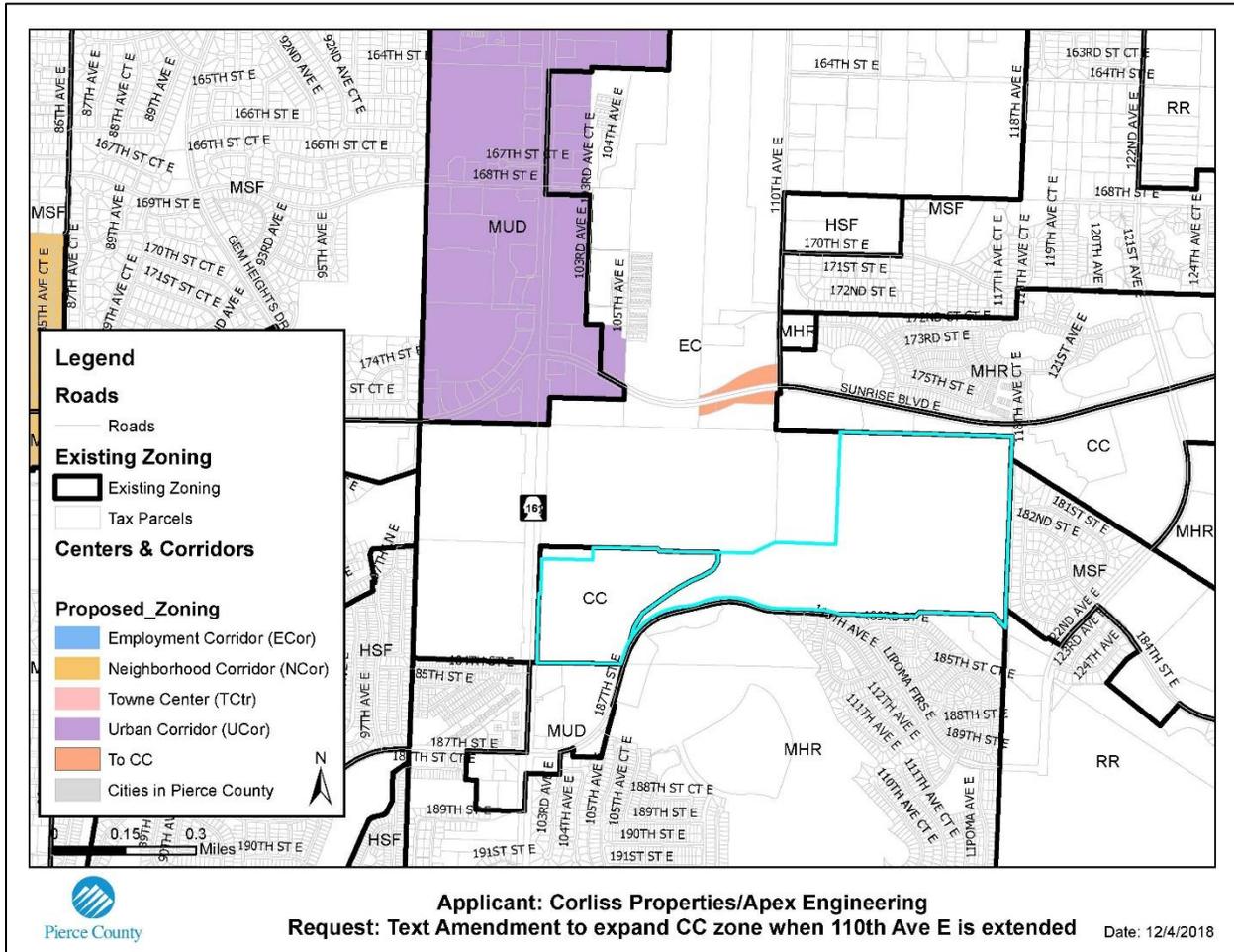
LU 6.4.1 Should 110th Avenue East be extended between Sunrise Boulevard East and Lipoma Firs East/187th Street East, zoning for parcels created west of the new road should be revised to match that of parcels between the roadway and Meridian Avenue East, while parcels to the east of the new road should retain Employment Center designation.

DESCRIPTION OF REQUEST AREA

Corliss Resources owns two properties west of Meridian Avenue East and south of Sunrise Boulevard East that are currently operating as a surface mine. Pierce County has approached the applicant about future extension of 110th Avenue East to connect to Lipoma Firs East/187th Street East. The westernmost parcel is approximately 39 acres in size, abuts Meridian Avenue East, and is zoned Community Center (CC). The eastern parcel is approximately 113 acres in size and zoned Employment Center (EC). The likely location of a future road extension would transect the western portion of the EC zoned parcel, effectively creating a new parcel west of the new road. Should the road extension occur, the applicant would like the new parcel west of the new road zoned consistently with the western parcel, which is currently zoned CC.

These properties are abutted on the west by Meridian Avenue East, on the north by a refuse transfer station (zoned EC) and medical offices (zoned CC), on the east by single-family residential development (zoned Residential Resource – RR), and on the south by a church, apartments, single-family residential, and a golf course (zoned Mixed-Use District – MUD and Moderate-High Density Residential District – MHR).

MAP



STAFF RECOMMENDATION

Staff recommends approval of the request. The request will provide support for a future rezone should 110th Avenue East be extended. When the road is extended, the property owner will be required to request a Comprehensive Plan Amendment to change the zoning.

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

Applicant: 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

More than 50 percent of the South Hill Community Plan area is located within the MSF land use designation with RR zone classification concentrated around major critical areas. The original community plan classified areas around major critical areas with lower density zones to reduce potential impacts of development and create a greater diversity of housing types within the plan area.

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.

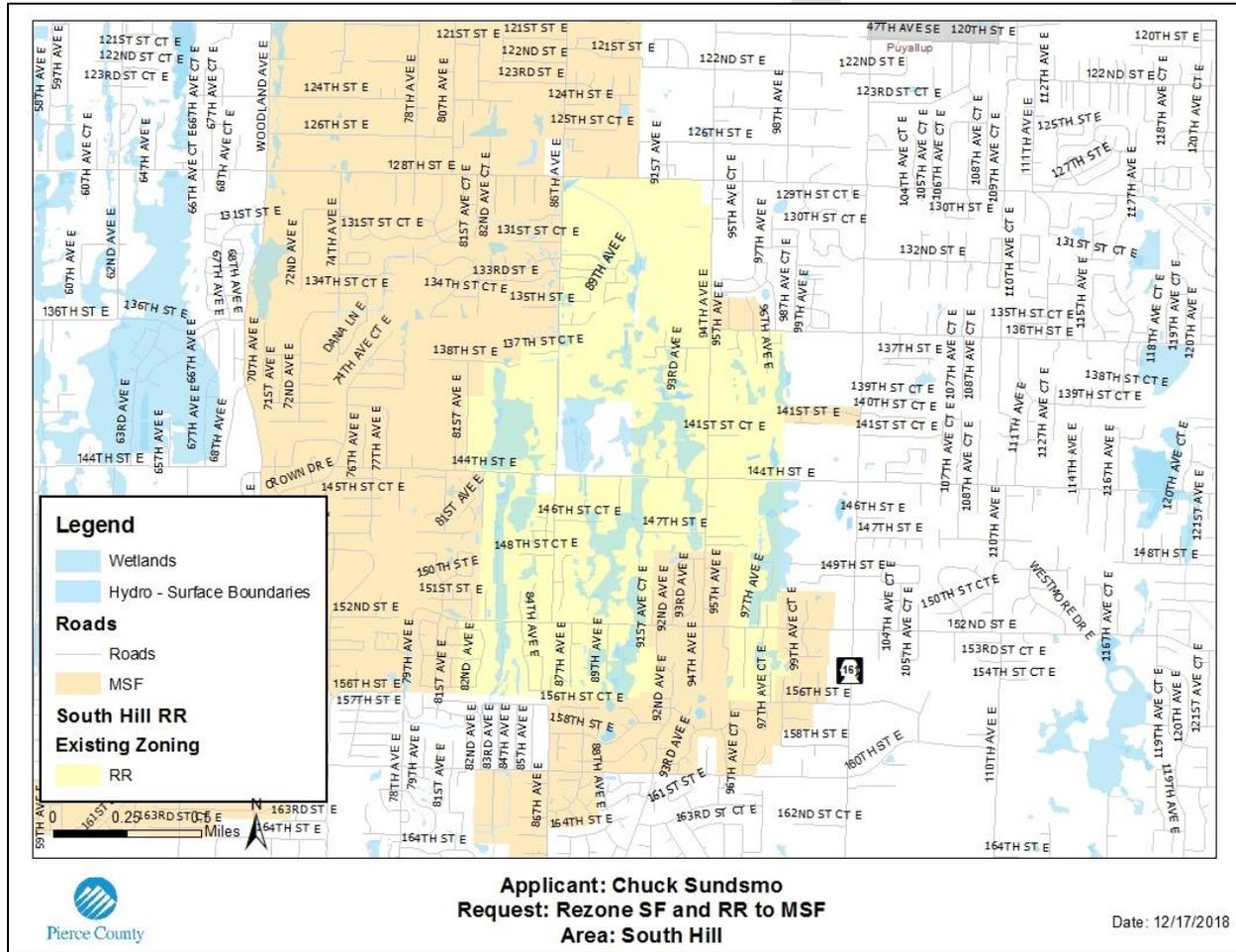
HOW THIS REQUEST WOULD IMPACT DEVELOPMENT AND CAPACITY

With amendments proposed by the South Hill Advisory Commission, the draft South Hill Community Plan includes 4,505 acres zoned MSF and 1,972 acres zoned RR (located outside of Master Planned Communities). This request would increase the total MSF zoned area to 6,477 acres, more than 50 percent of the plan area.

Current development regulations allow four to six dwelling units per net acre in the MSF zone. 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, duplexes, mobile home parks, nursing homes, and senior housing. The MSF zone allows five-foot side and rear setbacks, while the RR zone requires 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 requires 25 percent native vegetation retention, whereas the MSF zone requires 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 RR zoned lands in the South Hill Community Plan area would double, with an increase of 331 units to approximately 718 units.

MAP



STAFF RECOMMENDATION

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