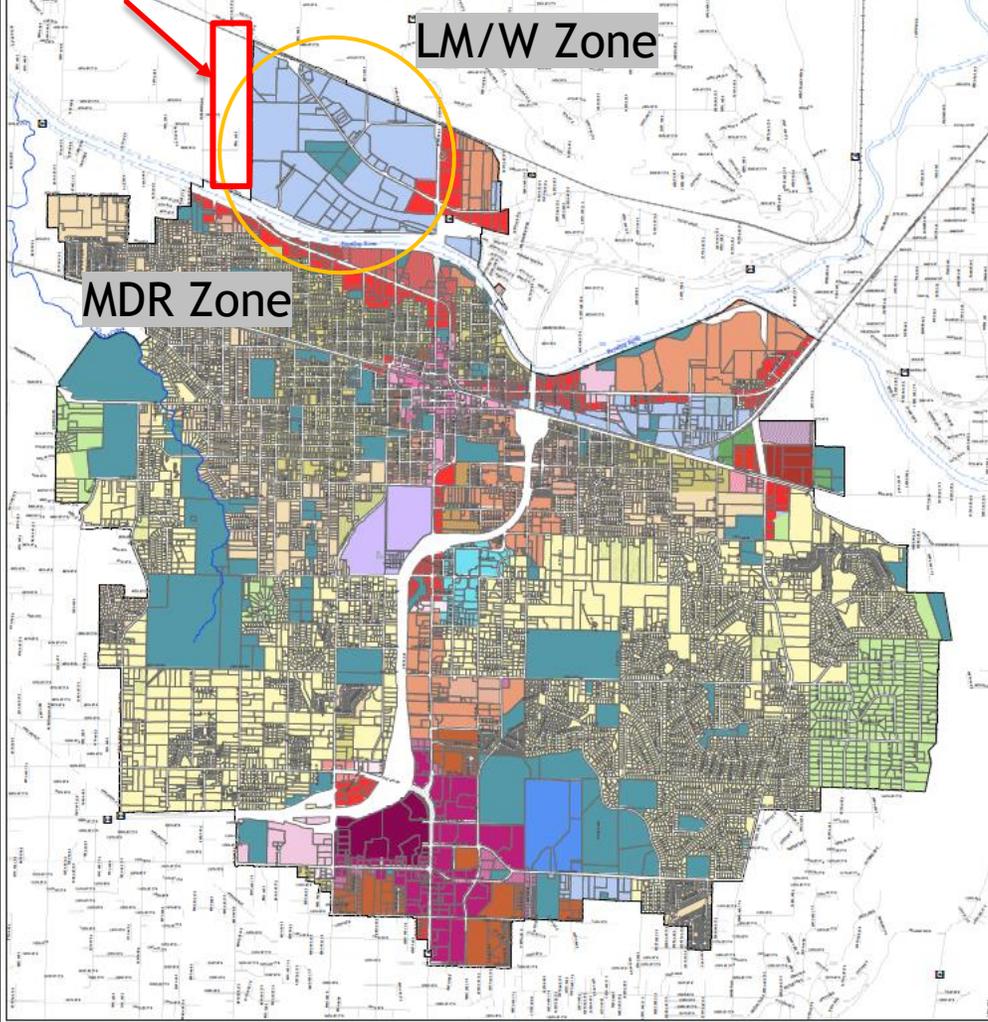


Freeman Road Comprehensive Plan Amendment

October 14, 2020



Rezone Neighborhood PUYALLUP ZONING MAP



MAP LEGEND

- City Limits
- Agriculture Overlay
- Fair Parking Overlay
- Mixed Use Design Review Overlay
- Shaw-East Pioneer Overlay
- OP - Professional Office
- CB - Community Business
- CBD - Central Business District
- CBD-CORE - Central Business District Core
- CG - General Commercial
- CL - Limited Commercial
- CCX - Community Commercial Mixed Use
- CMX - Shaw-Pioneer Community Mixed Use
- LMX - Limited Mixed Use
- RMX - River Road Mixed Use
- UCX - Urban Center Mixed Use
- ML - Limited Manufacturing
- MP - Business Park
- RM-10 - Medium Density Multiple-Family Residential
- RM-20 - High Density Multiple-Family Residential
- RM-CORE - Regional Growth Center Oriented Multi-Family Residential
- RS-04 - High Urban Density Single-Family Residential
- RS-06 - Urban Density Single-Family
- RS-08 - Medium Density Single-Family
- RS-10 - Low Urban Density Single-Family Residential
- RS-35 - Very Low Density Single-Family Residential
- PF - Public Facilities
- MED - Medical
- FAIR - Fair
- ARO - Agriculture, Recreation and Open Space

HR - Properties on City of Puyallup's Historical Register

THIS IS AN OFFICIAL MAP
Please contact the Planning Division for site specific information.

MUNICIPAL FACTS
Population: 41,100 (April 1, 2010)
Area: 14.27 Square Miles (July 26, 2017)

Disclaimer: The user assumes responsibility and is solely responsible for providing the accuracy of the information. All information is provided for informational purposes only. This is not a warranty. Changes and other data may be added. The user's use of this information is solely for reference and is not intended to be used for any other purpose. ALL DATA IS EXPRESSED IN METRIC UNITS AND WILL BE IN METERS. The user and City of Puyallup make no warranty of fitness for particular people.

0 1,000 2,000 4,000 Feet
1" = 1,000'

January 1, 2019

City of Puyallup
Information Technology
Department

File Name: puyallupplanningzoning_6.mxd

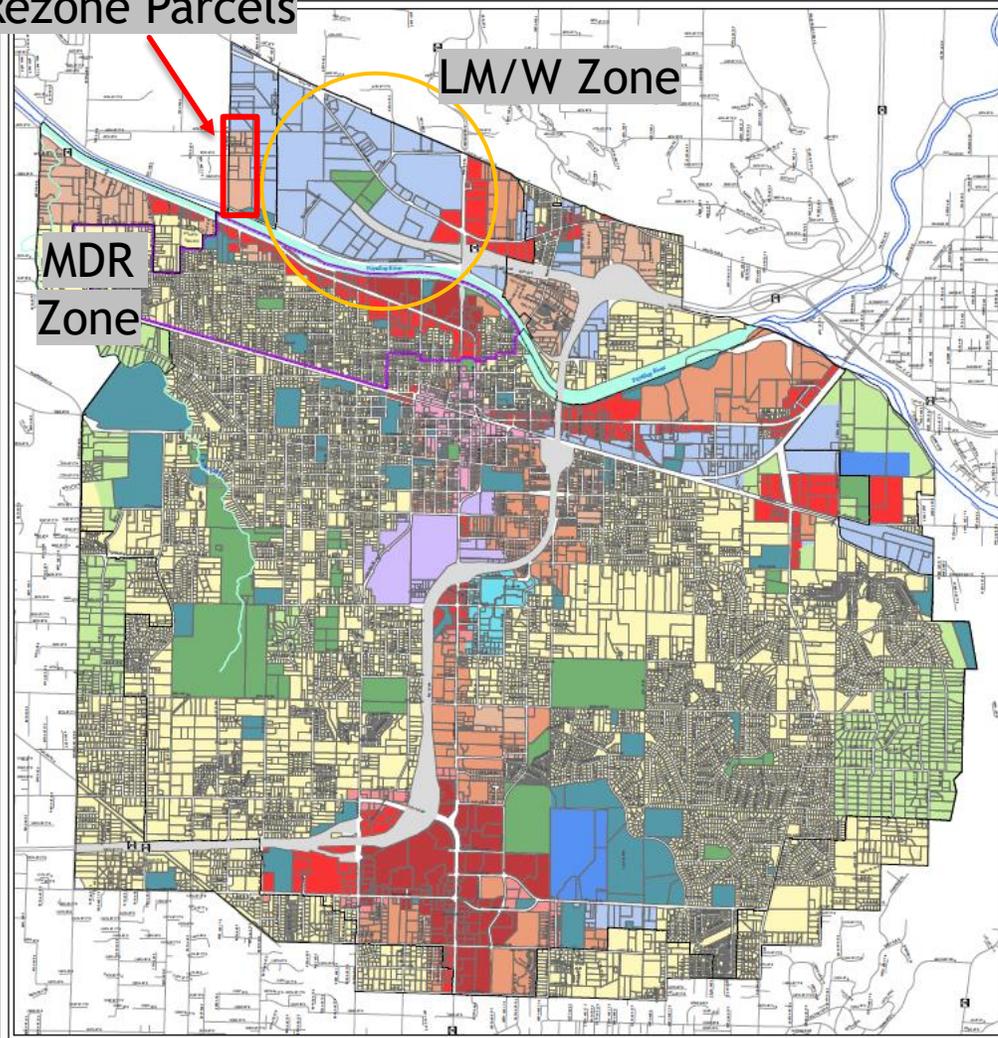
Current City of Puyallup Zoning Map

- Area adjacent to the subject annexation neighborhood is zoned LM/W.
- Nearest Medium Density Residential zoned land is located across the Puyallup River to the south, south of the properties along the river.



Rezone Parcels

CITY OF PUYALLUP FUTURE LAND USE MAP



January 2019 Comprehensive Plan Amendments Shown

MAP LEGEND

- City Limits
- Urban Growth Boundary
- River Road Corridor Plan
- POC - Pedestrian Oriented Commercial
- AOC - Auto Oriented Commercial
- LC - Limited Commercial
- MUC - Mixed Use Commercial
- LM/W - Light Manufacturing/Warehousing
- BIIP - Business/Industrial Parks
- MDR - Moderate Density Residential
- HDR - High Density Residential
- LDR - Low Density Residential
- RBR - Rural Buffer Residential
- PF - Public Facilities
- MEO - Medical Facilities
- FAIR - Fair
- OS/PP - Open Space/Public Parks
- SR - State Roads
- WS - Waters of the State

THIS IS AN OFFICIAL MAP
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Disclaimer:
The map features are approximate and are intended only to provide an indication of land use. Actual use and other data may vary. The City and the City of Puyallup assume no liability for decisions made based on this map. ALL DATA IS EXPRESSED AS PROVIDED BY THE SOURCE. THE CITY AND CITY OF PUYALLUP MAKE NO WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE. PLEASE CONSULT THE SOURCE FOR A PARTICULAR PURPOSE.

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Feet
1" = 1,000'

January 1, 2019



City of Puyallup
Information Technology
Department

File Name: puyplanninglanduse/landuse_m.mxd

Puyallup Future Land Use Map

- This land has been zoned MDR for 23 years and has not been pursued by residential developers.
- MDR designation is not compatible with surrounding industrial land uses, vacant properties which will be developed in the future (Sessler parcel & Tribal land), and WSDOT's 167 project, which will reinforce the industrial character of this neighborhood.

Consistency with the Puyallup Comprehensive Plan

- Chapter 3 – Section III states “Where there are vacant or underdeveloped land parcels, the land use designations establish a preferred type of development based upon identified needs and appropriate connections with or transitions to surrounding land uses.”
 - Reclassifying the Freeman Road neighborhood from MDR to LM/W would be consistent with Chapter 3 – Section III of the Comp Plan in that surrounding land uses are LM/W, which transitions to commercial to the east, then to a residential zone. Land uses to the south are buffered by the Puyallup River. Land uses to the north are buffered by Future SR 167 and Valley Avenue.
- Chapter 3 – Table 3.4 shows over 6,500 acres of land in the City of Puyallup zoned residential, while only 810 acres of land is zoned for light industrial.
 - The light industrial zoned land is a fraction of the residential zoned land in Puyallup.



Goals of the Puyallup Comprehensive Plan

- Table 3-3 shows the need for 11,648 jobs by 2030. The Staff Report indicates this industrial project alone will add 120, while maintaining the MDR zoning would add 0 jobs.
- LU 21.1 – Ensure adequate public facilities, services and infrastructure are provided on a phased basis to areas designated for industrial development.
- LU 22.3 – Buffer industrial areas from single family residential zones through the use of extensive vegetative buffers or landscape berms.
- LU 24 – Focus most of the City’s employment and residential growth within the two Regional Growth Centers (RGC).
 - Downtown RGC
 - South Hill RGC
- LU 36.7 – Where feasible, stormwater facilities should be designed to provide supplemental benefits such as wildlife habitat, water quality treatment and passive recreation.

Changed Conditions

- WSDOT has determined the alignment of SR 167 and has purchased the required land
- SR 167 has been funded and construction has commenced.
- SR 167 will be elevated through this neighborhood with on/off ramping located at Valley Avenue.
- From the WSDOT Website:
 - 2019 Update: The Washington State Legislature authorized acceleration of this project, which will shorten the timeframe for its funding and construction by three years.
- WSDOT's acquisition of parcels totals 106.87 acres of LM/W zoned land in the City of Puyallup, reducing the 810 acres of LM/W zoned land to 703 acres, or, a 13% elimination of LM/W zoned land.
- Vector's application would replace ± 14.5 acres of LM/W zoned land, while the 9,560 acres of residential zoned land is unaffected by WSDOT's acquisition.



Freeman Road Improvements

- Curb / Gutter / Sidewalk
- Landscaping
- Street Lighting
- Restriping
- Widening
- Sanitary Sewer Extension
- Domestic Water Extension
- Stormwater Treatment and Slow Release Discharge



*Vector has discussed Freeman Road improvements with Russ Blount at the City of Fife.

Mitigation / Compatibility with Adjacent Land Uses

- This request would lead to less intensive development than would be allowed under MDR: 146 dwelling units vs. 120 employees; less utility infrastructure is also needed for industrial buildings.
- City’s development standards have protective aesthetic, landscaping and buffering standards, including a 35’ buffer adjacent to residential uses; applicant would meet and exceed those standards.
- Extensive Freeman Road upgrades will create additional aesthetic and physical buffer for residential uses to the east in Fife (which would not happen without approval of this proposal).
- Unified industrial development allows for consistent implementation and oversight of stormwater controls to ensure no adverse impacts to salmon or Wapato Creek.