

# NARRATIVE

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The applicant, Vector Development Company, is proposing to rezone ±11 parcels in an area of approximately 14.59 acres on the east side of Freeman Road in Puyallup, Washington. The neighborhood is bounded by Valley Avenue East North on the north, 86<sup>th</sup> Avenue East on the east, Levee Road East on the south and Freeman Road to the east.

After the annexation into the city of Puyallup, the proposed rezone area would be zoned medium density residential (MDR), which is shown on the current City of Puyallup comprehensive plan map and zoning map. Vector is proposing to rezone the land to light manufacturing/warehousing (LM/W).

The change in land use to LM/W would more appropriately fit the area that the parcels are located in. Washington State Department of Transportation is constructing the future Highway 167 immediately adjacent to the parcels. There are also several industrial buildings within a half mile of the proposed rezone area. This specific neighborhood is best suited for eCommerce type distribution users, office, and manufacturing users than residential. Additionally, with the current surrounding land uses and the noise that will be generated from Highway 167, the LM/W land uses would provide a safer alternative over residential land uses in this neighborhood.

These comprehensive plan and rezone changes are consistent with the Puyallup Comprehensive Plan in that “high quality industrial developments providing increased employment opportunities are desired on the community’s most important reserve areas.” Also, to remain consistent with LU-2.2, our ultimate project will “prevent incompatible land uses” which may neighbor existing residential, such as heavy industrial uses or automotive retail next to housing.

Under Pierce County zoning the proposed rezone area is currently designated as Employment Center (EC) classification which allows for manufacturing and industrial development. The EC zoning designation is a more intense land use than Puyallup’s light industrial LM/W designation, as the EC zone in Pierce County allows for heavy manufacturing uses, whereas the LM/W zone does not.

The submitted signatures represent landowners desiring to rezone their property to better position it to sell, which in turn, releases them from ongoing financial distress. Their ability to sell the properties as Medium Density Residential has proven impossible given the future Highway 167 project planned in the neighborhood. The market for buyers to construct medium density residential projects this close to a freeway is inconceivable, not to mention incredibly challenging to finance. Additionally, this applicant (Vector) is willing to consider a comprehensive plan change and rezone change to all parcels in this neighborhood, purely for consistency, which would not negatively impact the current homeowners desiring to stay. Current homeowners desiring to stay would naturally be grandfathered as an acceptable land use, however for the ease of mitigating further land use issues and revisiting another comprehensive map change and rezone, changing all parcels to LM/W as part of this current application would be prudent.

The result of our future distribution project is consistent with the Puyallup Comprehensive Plan section LU-2.3, which states “promote economic development within the City of Puyallup, contributing to making Puyallup a major employment center”.

A handwritten signature in black ink, appearing to read "T. F. Feltz". The signature is written in a cursive style with a large initial "T" and "F".