



# ABBHEY ROAD GROUP / CASCADE SHAW DEVELOPMENT

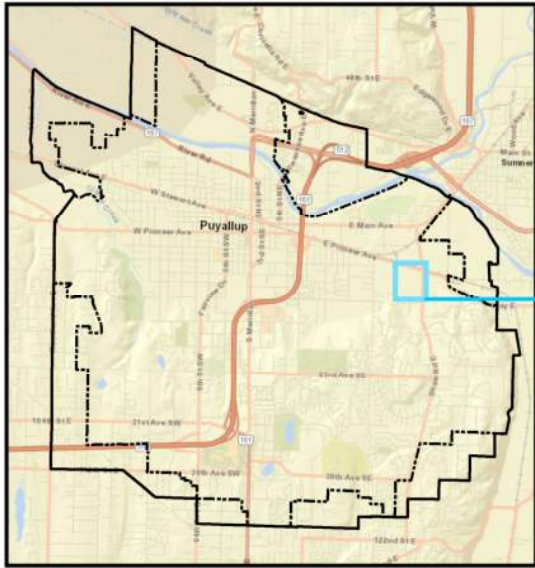
APPLICATION #L-20-0003



## ABBHEY ROAD GROUP / CASCADE SHAW DEV.

- Location: 808 Shaw Road
- Proposal: Convert one parcel from Low Density Residential/RS-08 to split designation of High Density Residential/RM-20 and Auto Oriented Commercial/CG
- Note: Prior 2014 application to amend parcel to AOC/CB

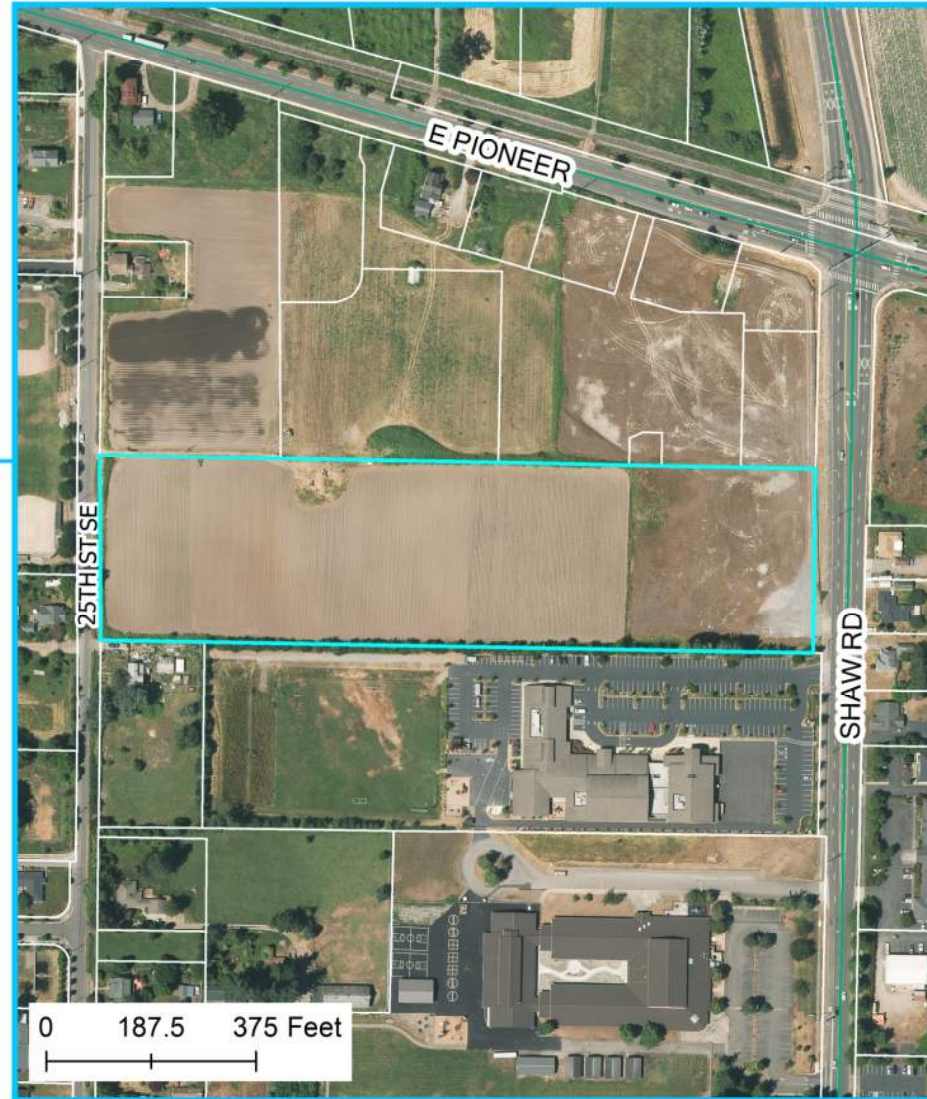
-  Subject Properties
-  City Limits
-  Urban Growth Area

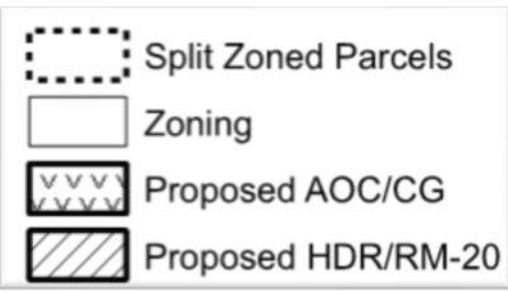
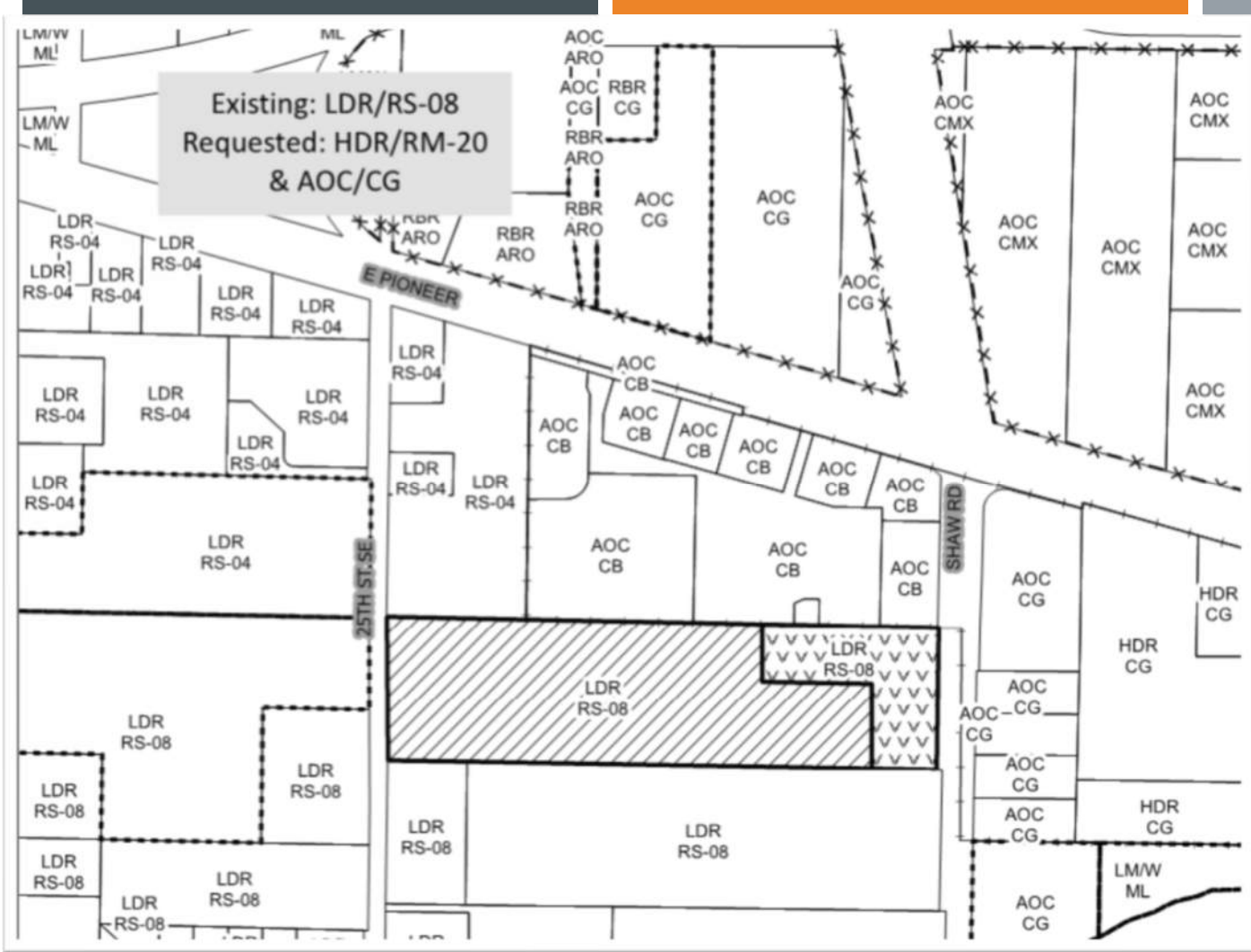


City of Puyallup  
Development Services  
Department

Date: 4/27/2020

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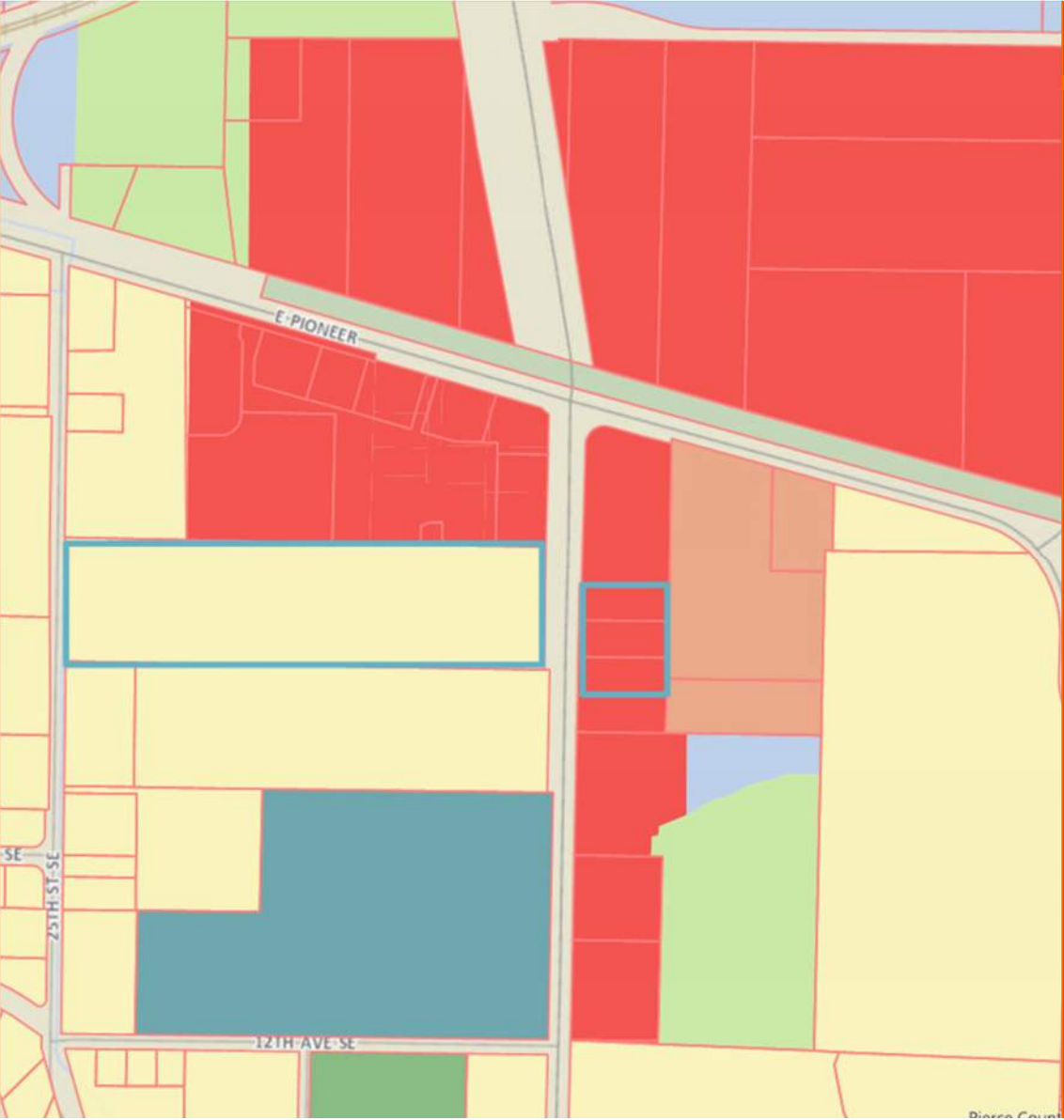
## ABBHEY ROAD GROUP / CASCADE SHAW DEV.

- Site Characteristics:
  - 9.11 acres
  - Frontage on 25<sup>th</sup> St SE and Shaw Road; primary access from Shaw Road
  - Deer Creek, Type II stream, located along western boundary of parcel (PMC requires 100' buffer)
  - Residentially designated for 30+ years
  - Prior CUP for sports fields associated with high school west of 25<sup>th</sup> St SE, no longer valid under new owner

# CONSIDERATIONS

- Increased height/bulk allowances
- Increased landscape buffering required from adjacent single-family zone
- Deer Creek and required buffer impact development envelope, but help to buffer single-family from more intense development
- Land use compatibility – proposed zone could function as more appropriate transition between existing single family uses (west and commercial uses (north/east))
- Community Business – CB zoning would be more appropriate commercial designation

# LAND USE

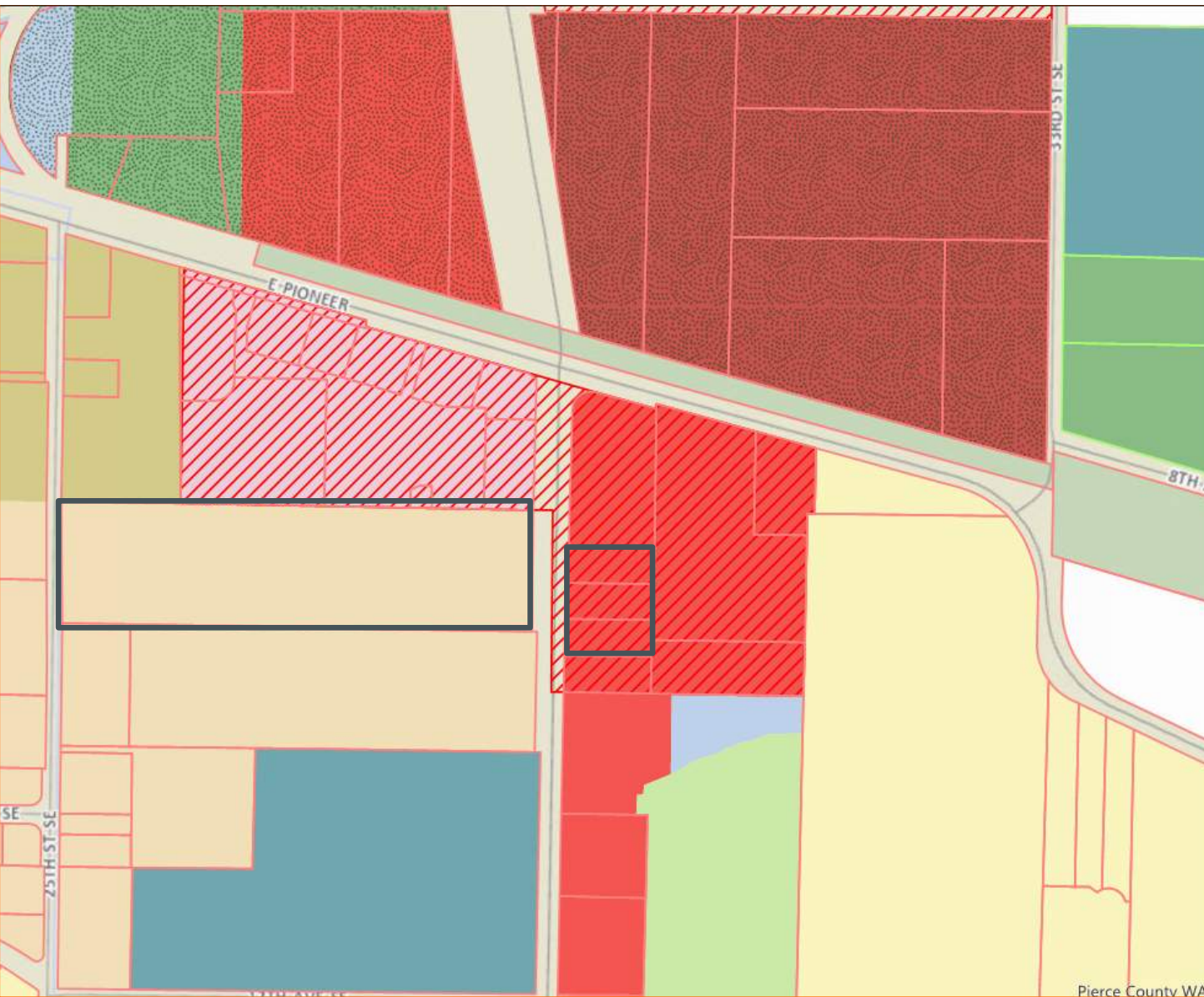


**Legend**

Override 1	<b>Future Land Use - Puyallup</b>	LM-W - Light Manufacturing-Warehousing	LDR - Low Density Residential	OS-PP - Open Space-Public Parks
Base Parcel	AOC - Auto Oriented Commercial	B-IP - Business-Industrial Parks	RBR - Rural Buffer Residential	
Other		HDR - High Density Residential	PF - Public Facilities	



# ZONING

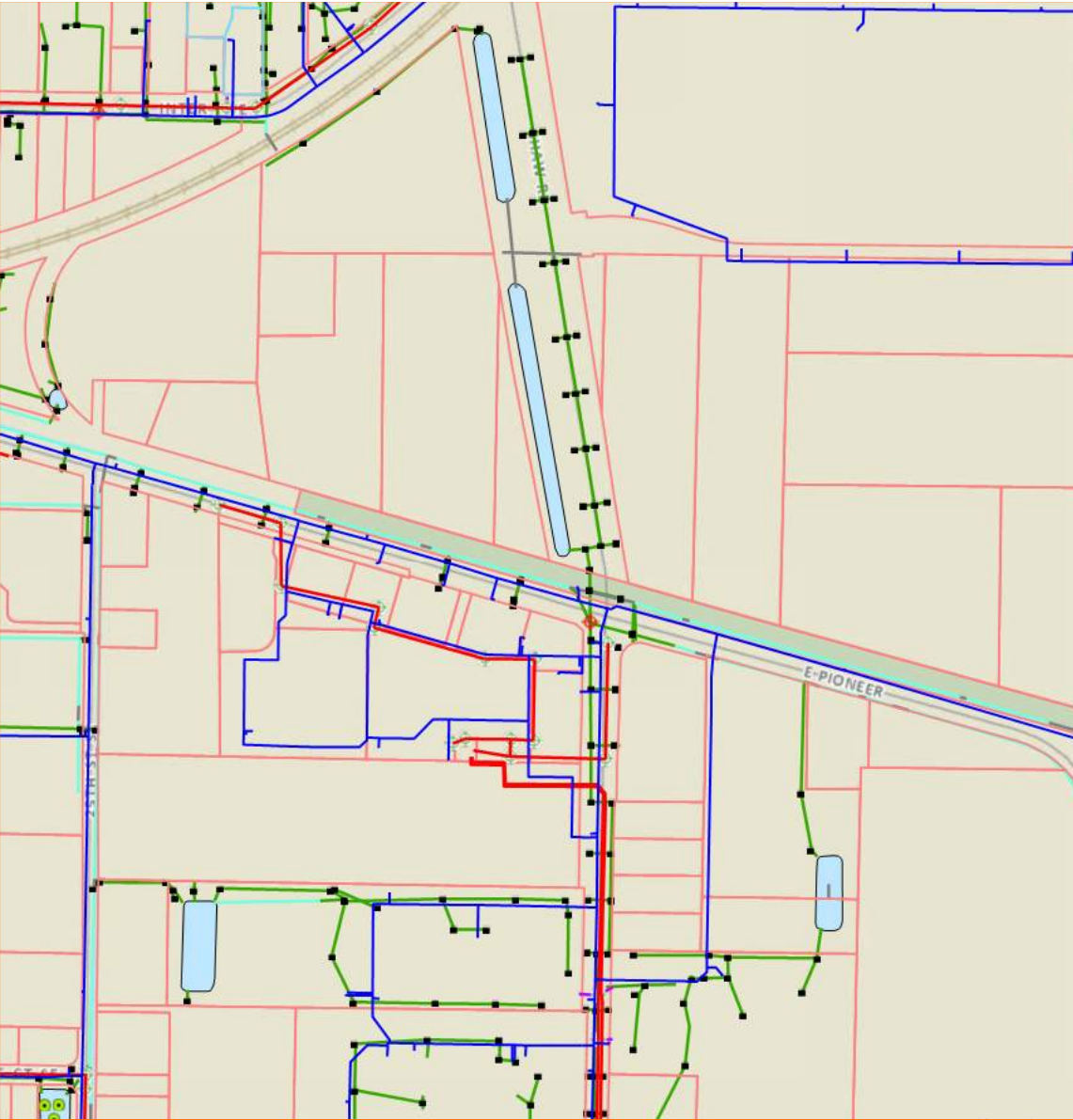


Legend	
<b>Tax Parcels</b>	
Base Parcel	
Other	
<b>Zoning Overlay - Puyallup</b>	
Agriculture Overlay	
Shaw-East Pioneer Overlay	
<b>Zoning - Puyallup</b>	
CB - Community Business	ML - Limited Manufacturing
CG - General Commercial	RS-04 - High Urban Density Single-Family Residential
CMX - Shaw-Pioneer Community Mixed Use	RS-08 - Medium Density Single-Family Residential
	RS-10 - Low Urban Density Single-Family Residential
	RS-35 - Very Low Density Single-Family Residential
	PF - Public Facilities
	ARO - Agriculture, Recreation and Open Space



# CONSIDERATIONS

- Accessibility of the site from adjacent roadways:
  - Primary access from new signal at Shaw Road – major arterial
  - Limited potential access from 25<sup>th</sup> Street SW – Deer Creek crossing; could facilitate pedestrian connection
- No public transit in immediate vicinity – bus line is on East Main, 0.5 mile away
- Intensity of development:
  - Increased density, ~70-95 units more than current zoning
  - Smaller increase in retail employment/customers



# UTILITIES

Legend				
— Water Lines - Puyallup	— Sanitary Lateral - Puyallup	● Drainage - Control Structures - Puyallup	■ Drainage - Inlets - Puyallup	— Drainage - Pipes - Puyallup
— Sanitary Main - Puyallup	<b>Tax Parcels</b>	◆ Drainage - Manholes - Puyallup	— Drainage - Culverts - Puyallup	■ Drainage - Stormwater Facilities - Puyallup
⊕ Sanitary Manhole - Puyallup	□ Base Parcel		— Drainage - Channels - Puyallup	
	□ Condominium			

# CRITERIA ANALYSIS

- Decision Criteria I - Consistency with Comp. Plan:
  - Applicant's response:
    - Would support the City's goals of increasing housing capacity in proximity to commercial uses
    - Area has sufficient infrastructure to support recent and future growth
    - Would act as more appropriate transition between existing single family and commercial uses

# CRITERIA ANALYSIS

- Decision Criteria I - Consistency with Comp. Plan:
  - Staff analysis:
    - Site generally meets criteria for designation – traffic circulation, urban services and infrastructure
    - Lacks transit access
    - Proximity to commercial and employment
    - Compatibility with adjacent existing commercial uses

# CRITERIA ANALYSIS

- Decision Criteria 2(b) – Change in conditions since last amended:
  - Applicant response:
    - Increasing commercial development; buildout of Pioneer Crossing shopping center
    - Infrastructure (utilities and transportation) facilitate increased density



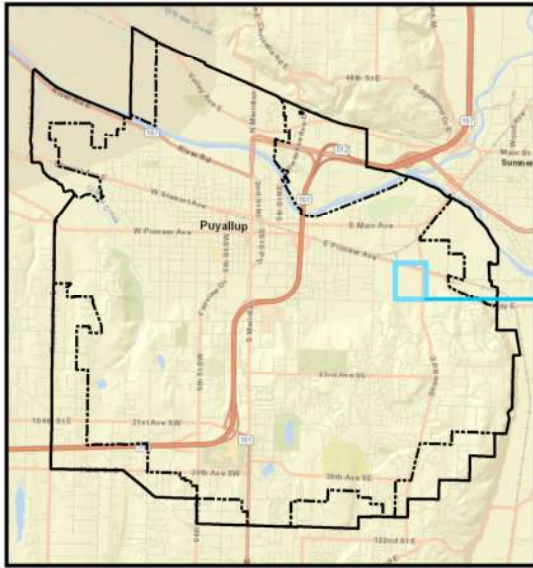
# CRITERIA ANALYSIS

- Decision Criteria 2(b) – Change in conditions since last amended:
  - Staff analysis:
    - 1994 Comp. Plan adoption – designated the subject properties LDR
    - Increased housing need city-wide
    - Changes since prior 2014 consideration
      - Removal of approved CUP
      - Proposed commercial retail has been developed

# STAFF RECOMMENDATION

- Recommends approval with conditions:
  - Convert parcel from LDR to split designation of HDR/AOC land use
  - Concurrent rezone from RS-08 to RM-20/CB (Community Business)
  - Applicant to clarify boundary of split designation

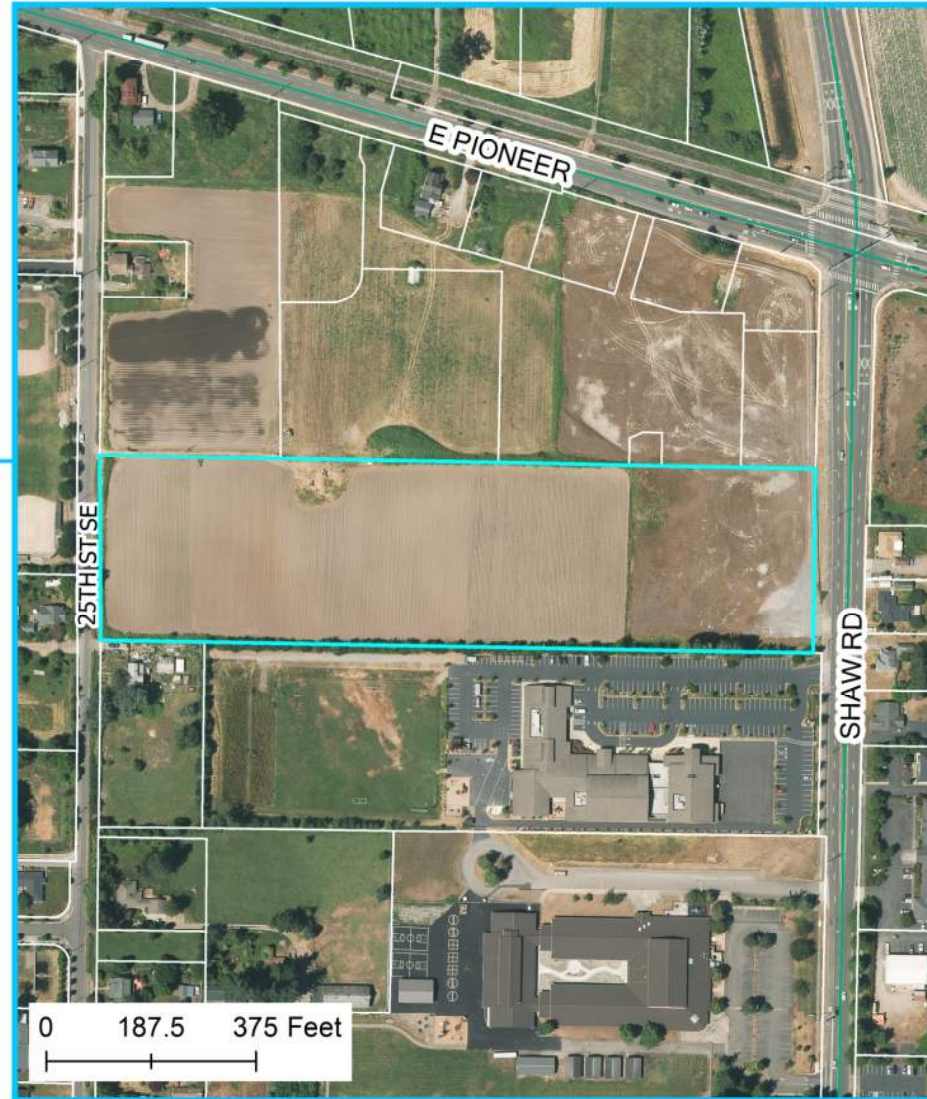
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## NEXT STEPS

- Planning Commission Deliberation – Oct. 21<sup>st</sup>
- City Council Public Hearing – November 10<sup>th</sup>
- 2020 Comp Plan adoption – December