



Public Hearing

Proposed Neighborhood Rezone

Wednesday, February 28, 2018, at 6:30 PM
Puyallup City Hall, 5th Floor Council Chambers
333 S. Meridian

WHY ARE YOU RECEIVING NOTICE?

The Planning Commission will hold a public hearing to share information about a proposed amendment to the City's Zoning Map and make a recommendation to city council on whether to approve or deny the proposed rezones. **You are receiving notice that your property or a nearby property is anticipated to be rezoned** from its current single-family zone to another single-family zone. In most cases, there will be no effect to your property. Potential changes could include differences in required setbacks from property lines and/or minimum lot sizes (which could impact future subdivision).

WHAT IS THE PROPOSED REZONE?

All of the neighborhoods proposed for this rezone include an existing approved planned development associated with their subdivision. A Planned Development is a process outlined in the Puyallup Municipal code, that enables a developer to create their own "zone" for a new subdivision. Planned Developments establish a perpetual agreement with the city outlining development standards (eg. max building heights, building setbacks from property lines etc.) for the subdivision. These standards supersede the zone of the properties within the boundary of the Planned Development.

The City is proposing to remove the Planned Development "zones" (*Planned Community Development (PDC)* or *Planned Community Residential (PDR)*) from the City's zoning map and rezone those parcels to a comparable single-family zone. Additionally, some parcels within or near a planned development may also be rezoned to create continuous blocks of zones. The City sees the need to remove Planned Developments from the zoning map because these are not really zones, they are a process for establishing a new "zone" for a subdivision. Since they are not zones, having them on the zoning map creates several problems for homeowners.

Properties that are zoned PD but which are outside of an approved planned development boundary, must write their own development standards and have them approved at a public hearing in order to obtain a building permit to build anything new on their property (such as additions to existing homes, building of garages or new porches). By rezoning these properties to another single-family zone, this step will no longer be required. This will make obtaining a building permit for construction much simpler for those property owners. While these neighborhood rezones will remove this "non-zone" (PD) from the zoning map, the planned development process will remain intact. Developers will still be able to create a planned development as they always have.

For those properties within the boundaries of an approved planned development, these rezones will not change or supersede the development regulations of the existing PD. The new zones for each neighborhood were selected to closely match the existing character of the neighborhoods and to make minimal changes to existing setbacks, building height limits, minimum lot sizes and other development regulations.

OPPORTUNITY FOR COMMENTS & FUTURE INFO:

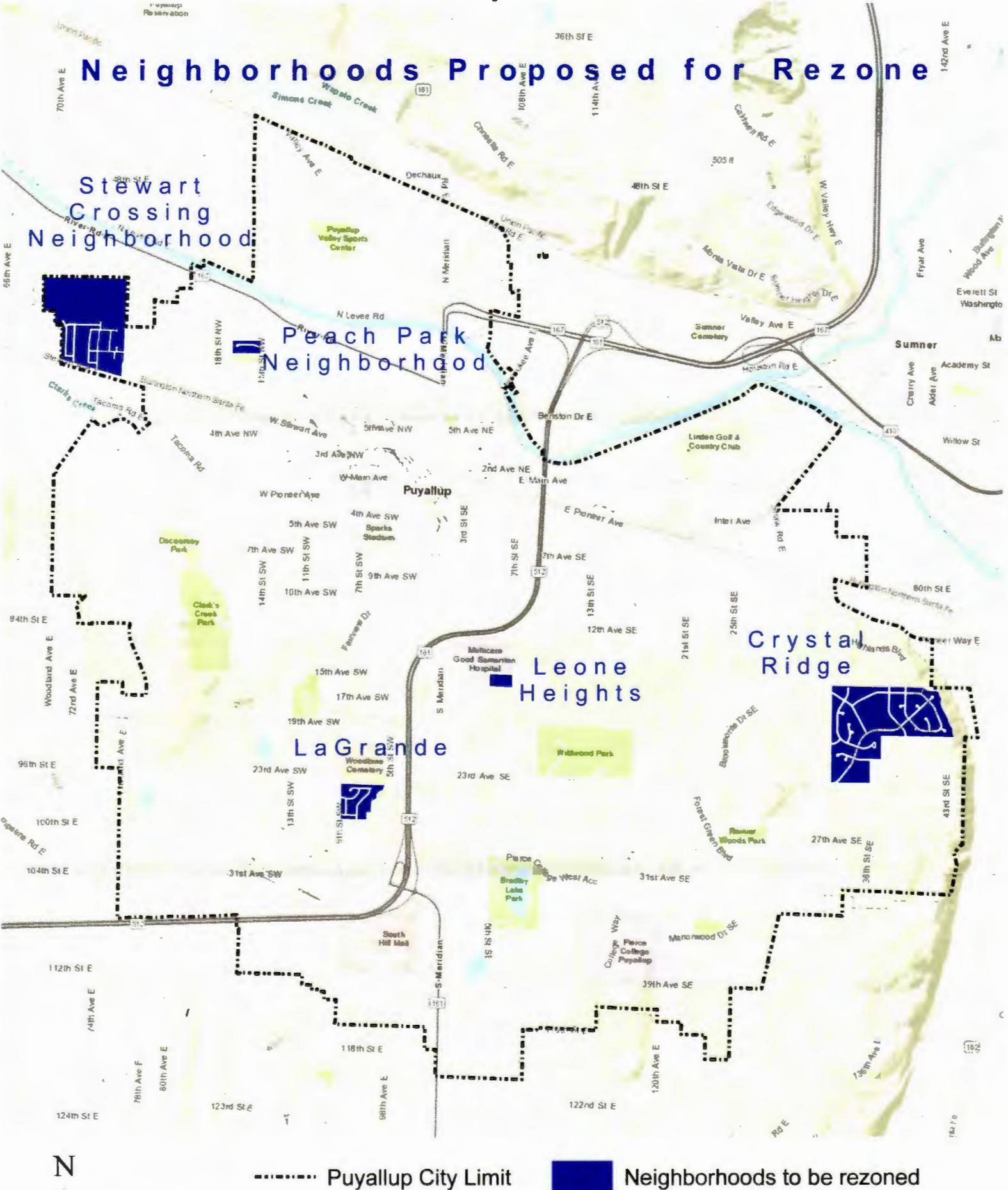
The Planning Commission would like to hear any concerns or comments you have regarding the rezoning of your property. If you would like to provide input, you may submit **written comments** prior to the Public Hearing (contact information below) or submit your comments electronically at the Planned Development Rezones webpage (<http://www.cityofpuyallup.org/1401/Planned-Development-Re-Zones>). Please see the reverse of this letter for a map illustrating the neighborhoods proposed for a rezone.

STAFF CONTACT & NEXT STEPS:

Comments may be submitted to Assistant Planner, Rachael Brown | (253) 770-3363 | rnbrown@ci.puyallup.wa.us

Additional information on this proposal is also available on the City of Puyallup website (<http://www.cityofpuyallup.org/1401/Planned-Development-Re-Zones>). It is anticipated that the Planning Commission will deliberate and make a recommendation on this item at a Public Hearing on Wednesday, February 28th. Their recommendation will then be forwarded to City Council for their action, likely in April 2018.

Neighborhoods Proposed for Rezone



The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.