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## Memorandum

DATE: June 7, 2010  
TO: CD/Parks Council Committee  
Ryan Windish, Planning Manager  
FROM: Paul Rogerson, Community Development Director  
CC:  
RE: **2010 Comprehensive Plan Amendments**

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### I. Summary

This memo provides a status update on three major points of the 2010 Comprehensive Plan Amendments process.

The memo covers the following:

- Updated Urban Growth Area Maps and Population/Capacity Numbers
- Fleischmann Industrial Park LLC MIC Boundary Amendment
- Timeline
  - Draft EIS to be issued August 9
  - Planning Commission-Council Hearing August 30.
  - To Council October 4.

### 2. Updated Urban Growth Area Maps

The latest maps are presented in Exhibit A and Exhibit B (see attached).

#### Orton Junction Amendment

The Orton Junction Amendment has changed and now contains 188 acres and is comprised of 112.59 acres of General Commercial (GC) zoning and 11.14 acres of Interchange Commercial zoning (IC) and 65 acres of Low Density Residential-I (LDR-I). These latest changes were brought forward through comments with a property owner in the area and Pierce County and staff believes improves the proposal because it:

- provides more logical boundaries with an extension of the area to 75<sup>th</sup> Street East and the corner of 75<sup>th</sup> Street and 166<sup>th</sup> Avenue East;

- creates an area of low density residential transition from General Commercial/mixed use zoning to rural/agricultural zoning and uses;
- proposes additional area for study and consideration in the EIS;
- received positive comments from adjacent property owners in the area; and
- retains some reduction in overall UGA capacity (around a population of 500).

As I've mentioned earlier, the boundaries must remain unchanged while the EIS analysis is completed. The EIS may ultimately result in a different boundary as the "Preferred Alternative", but the analysis must move forward now to be completed on time.

***Population Capacity***

The area has potential for 397 dwelling units (DU) and a population of 875. The General Commercial zone allows for mixed use and it is assumed that 10 percent (11-12 acres) of the available land in GC would contain residential uses, both in mixed use buildings and stand alone structures. GC allows for a development density of up to 25 du/acre. LDR-I allows for 4-5 du/acre and it is assumed there would be potential for developing 164 lots using an average lot size of 10,250.

***Employment Capacity***

The employment capacity for the area remains unchanged from the original estimate of 2,226 employees in the IC and GC acreages. A market study will be conducted to determine the actual demand for employment in the area.

**Orton Junction Amendment Quick Facts:**

Dwelling Units: 397  
 Population: 875  
 Employment: 2,226

<b><u>Zoning</u></b>	<b><u>Acres</u></b>
General Commercial (GC)	112
Interchange Commercial (IC)	11
Low Density Residential-I (LDR-I)	65
<b>Orton Junction UGA Expansion Total</b>	<b>188</b>

## **2. Fleischmann Industrial Park LLC—MIC Boundary Amendment**

The owner of the Fleischmann Industrial Park LLC has submitted an application to amend the MIC boundary to include approximately 20 acres of industrially zoned land. This proposed area is in the Town Center Plan and contains a Planned Mix Use Development (PMUD) overlay option that would allow for residential to occur. The proposal is in direct conflict with this due to the fact the MIC prohibits new residential development. There are potentially industrial property owners in the vicinity that would favor an MIC designation if it eliminated the possibility of residential. Likewise, there are citizens concerned with expanding the MIC boundary. See Exhibit B.

## **3. Timeline**

Response to the EIS scoping notice resulted in changes to the maps and a need to recalculate population and employment capacity and has resulted in delays in the original timeline. The adjusted schedule is summarized below:

- June 17—Planning Commission Study Session—Discuss comments from June 3.
- July 1—Planning Commission meeting (tentative)—further discussion on pertinent issues yet to be determined.
- August 9—Draft EIS to be issued
- August 30—Joint City Council/Planning Commission Hearing
- October 4--Council Hearings begin

**Exhibit A:** Orton Junction UGA Amendment Map

**Exhibit B:** Fleischmann Industrial Park LLC MIC Proposal