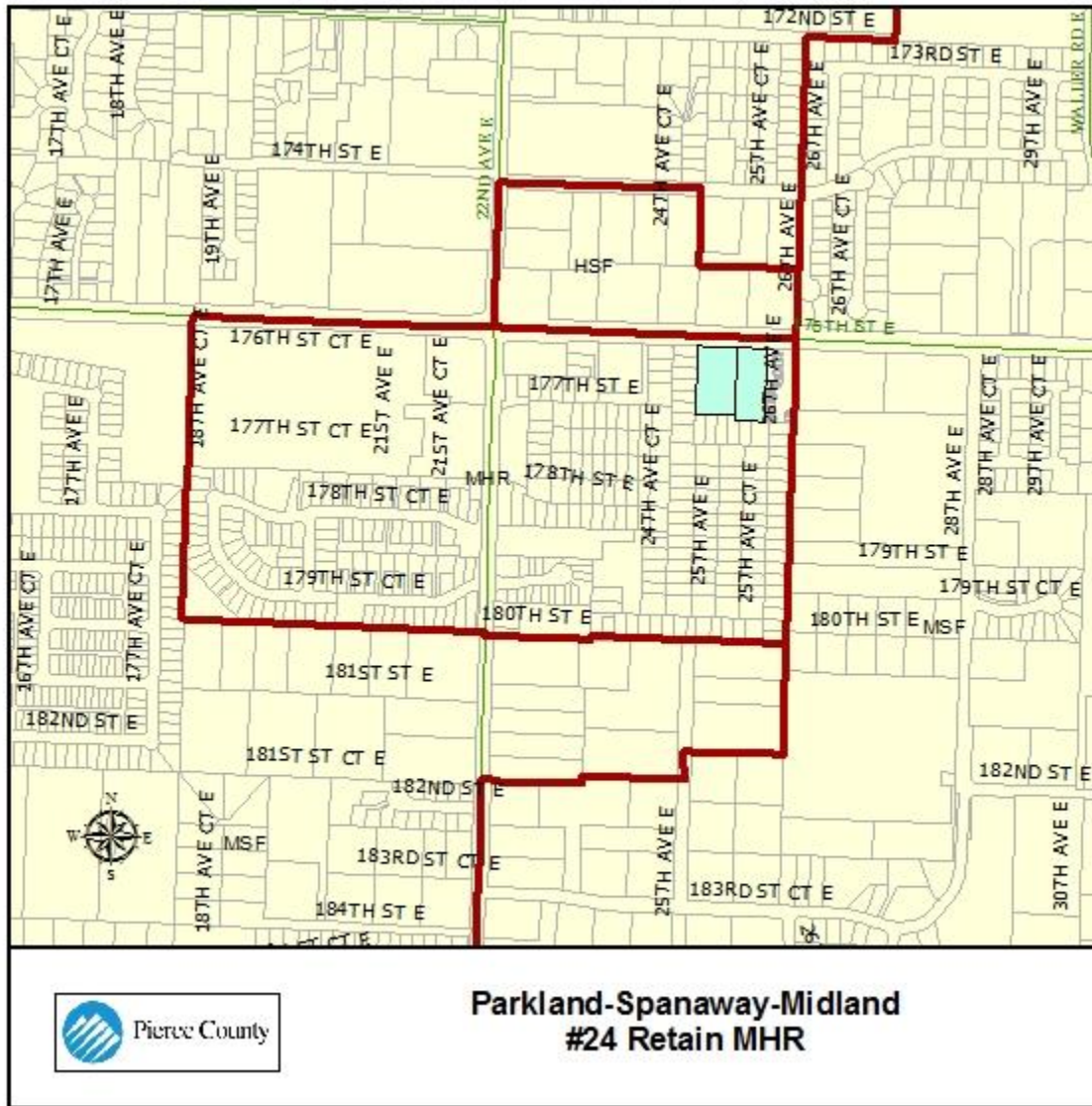


Staff Recommendation: Staff recommends that this parcel and surrounding parcels zoned Residential Resource which are south of Military Road South be rezoned Single Family to match the zoning to the south. This area is envisioned for lower density single family development and that zoning would be consistent with parcels to the south which are not encumbered by critical areas.

| | | | |
|----|---|--|-------------------|
| 24 | Imad Bahbah on behalf of Major Dhami/RJM102 LLC | 2514 176 th Street East, Parcels: 0319352075, -2076 | Retain MHR zoning |
|----|---|--|-------------------|



Description of surrounding area: The property consists of two parcels totaling approximately 2.13 acres located south of 176th Street East and west of 26th Avenue East. The eastern parcel is currently developed with a single family residence and the western parcel is vacant. The property is abutted by

single family residential development to the west and south, condominiums to the east, and 176th Street East to the north. Critical area indicators are not present on the property.

Staff Recommendation: Staff recommends that this parcel and surrounding parcels within the existing MHR zone retain their MHR designation. The proposed Neighborhood Corridor zone would result in a downzone of this area with a maximum density of 20 units per acre, instead of 25 units per acre allowed under current zoning.

From: [Jeff Mann](#)
To: [Tiffany Odell](#)
Subject: Terry Wise Request for PSM
Date: Wednesday, May 9, 2018 3:31:05 PM

From: Terry Wise & Associates [mailto:terrywisere@gmail.com]
Sent: Tuesday, May 8, 2018 3:55 PM
To: Jeff Mann <jmann@co.pierce.wa.us>
Cc: Ryan Christensen <1ryanchristensen@gmail.com>; Brooke Ferber <brookeferber@gmail.com>
Subject:

Jeff,

This email is my clients' formal request to be entered onto the agenda with the next Parkland Spanaway LUAC meeting. In regards to my clients' property parcel #0319202022 & #0319202026, address is 1808 Military Road S. In these two parcels is approximately 12 acres, sewers are available to the site, all other utilities are available to the site. The soil conditions are excellent, there's no evidence of any wetlands, or other environmental restrictions. The property is currently zoned Residential Resource. We are requesting the zoning of this property be amended to MSF.

Thank you,

Terry Wise

Owner/Designated Broker of Terry Wise & Associates

Direct: (253) 312-8360

Toll Free Fax: 1-866-571-5546

Website: TerryWiseRE.com

May 7th, 2018

Tiffany O'Dell
Senior Planner
Pierce County Planning & Public Works

**Re: RJM Apartment Project
2514 176th St. E**

Dear Tiffany:

This letter is provided on behalf of Mr. Major Dhami, owner of RJM102, LLC, which owns the above property.

Mr Dhami has planned to develop this parcel for some time now and has gone through the Development Conference process and Submittal Standard at the county.

With regards to the area wide Community Plan Update taking place, we have discovered that the current draft plan is impacting this property. It is currently zoned as MHR, which has an allowable density of 8-20 units/ac with up to 25 with a PDD process. Under the proposed new plan the site would be **down-zoned to a new zoning designation with a 6-20 units/acre density and no option for 25.**

We feel this down-zone is a hardship and poses a detriment to the development potential of the site. Mr. Dhami has determined that the site must have at least 25 units/acre ($2.13\text{ac} \times 25 = 53$) for it to be a viable development project.

Therefore, we request that the committee consider either

- a) leaving the density as is or
- b) upzoning the density (preferrable)

for the following reasons:

1. Not feasible for development at a lower density - may be abandoned or sold for lower density options
2. Transit service on 176th - there is a lack of transit service currently along 176th, but given all the ridership support in the area and the obvious need for growth, transit service will eventually come back to 176th. With transit ridership comes growth potential and the need for more housing.
3. Pierce County is still one of the most affordable areas to live and will require more housing in the long-term to meet demand.
4. We understand from our research that there are a very few other properties being down zoned within this update process.
5. Town Center Commercial Project - NW corner of 176th/Cyn - new jobs creates the need for more housing
6. SE corner 176th/Cyn current commercial retail center
7. Sawyer Trail - large apartment project nearby - has high density

Please consider our request to either:

- a) leave the current density as is or
- b) upzone the density (preferrable)

Sincerely,



IHB Architects % RJM102, LLC

Imad H. Bahbah
Principal Architect

cc: Mr. Major Dhani
RJM102, LLC