



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Stephen Atkinson, Principal Planner, Planning and Development Services  
Peter Huffman, Director, Planning and Development Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance - Adopting Proposed Land Use Designation Changes for the Christian Schools Site - June 14, 2022  
**DATE:** May 25, 2022

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**SUMMARY AND PURPOSE:**

An ordinance amending the land use designation on the South Sound Christian Schools site, located near 2052 South 64th Street, from Low-Scale Residential to Mid-Scale Residential, General Commercial, and Parks and Open Space for various portions on the site, as recommended by the Planning Commission, as part of the 2022 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code.

**BACKGROUND:**

The 2022 Annual Amendment to the One Tacoma Comprehensive Plan and Land Use Regulatory Code (2022 Amendment) includes the following four applications: (1) a change to the land use designation on the NewCold site, (2) changes to the land use designations on several parcels owned by the South Sound Christian Schools and the CenterPoint Christian Fellowship, (3) the work plan for code amendments pertaining to the South Tacoma Groundwater Protection District, and (4) minor plan and code amendments. This ordinance pertains to the land use designation changes for several parcels owned by the South Sound Christian Schools (Christian Schools) and the CenterPoint Christian Fellowship (CenterPoint).

This application, proposed by Christian Schools and CenterPoint, seeks to change the land use designation for the 16-acre site located near 2052 South 64th Street from Low-Scale Residential to Mid-Scale Residential for the four parcels on the western portion of the site, and to General Commercial for the four parcels on the eastern portion of the site, to allow applicants to apply for a site rezone and permits to potentially develop multifamily residential and commercial uses in the respective portions of the site.

The Planning Commission completed its review of the 2022 Amendment through an extensive and inclusive public engagement process, including a public hearing on April 6, 2022. The Commission forwarded to the City Council, and filed with the City Clerk's Office, the Planning Commission's Findings of Fact and Recommendations Report for the 2022 Amendment (Report) along with a letter of recommendations, both dated May 4, 2022. The Report documents the public review and community engagement process and the Commission's deliberations and decision-making concerning the four applications.

Based on public comments received and further deliberations, the Planning Commission recommends the City Council approve the land use designation changes as proposed by the applicants and with modifications proposed by the Commission, as set forth in Attachment 2 to the Report and incorporated herein. Specifically, the Commission recommends the Mid-Scale Residential designation for most of the western portion of the site, the Low-Scale Residential designation for a parcel in the western portion, the General Commercial designation for most of the eastern portion, and the Parks and Open Space designation for certain areas on the site, all as depicted in Attachment 2 to the Report, and incorporated herein, and with accurate delineations and legal descriptions for said portions and areas to be attained prior to the site rezone and site development processes based on the City's GIS database and on-site land survey as appropriate. The Commission further recommends that, if this application



proceeds into the permit process, the City ensure the preservation of the Garry Oaks on site, as demanded by the Critical Areas Code and Washington Department of Fish and Wildlife priority species management recommendations. The Commission's recommendations are consistent with the Growth Management Act, the One Tacoma Plan, Tacoma 2025, and the City's health, equity and sustainability policy.

Pursuant to Tacoma Municipal Code (TMC) 13.02.070.I.1, the City Council shall hold a public hearing before enacting any proposed amendments to the Comprehensive Plan and development regulations as recommended by the Planning Commission. The City Council is scheduled to conduct a public hearing concerning all four applications for the 2022 Amendment on June 7, 2022.

**COMMUNITY ENGAGEMENT:**

In assisting the Planning Commission in shaping its recommendations on the 2022 Amendment, planning staff has reached out to identified stakeholders (e.g., community and neighborhood councils, Tacoma-Pierce County Health Department, Puyallup Tribe, Joint Base Lewis-McChord, and business and property owners near the various subject sites), conducted informational meetings, and maintained a project website. The Commission also conducted a public scoping hearing in the initial stage of the review process on June 16, 2021, and a public hearing in the final stage on April 6, 2022. Notices of the hearings were distributed to residents within 2,500 feet of affected sites and posted on the project website, newspapers, and social media.

**2025 STRATEGIC PRIORITIES:**

**Equity and Accessibility:**

The review process for the 2022 Amendment, including the Planning Commission's public hearings, provides an equal opportunity for all residents with diverse background and interests to learn about and provide comments on the proposed amendments contained therein.

**Economy/Workforce:** *Equity Index Score: Very High Opportunity*

Increase the number of infrastructure projects and improvements that support existing and new business developments.

Increase positive public perception related to the Tacoma economy.

**Civic Engagement:** *Equity Index Score: High Opportunity*

Increase the percentage of residents who believe they are able to have a positive impact on the community and express trust in the public institutions in Tacoma.

Representation at public meetings will reflect the diversity of the Tacoma community.

**Livability:** *Equity Index Score: Very High Opportunity*

Improve access and proximity by residents to diverse income levels and race/ethnicity to community facilities, services, infrastructure, and employment.

Increase positive public perception of safety and overall quality of life.

**Explain how your legislation will affect the selected indicator(s).**

The proposed changes to the land use designation for the Christian Schools site would help facilitate housing and economic development. Potential environmental impacts associated with future development of the site must be properly addressed and mitigated to ensure the overall quality of life in the neighborhood.



**ALTERNATIVES:**

Alternative(s)	Positive Impact(s)	Negative Impact(s)
Deny the proposed land use designation changes.	Maintaining the current Low Scale Residential land use designation would allow future development consistent with that designation, reducing the overall intensity of development.	Loss of an opportunity to promote and facilitate housing and economic development. Loss of an opportunity to protect Garry Oaks and address steep slopes on the site through the Parks and Open Space land use designation.

**EVALUATION AND FOLLOW UP:**

If the legislation is adopted, staff will update the Comprehensive Plan’s Future Land Use Map and other relevant provisions accordingly and continue to work with Christian Schools and CenterPoint towards the potential residential and commercial development the site.

**STAFF RECOMMENDATION:**

Staff recommends the City Council adopt the proposed land use designation changes for the Christian Schools/CenterPoint site as recommended by the Planning Commission.

**FISCAL IMPACT:**

There is no fiscal impact.

**ATTACHMENTS:**

- Planning Commission’s Findings of Fact and Recommendations Report for the 2022 Amendment
- Attachment 2 – Recommendation Summary