

CITY COUNCIL PUBLIC HEARING

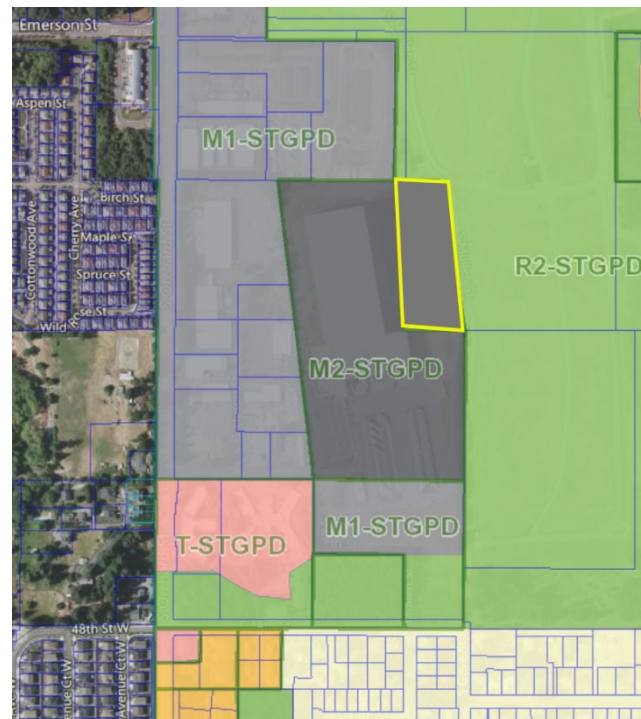
June 7, 2022

SUBJECT OF THE PUBLIC HEARING:

The subject of the public hearing is the 2022 Annual Amendment to the Comprehensive Plan and the Land Use Regulatory Code. The 2022 Amendment consists of the following four applications (*notes in Italic indicate the Planning Commission's recommendations*):

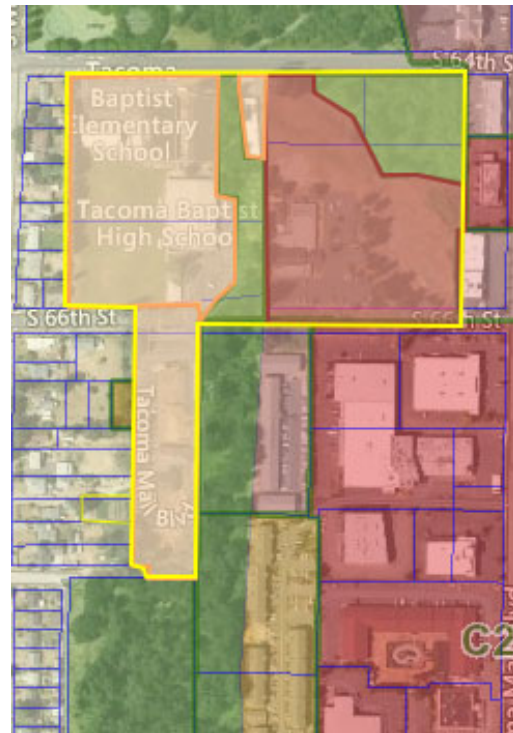
1. NEWCOLD – LAND USE DESIGNATION CHANGE (*Recommended for Adoption*)

Proposed by NewCold, LLC, this application seeks to change the Land Use Designation for a 3-acre parcel located at 4601 South Orchard Street owned by NewCold, LLC, from “Light Industrial” to “Heavy Industrial.” This would allow NewCold to request a future site rezone and apply for permits to expand its existing 140-foot tall cold storage facility.



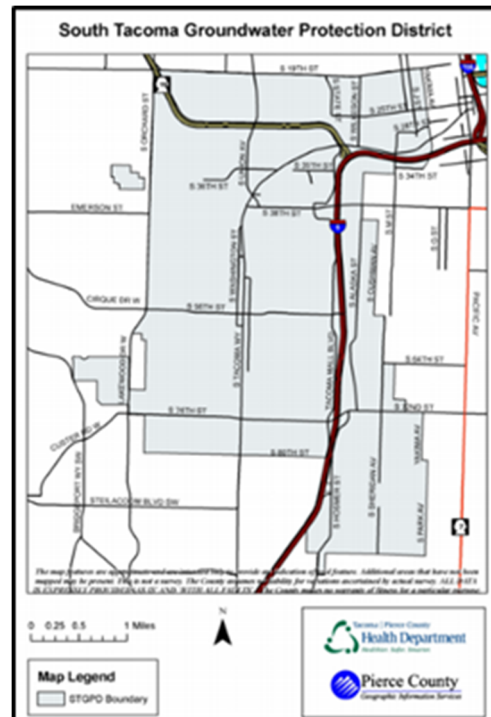
2. SOUTH SOUND CHRISTIAN SCHOOLS – LAND USE DESIGNATION CHANGES
(Recommended for Adoption)

The proposal is to change the Land Use Designation for 16-acres near Tacoma Mall Boulevard and South 64th Street, owned by South Sound Christian Schools and the CenterPoint Christian Fellowship, from “Low-Scale Residential” to a combination of “Mid-Scale Residential,” “General Commercial,” and “Parks and Open Space.” This would allow applicants to apply for a site rezone and permits to potentially develop multifamily residential and commercial uses at this location.



3. WORK PLAN FOR SOUTH TACOMA GROUNDWATER PROTECTION DISTRICT (STGPD) CODE AMENDMENTS
(Recommended for Adoption)

The proposal is for a phased Work Plan to address the application from the South Tacoma Neighborhood Council. Phase 1 of the Work Plan would review and update the use and development standards for the STGPD in 2022-2023. The second phase would develop and implement the “South Tacoma Economic Green Zone” concept for the South Tacoma Manufacturing and Industrial Center between 2022 and 2024.



4. MINOR PLAN AND CODE AMENDMENTS *(Recommended for Adoption)*

This proposal includes 17 technical, non-policy amendments to the Comprehensive Plan and the Land Use Regulatory Code, intended to keep information current, correct errors, address inconsistencies, improve clarity, and enhance applicability of the Plan and the Code.

1. Household Occupancy in Zoning Code
2. Preliminary and Final Plats
3. Residential Landscaping Requirements
4. Homeowners' Association Owned Open Space & Other Tracts
5. Reference to Definition Section
6. Cultural Institutions and Public Benefit Use
7. Efficiency Unit Parking Exemption
8. Single-family detached dwellings – Small Lots (Level 2)
9. Public Facility, Public Facility Site, Public Safety Facilities, & Public Service Facilities
10. Street Level Uses and Design
11. Infill Pilot Program Handbook
12. Special Use Standards
13. Two-family and Townhouse Dwelling
14. Sign Code Update
15. Manitou Annexation Area Land Use
16. Remove References to FWDA
17. Park and Recreation Map Update

ADDITIONAL INFORMATION

Please visit the Planning Services Division's website at www.cityoftacoma.org/2022amendment

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