



## ORDINANCE NO. 28447

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3 AN ORDINANCE relating to zoning, in which the applicant is seeking a  
4 rezone of approximately 11,500 square feet of property, located at  
5 715 and 719 East 56th Street, from an R-2 Single-Family Dwelling  
6 District to a C-1 Neighborhood Commercial District, to allow for the  
7 construction of a gas station, including site improvements and the  
8 installation of an underground storage tank.

9 WHEREAS Match, LLC is seeking the rezone of approximately  
10 11,500 square feet of property, located at 715 and 719 East 56th Street, from  
11 an R-2 Single-Family Dwelling District to a C-1 Neighborhood Commercial  
12 District, to allow for the construction of a gas station, including site  
13 improvements and the installation of an underground storage tank, and

14 WHEREAS the site is currently developed as a surface parking lot  
15 serving an adjacent convenience store and restaurant, and

16 WHEREAS the applicant intends to develop the site with an eight-  
17 pump gas station with a canopy and single underground fuel tank, along with  
18 enhanced landscaping and parking for 16 cars, and  
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WHEREAS the surrounding properties are a mix of commercial and single-family residential, and all parcels at the intersection of East 56th and McKinley Avenue East are zoned and developed with commercial uses, along with commercial parcels to the south and east, and

WHEREAS the Hearing Examiner is recommending approval of the rezone, subject to the conditions set forth in the Findings, Conclusions, and Recommendations on file in the office of the City Clerk; Now, Therefore,

**BE IT ORDAINED BY THE CITY OF TACOMA:**

Section 1. That the City Council hereby adopts the Hearing Examiner's Findings, Conclusions, and Recommendations contained in the Hearing Examiner's Report dated July 20, 2017, bearing File No. LU16-0294, which Report is on file in the office of the City Clerk.

Section 2. That the request to rezone the following property, located at 715 and 719 East 56th Street, from an R-2 Single-Family Dwelling District to a C-1 Neighborhood Commercial District to allow for the construction of a gas station, including site improvements and the installation of an underground storage tank, subject to conditions contained in the Hearing Examiner's Recommendation, is hereby approved:



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Lots 6 to 9 inclusive, Block 1, Brewerton Breezy Hill Annex to Tacoma, according to the plat thereof, recorded in Volume 2 of Plats, page 31, records of Pierce County Auditor.

Except the south 3.5 feet, more or less, for street purposes.

Also, except that portion thereof deeded to the City of Tacoma for street.

Situate in the City of Tacoma, County of Pierce, State of Washington.

Passed \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:  
  
\_\_\_\_\_  
City Clerk

Approved as to form:  
  
\_\_\_\_\_  
Deputy City Attorney

Property description approved:  
  
\_\_\_\_\_  
Chief Surveyor  
Public Works Department

Location: 715 and 719 East 56th Street  
Petitioner: Match, LLC  
Request No.: LU16-0294