

CITY COUNCIL PUBLIC HEARING
 Tuesday, June 27, 2023

SUBJECT OF THE PUBLIC HEARING:

The subject of the public hearing is the 2023 Annual Amendment to the One Tacoma Comprehensive Plan and the Land Use Regulatory Code (2023 Amendment). The 2023 Amendment consists of the following six applications (*notes in italics indicate the Planning Commission’s recommendations*):

1. MOR FURNITURE – LAND USE DESIGNATION CHANGE (*Exhibit 1.a Not Recommended for Adoption; Exhibit 1.b Recommended for Adoption*)

Proposed by Wesco Management, LLC – this application seeks to change the Land Use Designation for a 1.24-acre parcel located at 1824 South 49th Street owned by Wesco Management, LLC, from “Low-Scale Residential” to “General Commercial.” This would allow the applicant to apply for a future site rezone to support a range of potential commercial or residential uses at the site. The applicant owns four Commercial Zoned parcels bordering directly to the north of the subject site along South 48th Street.

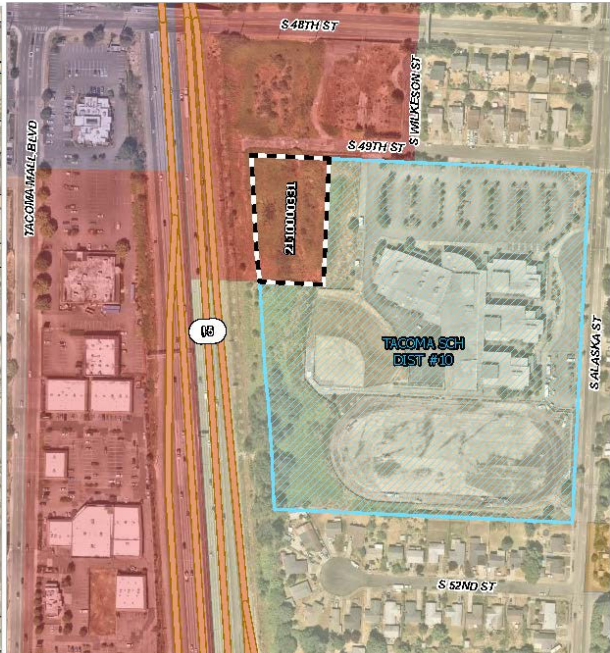
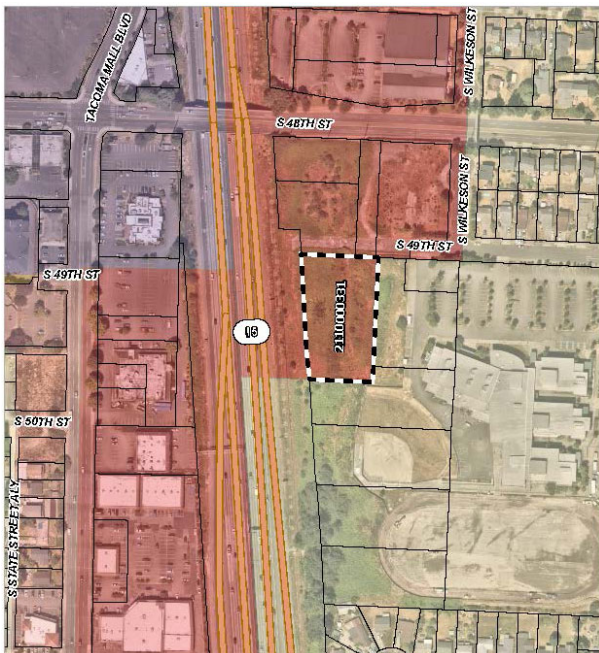


Exhibit 1.a: Land Use Designation Change to General Commercial
Not Recommended for Adoption

Exhibit 1.b: Remove “School” Designation at Subject site on Parks + Recreation Facilities Map
Recommended for Adoption

2. ELECTRIC FENCES *(Not Recommended for Adoption)*

Local businesses, particularly ones that store vehicles or other equipment outside, are seeking ways to reduce theft and have posed electric fences as a solution. This proposal would apply Citywide in C-1 and C-2 Commercial Districts, CIX Industrial Mixed-Use District, CCX Commercial Mixed Use, DMU Downtown Mixed Use, and the WR Warehouse Residential District. The draft code would permit electric fences with standards focused on safety and maintaining a pleasant pedestrian experience.

3. SHIPPING CONTAINERS *(Recommended for Adoption)*

This proposal would allow shipping containers to be used as an accessory structure in C-1 and C-2 Commercial Districts and on residentially zoned properties that are operating with an approved Conditional Use Permit (such as parks, schools, and churches). The placement of shipping containers would be subject to certain development standards and, depending on size, may require a building permit. The proposal would also broaden the potential use of shipping containers as a temporary structure.

4. DELIVERY-ONLY RETAIL BUSINESSES *(Recommended for Adoption)*

This proposal would apply Citywide in zoning districts allowing for retail commercial uses. Add commissary kitchens as a subset of “Retail” uses in the Tacoma Municipal Code land use tables so that commissary kitchens are no longer an unlisted use and would be required to meet “Retail” use and development standards (parking, loading, etc.). Additional regulations would add size limitations for commissary kitchens in mixed-use districts and a requirement for an in-person, direct-to-customer sale component for retail establishments located on a designated pedestrian street. These measures would add clarity around delivery-only retail use and standards in Tacoma Municipal Code.

5. COMMERCIAL ZONING UPDATE - PHASE I *(Recommended for Adoption)*

The commercial zoning update is a Citywide update to the commercial zoning code (districts C-1, C-2, PDB, and T), to be conducted as two phases. Phase I, conducted as part of the 2023 Annual Amendment package, includes a comprehensive review of the design standards for projects which include residential development in “neighborhood commercial nodes.” This review and update is required prior to the expansion of the multi-family tax exemption (MFTE) program to neighborhood commercial nodes, as passed in Amended Ordinance No. 28798. The overall project aims to address inconsistencies between the Comprehensive Plan goals and policies with existing zoning standards, including the encouragement of pedestrian-oriented building design, parking area design strategies to reduce the prominence of vehicular parking, transition areas, minimization of impacts of auto-oriented uses, and establishing site and building design elements that promote pedestrian use and active street fronts.

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

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

1. Standards for Ground-level Utilities
2. Landmarks Preservation Commission Membership
3. Critical Areas Preservation Ordinance Clarifications
4. Home Address Signage
5. Overlay Zoning Maps
6. Platting and Subdivision Vesting
7. Land Use Table Reorganization

ADDITIONAL INFORMATION

Please visit the Planning Services Division's website at www.cityoftacoma.org/2023amendment.

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