



TO: T.C. Broadnax, City Manager
FROM: Brian Boudet, Planning Manager, Planning and Development Services
Peter Huffman, Director, Planning and Development Services
COPY: City Council and City Clerk
SUBJECT: **Ordinance** – Adopting the 2016 Annual Amendment to the Comprehensive Plan –
Requested City Council Date: August 9, 2016
DATE: July 21, 2016,

SUMMARY:

Adopting the 2016 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code as recommended by the Planning Commission on June 15, 2016, and amending the Tacoma Municipal Code accordingly.

STRATEGIC POLICY PRIORITY:

The 2016 Annual Amendment supports the following strategic policy priorities:

- Strengthen and support a safe city with healthy residents.
- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Encourage thriving residents with abundant opportunities for life-long learning.
- Cultivate a vibrant cultural sector that fosters a creative, cohesive community.
- Assure outstanding stewardship of the natural and built environment.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

BACKGROUND:

Based on the Planning Work Program for 2015-2016, staff compiled and submitted five applications to the Planning Commission for consideration as part of the 2016 Annual Amendment. The Commission conducted an assessment of the applications in December – January 2016, pursuant to TMC 13.02.045.E, and approved the Assessment Report on January 6, 2016. Technical analyses of the applications were conducted in the subsequent months.

The Planning Commission completed its review of the 2016 Annual Amendment through a public review process including public hearings on May 5 and May 18 and made a recommendation to the City Council on June 15, 2016 as documented in the Planning Commission’s *Findings of Fact and Recommendations Report*. The City Council has conducted a public hearing on July 19, in accordance with TMC 13.02, to receive public comments on the Planning Commission’s recommendation.

The development of the 2016 Annual Amendment has drawn on extensive citizen involvement. The proposals were reviewed by the City Councils Infrastructure, Planning and Sustainability Committee on February 24, May 11, and on June 8, 2016.

The Planning Commission recommends that the City Council adopt or accept the Commission’s recommendations on the Proposed Amendments to the Comprehensive Plan and the Land Use Regulatory Code for 2016, as described below:

1. Future Land Use Map Implementation:



The Planning Commission makes the following recommendations pertaining to area-wide rezones and amendments to the Future Land Use Map of the Comprehensive Plan (“One Tacoma”), as documented in Exhibit A:

- Exhibit A-1: Nob Hill, South Downtown – The Planning Commission recommends that the City Council ADOPT the proposed area-wide rezone.
- Exhibit A-2: McKinley Police Substation – The Planning Commission recommends that the City Council ADOPT the proposed area-wide rezone.
- Exhibit A-3: Franke Tobey Jones – The Planning Commission recommends that the City Council ADOPT the proposed amendment to the Future Land Use Map of the Comprehensive Plan.
- Exhibit A-4: N 33rd and Pearl Street – The Planning Commission recommends that the City Council ADOPT the proposed area-wide rezone and amendment to the Future Land Use Map of the Comprehensive Plan.
- Exhibit A-5: North of Tacoma Community College to 6th Avenue – The Planning Commission recommends that the City Council ADOPT the area-wide rezone and amendments to the Future Land Use Map of the Comprehensive Plan, and further recommends that the City Council and the Transportation Commission evaluate strategies for establishing a connective street grid within this area to ensure walkable access from the residential areas to the commercial amenities along 6th Avenue. In addition, while the Commission is recommending an R-4L and R-4 zoning district for this area at this time, the Commission believes that with further study and amendments, a higher density zoning district may be appropriate in this area in the future. Finally, the Commission recommends that City staff evaluate the commercial zoning districts along 6th Avenue and propose an appropriate area-wide rezone to resolve lingering inconsistencies and split zoned parcels along 6th Avenue.
- Exhibit A-6: S Alaska and 72nd Street – The Planning Commission recommends that the City Council ADOPT the proposed C-1 to C-2 rezones and POSTPONE the area-wide rezone from R-2 to C-1, and further recommends that staff continue to conduct outreach with the community around Wapato Lake and to develop an alternative area-wide rezone proposal concomitant with updates to the Commercial Zoning Districts as part of the next Planning Commission work program and to evaluate both the Land Use Designations in the Future Land Use Map and the implementing zoning for S Alaska Street from S 72nd Street to the north end of Wapato Park. The Commission further recommends that in areas where the Planning Commission or City Council are currently studying a proposed area-wide rezone or land use designation amendment, that a related site specific rezone application should primarily be evaluated as part of the area-wide process.
- Exhibit A-7: South Tacoma Industrial Zones – The Planning Commission recommends that the City Council ADOPT the proposed area-wide rezone.
- Exhibit A-8: Cheney Stadium and Foss High School – The Planning Commission recommend that the City Council POSTPONE the area-wide rezone and further recommends that staff evaluate the efficacy of an Institutional Zone or Overlay as a means of providing for enhanced notification and appropriate use flexibility for large public uses and development sites.



2. Multi-family Design Standards:

The Commission recommends that the City Council adopt proposed amendments to TMC 13.06, as shown in Exhibit B.

3. Wireless Communication Facilities:

The Planning Commission recommends that the City Council adopt proposed amendments to TMC 13.06, as shown in Exhibit C.

4. Short-term Rentals:

The Planning Commission Recommends that the City Council adopt proposed amendments to TMC 13.06, as shown in Exhibit D.

5. Plan and Code Cleanups:

The Planning Commission recommends that the City Council adopt proposed amendments to TMC Title 1 – Administration and Personnel, Title 13 – Land Use Regulatory Code, and the Comprehensive Plan, as shown in Exhibit E.

In addition, the Planning Commission would like to highlight three overall recommendations for the City Council’s consideration:

- The Planning Commission recommends that the City Council consider future evaluation and prioritization of Open Space Corridors for acquisition and preservation in areas likely at risk from development. The Commission recognizes that the Comprehensive Plan includes general prioritization criteria for acquiring open space lands, but further discussion and strategies could balance these existing criteria with some weight given to areas likely to see development pressure, either from proposed area-wide rezones, or because the existing zoning encourages development.
- The Commission further recommends that the City Council engage with Metro Parks Tacoma, the Tacoma School district, the Tacoma Rainiers, and the Central Neighborhood Council to discuss the long term future of the Cheney Stadium, Foss High School campus area, including Heidelberg Park, and to explore the development of a guiding Master Plan for these public uses. The Commission recognizes that the existing zoning does not adequately reflect or accommodate the current uses, but with the potential of a street car on 19th, this campus area could grow to become an even more dynamic destination for public use, entertainment and recreation.
- Further, the Planning Commission recommends that the City Council adopt an amendment to the Engagement, Administration + Implementation Element of the Comprehensive Plan to add a policy that would limit site-specific rezone applications in areas where the staff or the Commission is currently evaluating an area-wide rezone proposal. As the City continues to proceed with implementation of the Future Land Use Map, through area-wide rezone studies, site specific zoning proposals should primarily be considered as part of these larger discussions. A proposed text amendment has been included in Exhibit E Plan and Code Cleanups.

The effective date of the adopted plan and code provisions shall be September 12, 2016.



ISSUE:

Public comments on the proposed amendments were primarily focused on the S 72nd and Alaska and N 33rd and Pearl Street proposed area-wide rezones and with regard to the proposed multi-family residential design standards.

ALTERNATIVES:

There are no specific alternatives being considered at this time.

RECOMMENDATION:

Conduct the first reading of an ordinance on August 9th, followed by the final reading on August 16, 2016, to adopt the 2016 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code including amendments to Tacoma Municipal Code Title 1, and to set the effective date of the legislation as September 12, 2016.

FISCAL IMPACT:

There is no fiscal impact.