



TO: Elizabeth Pauli, City Manager
FROM: Stephen Atkinson, Principal Planner, Planning and Development Services
Peter Huffman, Director, Planning and Development Services *PH*
COPY: City Council and City Clerk
SUBJECT: Ordinance – Adopting a Land Use Designation Change for the Mor Furniture Site – August 8, 2023
DATE: July 24, 2023

SUMMARY AND PURPOSE:

An ordinance amending the Future Land Use Map of the Comprehensive Plan for the Mor Furniture site located at 1824 South 49th Street to change from a Low Scale Residential Land Use Designation to a General Commercial Land Use Designation and amending the Parks and Recreation Facilities Map to remove the subject site, as part of the 2023 Amendment to the Comprehensive Plan and Land Use Regulatory Code.

BACKGROUND:

The 2023 Annual Amendment to the One Tacoma Comprehensive Plan and Land Use Regulatory Code (2023 Amendment) includes the following six applications: (1) an amendment to the Future Land Use Map in the One Tacoma Comprehensive Plan for the Mor Furniture site, (2) an amendment to the Land Use Regulatory Code pertaining to electric fences, (3) an amendment to the Land Use Regulatory Code pertaining to shipping containers, (4) an amendment to the Land Use Regulatory Code pertaining to delivery-only retail businesses, (5) an amendment to the Land Use Regulatory Code pertaining to commercial zoning, and (6) minor amendments to the Comprehensive Plan and Land Use Regulatory Code. This ordinance pertains to the land use designation change for the Mor Furniture site.

This application, proposed by Wesco Management, LLC, seeks to change the land use designation for the 1.24-acre site located at 1824 South 49th Street from Low Scale Residential to General Commercial, which would allow Wesco Management, LLC to request a future site rezone and apply for permits for commercial development at the site, and in conjunction with four parcels to the north that are zoned C-2 General Commercial.

The Planning Commission completed its review of the 2023 Amendment through an extensive and inclusive public engagement process, including a public hearing on April 5, 2023. 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 2023 Amendment along with a letter of recommendations, both dated May 17, 2023. The report documents the public review and community engagement process and the Commission’s deliberations and decision-making concerning the six applications.

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 TMC. The City Council has fulfilled said requirement by conducting a public hearing on June 27, 2023, concerning all six applications for the 2023 Amendment.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

The City Council public hearing provided an opportunity for concerned citizens to weigh in, and the City Council to engage with the community, on the 2023 Amendment. In advance of the public hearing, planning staff reached out



to identified stakeholders (e.g., neighborhood councils, civic organizations, neighboring jurisdictions, Puyallup Tribe, Joint Base Lewis McCord, and business and property owners near the various project sites), conducted community informational meetings, maintained a project website, and mailed notices to residents within 2,500 feet of affected site and posted notices on the project website, newspapers, and social media.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

The review process for the 2023 Amendment, including the Planning Commission’s and City Council’s public hearings, provided an equal opportunity for all residents with diverse background and interests to learn about and provide comments on the proposed amendments contained therein.

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.

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

The proposed change to the land use designation for the Mor Furniture site would help facilitate economic development and employment growth. Potential environmental impacts associated with the planned 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)
1. Deny the proposed land use designation change.	Avoid potential land use conflicts with neighboring school.	Leaves single family residential in place at subject parcel that borders Interstate 5.
2. Deny the proposed amendment to the Parks and Facilities Map	N/A	Leaves an inaccurate map in place.

EVALUATION AND FOLLOW UP:

If the legislation is adopted, staff will update the Comprehensive Plan’s Future Land Use Map, Parks and Facilities Map, and other relevant provisions accordingly. Furthermore, staff routinely evaluate the effectiveness of land use regulations and consider amendments on an annual basis to improve the effectiveness of the land use code.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends that the City Council deny the proposed land use designation change to the subject site from “Low Scale Residential” to “General Commercial”; and adopt the amendment to the Park and Recreation Facilities Map.

FISCAL IMPACT:

There is no fiscal impact.