



TO: Elizabeth Pauli, City Manager
FROM: Jeff H. Capell, Hearing Examiner ^{JHC} 
Shirley Schultz, Principal Planner, Planning and Development Services Department
COPY: City Council and City Clerk
SUBJECT: Ordinance Request No. 20-0707 - Rezone (LU19-0100) – November 3, 2020
DATE: October 19, 2020

SUMMARY AND PURPOSE:

An ordinance to rezone approximately 28.4 acres of real property by adding a Planned Residential Development (“PRD”) Overlay District onto the existing “R-2” Single-Family Dwelling District to enable a PRD of 73 single-family residences concentrated on the southeasterly portion of the Subject Property located in the South End neighborhood of Tacoma currently addressed as 7432 East D Street.

BACKGROUND:

The Hearing Examiner’s recommendation is based on the evidence and testimony presented at a public hearing held on September 10, 2020. Applicant GREEN HARBOR COMMUNITIES, INC. (the “Applicant”) has requested that a PRD overlay be added to the existing “R-2” Single-Family Dwelling District zoning of approximately 28.4 acres of land, which would result in a zoning designation of “R-2” with PRD Planned Residential Development Overlay District, to enable a PRD of 73 single-family residences on the southeasterly portion of the Subject Property located in the South End neighborhood of Tacoma, and currently addressed at 7432 East D Street. The rezone to allow the PRD overlay to attach to the Subject Property promotes multiple Comprehensive Plan goals and policies, and the rezone meets applicable criteria and standards for rezones in the Tacoma Municipal Code, all as set forth in the Hearing Examiner’s recommendation.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

A public hearing was held on this rezone request on September 10, 2020, at which members of the community could attend remotely to have their concerns heard, and/or express support for the proposed PRD overlay. No members of the public appeared separately from the Applicant’s named witnesses, but multiple written statements and one video recording were submitted and made a part of the record. The requested rezone will benefit the Applicant by allowing it to develop its real property into 73 single-family residences. If approved, the rezone will result in an increase to available housing in the City which would benefit the Tacoma housing market with more available housing. The surrounding community also benefits by having the current negative uses of the Subject Property eliminated.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

The primary positive impact on equity, equality, diversity or inclusion that could result from approving this PRD overlay would be the resulting increase to the available housing supply in the Tacoma market, making housing more affordable for all Tacomans.

Economy/Workforce: *Equity Index Score:* Moderate Opportunity

Increase the percentage of people relocating to the city and affordability of housing compared to neighboring jurisdictions.



Livability: *Equity Index Score:* Moderate Opportunity

Increase the number of Complete Compact Communities/ 20-Minute Neighborhoods throughout the city.

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

Increasing the affordable housing supply is a stated goal of the City Council (*see Comp Plan*) and the administration generally.

ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. The Council could approve the rezone/PRD overlay request under conditions different than those recommended.	Any positive impact arising from different conditions would depend on what those conditions are.	Negative impacts arising from different conditions would depend on what those conditions are.
2. The Council could deny the rezone/PRD overlay request.	The most positive impacts come from approving the rezone/PRD overlay. Denial simply maintains the status quo leaving the Subject Property undeveloped and subject to nuisance uses.	The most positive impacts come from approving the rezone/PRD overlay, thereby increasing the available housing supply.

EVALUATION AND FOLLOW UP:

The recommendation is made subject to the conditions listed in Conclusion 25 of the Hearing Examiner’s Report and Recommendation, issued on September 30, 2020. All evaluations and follow up should be coordinated between the Applicant and the appropriate City Departments referenced in the Report and Recommendation.

STAFF/SPONSOR RECOMMENDATION:

The Hearing Examiner recommends approval of the requested rezone/PRD overlay subject to the conditions contained in Conclusion of Law 25 of the Hearing Examiner’s Report and Recommendation.

FISCAL IMPACT:

The fiscal impact of approving this rezone would be negligible. There will be some revenue to the City from permits the Applicant will need to obtain and likely some tax revenue from development, with the possibility of some job creation as well during development. Once the Subject Property is developed, presumably it will generate additional property taxes over and above what is assessed presently.

ATTACHMENTS:

The following attachments can be found in Legistar:

- The Hearing Examiner’s City Council Action Memorandum, dated October 19, 2020.
- The Hearing Examiner’s Report and Recommendation to the City Council, issued on September 30, 2020.
- The Appellant Witness List, Appellant Exhibit List, Appellant Exhibits A-1 through A-4, City Witness List, City Exhibit List, and City Exhibits C-1 through C-19.
- Appellant Exhibit A-5, consisting of two separate video attachments.