



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Jeff H. Capell, Hearing Examiner *JHC*  
 Shirley Schultz, Principal Planner, Planning and Development Services Department *SS*  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance Request No. 17-0750 – Rezone (LU16-0294) – August 15, 2017  
**DATE:** July 28, 2017

**SUMMARY:**

A rezone of two parcels of approximately 11,500 square feet in area from R-2 Single-Family Dwelling District to C-1 Neighborhood Commercial District to allow construction of a gas station, related site improvements, and installation of an underground storage tank. The site is currently used as parking for the adjacent convenience store and restaurant.

**COUNCIL SPONSORS:**

N/A

**STRATEGIC POLICY PRIORITY:**

The proposed action would be aligned with the following strategic policy priorities:

- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Assure outstanding stewardship of the natural and built environment.

**BACKGROUND:**

Match, LLC submitted an application for a rezone of two parcels from the current designation of R-2 Single-Family Dwelling District to C-1 Neighborhood Commercial District. The parcels' total area is approximately 11,500 square feet. The site is currently developed as a surface parking lot serving an adjacent convenience store and restaurant. If the rezone is approved, the Applicant intends to develop the site with an eight-pump gas station with a canopy and a single underground fuel tank. Redevelopment plans also include enhanced landscaping and parking for 16 cars. Surrounding properties are a mix of commercial and single-family residential. All parcels at the intersection of East 56<sup>th</sup> Street and McKinley Ave. E. are zoned and developed with commercial uses, and commercial parcels to the south and east were rezoned in 1966, and 1991, respectively. In addition, the site is identified as being within a "convenience corner" per *One Tacoma*, the City's Comprehensive Plan.

Based on the Applicant's submitted traffic study, and City Traffic Engineering Staff analysis, the Hearing Examiner has recommended conditioning the rezone on requiring that the driveway on East 56<sup>th</sup> Street and the alley that exits onto McKinley Ave. E. be restricted to right-in and right-out only with appropriate traffic control devices, such as signage and/or median as approved by the City's Traffic Engineer, and requiring that the alley be developed to commercial standards.

Lastly, in response to two public comment letters, City Staff recommended that the Applicant should consult with the City's Neighborhood and Community Services Department about the existing development and undesirable activities at the site, and the intended project design, in order to implement Crime Prevention Through Environmental Design principles in the project design. This suggested requirement is recommended to be part of the rezone approval through the Recommended Conditions of Approval.

**ORIGINAL**



**ISSUE:**

Whether the City Council should approve the requested rezone from R-2 Single-Family Dwelling District to C-1 Neighborhood Commercial District?

**ALTERNATIVES:**

The Council could choose to uphold the Hearing Examiner's Recommendation to approve the requested rezone and conditions, or the Council could deny the rezone request. The proposed rezone would more closely implement the Comprehensive Plan designations for this location than the existing zoning.

**RECOMMENDATION:**

The Hearing Examiner recommends that this rezone be approved, subject to the conditions contained in Recommended Conditions of Approval and Usual Conditions sections of the Hearing Examiner's Findings of Fact, Conclusions of Law, and Recommendation to the City Council.

**FISCAL IMPACT:**

N/A

**ORIGINAL**