



TO: Elizabeth Pauli, City Manager
FROM: Jeff H. Capell, Hearing Examiner *JAC*
Lisa Spadoni, Principal Planner, Planning and Development Services Department *LS*
COPY: City Council and City Clerk
SUBJECT: Ordinance Request No. 18-0763 – Rezone (LU18-0096) – July 24, 2018
DATE: July 6, 2018

SUMMARY:

A request for what is technically a major modification to a previous rezone approved by the Tacoma City Council in 1999, which already reclassified the subject property from “R-2” One-Family Dwelling District and “R-5” Multiple-Family Dwelling District to “C-2” Commercial District, in order to clarify restrictions, and allow development of a self-storage facility consistent with the existing C-2 designation.

COUNCIL SPONSORS:

N/A

STRATEGIC POLICY PRIORITY:

- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.

BACKGROUND:

The subject property is located at 3001 South Mullen Street in Tacoma (the “Subject Property”), to the west of a Home Depot store which was approved as part of the 1999 rezone that reclassified the Subject Property to C-2. The rezone modification area is 1.01 acres within the total parcel area of 3.88 acres. The 1999 rezone appeared to require formal modification in order to develop anything different from the development site plan that was submitted as part of the approval reclassifying the Subject Property and surrounding real property from R-2 and R-5 to C-2 in facilitation of the Home Depot development. As a result, the applicant is seeking clarifying approval to develop the Subject Property as a self-storage facility—an allowed use in the existing C-2 zone—instead of being limited to parking and a drive aisle as was shown in the 1999 site plan.

ISSUE:

Whether the City Council should approve the requested major modification to the previous 1999 rezone?

ALTERNATIVES:

The Council could (a) choose to follow the Hearing Examiner’s Recommendation to approve the requested major modification to the previous rezone, (b) approve the major modification to the previous rezone with conditions that differ from the Hearing Examiner’s Recommendation, or (c) the Council could deny the major modification to the previous rezone request. The proposed major modification to the previous rezone allows the Subject Property to be developed with a more productive use that is already consistent with the existing zoning and Comprehensive Plan designation for this location.

RECOMMENDATION:

The Hearing Examiner recommends that the requested major modification to rezone be approved, subject to conditions set forth in the Report and Recommendation as Rezone Modification Conditions 1 and 2.

FISCAL IMPACT:

N/A