



**TO:** Elizabeth A. Pauli, City Manager  
**FROM:** Jeff H. Capell, Hearing Examiner *JHC*  
Larry Harala, Principal Planner, Planning and Development Services Department  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance Request No. 23-0019 - Rezone (LU22-0134) - January 24, 2023  
**DATE:** January 4, 2023

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**SUMMARY AND PURPOSE:**

An ordinance requesting a rezone of an approximately 0.34-acre site from R-2, Single-family to C-1, Neighborhood Commercial for the development of a 12-unit apartment building.

**BACKGROUND:**

The Hearing Examiner’s recommendation is based on the evidence and testimony presented at a public hearing held on December 15, 2022. Applicant Royal Construction Group, LLC (“Applicant”) requested the rezone of an approximately 0.34-acre parcel from R-2, Single-family to C-1, Neighborhood Commercial for the development of a 12-unit apartment building. The rezone request was accompanied by an application for a Critical Area Verification Permit to confirm the location and type of critical areas and buffers that may affect the site, which the Hearing Examiner approved/finalized. The rezone appears to meet applicable criteria and standards for rezones in the Tacoma Municipal Code, and advances multiple Comprehensive Plan goals and policies, as set forth in the Hearing Examiner’s Rezone Recommendation (and Critical Areas Verification Permit Finalization Decision) and in the hearing record.

**COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:**

A public hearing was held on this rezone request on December 15, 2022, at which members of the community could attend to have their concerns heard, and/or express support for the proposed rezone. No members of the public attended the hearing. The rezone will benefit the Applicant by allowing completion of its intended development of the property. The development of the property with multi-family housing helps the Tacoma housing market by adding additional supply to unmet demand.

**2025 STRATEGIC PRIORITIES:**

**Equity and Accessibility:**

The primary positive impact on equity, equality, diversity, or inclusion that could result from approving the rezone would be the resulting increase in available housing supply in the Tacoma market, making housing more readily available for 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 City’s 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 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.	The most positive impacts come from approving the rezone. Denial simply maintains the status quo, leaving the property undeveloped and with a zoning classification out of harmony with the Comp Plan.	The most positive impacts come from approving the rezone, thereby increasing the development potential of the property and the available affordable housing supply in the city.

**EVALUATION AND FOLLOW UP:**

The recommendation is made subject to the conditions listed in Conclusion 13 of the Hearing Examiner’s Report and Recommendation, issued on December 28, 2022. All evaluation and follow-up should be coordinated between the Applicant and the appropriate City departments referenced in the Rezone Recommendation.

**STAFF/SPONSOR RECOMMENDATION:**

The Hearing Examiner recommends approval of the requested rezone, which includes compliance with the conditions contained in Conclusions of Law 13 of the Hearing Examiner’s Rezone Recommendation.

**FISCAL IMPACT:**

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

**ATTACHMENTS:**

- The Hearing Examiner’s City Council Action Memorandum, dated January 4, 2023.
- The Hearing Examiner’s Rezone Recommendation and Critical Areas Verification Permit Finalization Decision, issued on December 28, 2022.
- Witness List, City Exhibit List, and City Exhibits C-1 through C-10.
- Verbatim electronic recording from the public hearing held on December 15, 2022.