



## ORDINANCE NO. 28536

1 AN ORDINANCE related to Land Use; requesting a planned residential  
2 development overlay classification be added to 8.94 acres of mostly  
3 undeveloped land in the R-2 Single-Family Dwelling District, to allow for  
4 a Planned Residential Development (“PRD”) of 94 units/lots for single-  
5 family, and townhouse residences.

6 WHEREAS, CFW LLC is the primary owner of real property located  
7 generally at 1239 East 54th Street, and seeks approval to add a PRD overlay to  
8 the property, currently zoned R-2 Single-Family Dwelling District and  
9 designated “Single Family Residential” in the City’s Comprehensive Plan, and

10 WHEREAS approval of the PRD overlay would allow for greater density  
11 than the R-2 zoning alone, and would add certain requirements to the  
12 development such as the inclusion of a minimum amount of open space, and

13 WHEREAS the overlay application was combined with a request to  
14 approve both a site plan and preliminary plat for the proposed PRD, and

15 WHEREAS the Hearing Examiner approved both of these, conditioned on  
16 the City Council’s decision on the PRD overlay request; Now, Therefore,

17 BE IT ORDAINED BY THE CITY OF TACOMA:

18 Section 1. That the City Council hereby adopts the Hearing Examiner’s  
19 Findings, Conclusions, and Recommendations contained in the Hearing  
20 Examiner’s Report dated October 11, 2018, bearing File No. LU18-0120, which  
21 Report is on file in the office of the City Clerk.

22 Section 2. That the request to add a Planned Residential  
23 Development (“PRD”) overlay classification to real property located generally at  
24 1239 East 54th Street, currently zoned R-2 Single-Family Dwelling District and  
25  
26



1 designated "Single Family Residential" in the City's Comprehensive Plan is  
2 hereby approved.

3 Section 3. That the request for both a site plan and preliminary plat  
4 for the PRD, are hereby approved, conditioned on the City Council's decision  
5 on the PRD overlay request.  
6

7 Passed \_\_\_\_\_

8  
9 \_\_\_\_\_  
Mayor

10 Attest:

11  
12 \_\_\_\_\_  
13 City Clerk

14 Approved as to form:

15  
16 \_\_\_\_\_  
Deputy City Attorney

17  
18  
19  
20  
21  
22  
23  
24  
25  
26