



TO: Elizabeth A. Pauli, City Manager
FROM: Jeff H. Capell, Hearing Examiner *JHC*
Shirley Schultz, Principal Planner, Planning and Development Services Department *SK*
COPY: City Council and City Clerk
SUBJECT: Ordinance Request No. 22-1179 - Rezone (LU22-0155) - November 15, 2022
DATE: October 25, 2022

SUMMARY AND PURPOSE:

An ordinance rezoning an approximately seven-acre parcel from R2-STGPD, Single-Family to C2-STGPD, General Community Commercial for the development of 133 senior affordable housing units.

BACKGROUND:

The Hearing Examiner’s recommendation is based on the evidence and testimony presented at a public hearing held on September 29, 2022. Applicant DPS LLC (“Applicant”) requested the rezone of an approximately seven-acre parcel from R2-STGPD, Single-Family to C2-STGPD, General Community Commercial for the development of 133 senior affordable housing units. The rezone request was accompanied by an application for a Critical Area Development Permit for impacts to a Biodiversity Area, as well as a variance to building height, both of which the Hearing Examiner approved conditioned upon the City Council’s decision on the rezone. 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 Report and Recommendation (and Decision on Permits) and in the hearing record.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

A public hearing was held on this rezone request on September 29, 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 elected to attend the hearing. One member of the public submitted written comments prior to the hearing voicing concern with the rezone’s impact to vegetation and wildlife. The rezone will benefit the Applicant by allowing completion of their intended development of the property. The addition of 133 units of affordable senior housing in Tacoma is potentially hugely impactful for the housing market and particularly the senior community.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

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

Economy/Workforce: *Equity Index Score:* High 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 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 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 subject to nuisance issues.	The most positive impacts come from approving the rezone, thereby increasing the available affordable housing supply.

EVALUATION AND FOLLOW UP:

The recommendation is made subject to the conditions listed in Conclusion 33 of the Hearing Examiner’s Report and Recommendation, issued on October 24, 2022. All evaluation 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, which includes imposing the conditions contained in Conclusion of Law 33 of the Hearing Examiner’s Report and 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 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 October 25, 2022.
- The Hearing Examiner’s Report and Recommendation to the City Council and Decision on Permits, issued on October 24, 2022.
- Applicant Witness List, Applicant Exhibit List, Applicant Exhibits A-1 through A-2, City Witness List, City Exhibit List, and City Exhibits C-1 through C-21.
- Verbatim electronic recording from the public hearing held on September 29, 2022.