



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Jeff H. Capell, Hearing Examiner *JHC JHC SH*  
John Harrington, Principal Planner, Planning and Development Services Department  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance Request No. 18-1233 – PRD Overlay Classification (LU18-0120) –  
October 30, 2018  
**DATE:** October 12, 2018

**SUMMARY:**

A request for a planned residential development overlay classification to be added to 8.94 acres of mostly undeveloped land in the “R-2” Single-Family Dwelling District to allow for a Planned Residential Development (“PRD”) of 94 units/lots for single-family, and townhouse residences.

**COUNCIL SPONSORS:**

N/A

**STRATEGIC POLICY PRIORITY:**

- Strengthen and support a safe city with healthy residents.
- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Encourage thriving residents with abundant opportunities for life-long learning.
- Assure outstanding stewardship of the natural and built environment.

**BACKGROUND:**

CFW LLC, as the primary owner of the real property located generally at 1239 East 54th Street in the city of Tacoma, seeks approval to add a PRD overlay to property currently zoned “R-2” Single-Family Dwelling District and designated “Single Family Residential” in the City’s Comprehensive Plan. Approving the PRD overlay would allow for greater density than the R-2 zoning alone, but also adds certain requirements to the development such as for a minimum amount of open space to be included. The overlay application was combined with a request to approve both a site plan and preliminary plat for the proposed PRD. The Examiner approved both of these conditioned on the City Council’s decision on the PRD overlay request.

**ISSUE:**

Whether the City Council should approve the requested PRD overlay classification?

**ALTERNATIVES:**

The Council could (a) choose to follow the Hearing Examiner’s Recommendation to approve the requested PRD overlay classification, (b) approve the PRD overlay classification with conditions that differ from the Hearing Examiner’s Recommendation, or (c) the Council could deny the PRD overlay classification request, which would effectively nullify the Examiner’s approval of the PRD site plan/preliminary plat.

**RECOMMENDATION:**

The Hearing Examiner recommends that the PRD overlay classification request be approved subject to the conditions contained in the Hearing Examiner’s Findings of Fact, Conclusions of Law, and Recommendation to the City Council.



**FISCAL IMPACT:**

N/A