




**TO:** Elizabeth A. Pauli, City Manager  
**FROM:** Jeff H. Capell, Hearing Examiner *JHC*  
Shirley Schultz, Principal Planner, Planning and Development Services Department   
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance Request No. 21-0915 – Rezone (LU21-0046) – October 5, 2021  
**DATE:** September 20, 2021

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**SUMMARY AND PURPOSE:**

An ordinance rezoning approximately three acres of real property from R-3 Two-Family Dwelling District to R-4L Low Density Multiple Family Dwelling District under the auspices of developing that same property with up to 68 dwelling units and associated site improvements at the street address of 5517 North 33rd Street.

**BACKGROUND:**

The Hearing Examiner’s recommendation is based on the evidence and testimony presented at a public hearing held on July 29, 2021. Applicants Bruce and Dixie Arneklev requested the rezone of approximately three acres of real property located at 5517 North 33rd Street from R-3 Two-Family Dwelling District to R-4L Low Density Multiple Family Dwelling District to facilitate the development of up to 68 dwelling units and associated site improvements. The rezone appears to meet applicable criteria and standards for rezones in the Tacoma Municipal Code, and promotes multiple Comprehensive Plan goals and policies, as set forth in the Hearing Examiner’s Report and Recommendation.

**COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:**

A public hearing was held on this rezone request on July 29, 2021, at which members of the community could attend to have their concerns heard, and/or express support for the proposed rezone. A few members of the public did speak to voice their concerns with the proposed rezone relating to things such as traffic, crime, noise, and loss of open space. The Examiner elected to keep the record open until August 3, 2021, to allow for additional written statements to be received and considered prior to deciding and issuing his recommendation. Additional written comments were received and entered into the record. The Examiner concluded that the criteria for authorizing the rezone were met. The rezone will benefit the Applicants by allowing them to complete their intended development of the property which will add additional housing stock to the strained Tacoma market, which in turn benefits the public generally.

**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 to the available housing supply in the Tacoma market, making housing more readily available for all 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 restricted to being developed with fewer units.	The most positive impacts come from approving the rezone, thereby increasing the available housing supply.

**EVALUATION AND FOLLOW UP:**

The recommendation is made subject to the conditions listed in Conclusion 10 of the Hearing Examiner’s Report and Recommendation, issued on August 16, 2021. All evaluation and follow up should be coordinated between the Applicants 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 10 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 Applicants will need to obtain and likely tax revenue from development, with the possibility of some job creation as well during development of the property. Once the subject property is developed, presumably it will generate additional property taxes over and above what is assessed presently.

**ATTACHMENTS:**

The following attachments can be found in Legistar:

- The Hearing Examiner’s City Council Action Memorandum, dated September 20, 2021.
- The Hearing Examiner’s Report and Recommendation to the City Council, issued on August 16, 2021.
- The City Exhibit List and City Exhibits C-1 through C-20.
- Public comments and questions, received after the hearing held on July 29, 2021.
- Verbatim electronic recording from the hearing held on July 29, 2021.