



TO: T.C. Broadnax, City Manager *SKM*
FROM: Phyllis Macleod, Hearing Examiner; Wick Dufford, Hearing Examiner, *Pro Tempore*
COPY: City Council and City Clerk
SUBJECT: 14-0739 – Rezone Petition No. REZ2014-40000223363 – September 9, 2014
DATE: August 14, 2014

SUMMARY:

An Ordinance approving the rezone of two parcels totaling approximately 2.23 acres from an “R-2” Single-Family Dwelling District to an “R-4-L” Low-Density Multiple-Family Dwelling District to allow for the construction of a 60-bed extended care facility.

COUNCIL SPONSORS:

N/A

STRATEGIC POLICY PRIORITY:

This action would further the Strategic Policy Priorities of supporting human services and fostering neighborhood, community, and economic development vitality and sustainability.

BACKGROUND:

A rezone of the property in question from “R-2” to “R-4-L” would allow construction of a 60-bed extended care facility that would replace a non-conforming 120-bed extended care facility currently in the process of being demolished. The lower number of proposed beds reflects a change from shared two-bed rooms, to one-person rooms with private baths. The site is located on South Pearl Street and has approximately 405 feet of street frontage in an urbanized setting. The Tacoma YMCA has a facility to the south of the site, commercial development is located to the north and low-density multi-family development is situated to the west. The evidence at the hearing on this proposal demonstrated that the project complies with the criteria in TMC 13.06.650.B governing approval of a rezone request. The area has changed significantly since the original “R-2” zone was placed on the property in 1953. The City’s long range vision for the area is consistent with the “R-4-L” zone being requested and the project meets the goals of the District Establishment Statement for the “R-4-L” zone. The facts support a conclusion that the public health, safety, morals and general welfare would benefit from the requested rezone. Public notice of the project was given and a public hearing was conducted by the Hearing Examiner, *Pro Tempore*. No members of the public appeared at the hearing opposing the project. The Hearing Examiner, *Pro Tempore*, is recommending approval of the rezone request.

ISSUE:

N/A

ALTERNATIVES:

The Council could deny the requested rezone and the project would not be permitted in the existing “R-2” zone. This alternative would be undesirable because the extended care project will benefit citizens and is consistent with the City’s stated standards governing the approval of rezone requests.

RECOMMENDATION:

The Hearing Examiner *Pro Tempore* recommends that the application be approved, subject to the conditions.



FISCAL IMPACT:

N/A