



TO: Elizabeth Pauli, City Manager
FROM: Jeff H. Capell, Hearing Examiner *JHC*
Shirley Schultz, Principal Planner, Planning and Development Services Department *SS*
COPY: City Council and City Clerk
SUBJECT: Ordinance Request No. 17-0935 – Rezone (LU17-0074) – September 26, 2017
DATE: September 11, 2017

SUMMARY:

A request to rezone three parcels along South Orchard Street from R-2 to R-4-L, and modify a previous rezone of three adjacent/nearby parcels to facilitate multifamily development of the overall site.

COUNCIL SPONSORS:

N/A

STRATEGIC POLICY PRIORITY:

- Strengthen and support a safe city with healthy residents.
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Assure outstanding stewardship of the natural and built environment.

BACKGROUND:

Applicant Orchard Street Acquisition, LLC has requested a rezone of three parcels (tax parcel nos. 4475000140, 4475000150, and 4475000370, collectively the “Rezone Parcels”) that front along South Orchard Street from their current designation of R-2 Single-Family Dwelling District to R-4-L Low-Density Multiple Family Dwelling District. The primary address of the site is 1410 South Orchard Street.

Together with the rezone request, related entity Orchard Street Investors, LLC has requested modification of a previous rezone (REZ2014-40000223041, Ord 28248, 2/1/2015¹ – the “Prior Rezone”) of three adjacent/nearby parcels (4475000390, 4475000380, and 4475000733, collectively the “Modification Parcels”). Similar to the current rezone request, the Prior Rezone was required to facilitate multifamily development and site work on the Modification Parcels. The requested modifications would allow relocating a stormwater detention pond, proposed as part of the development, to the Rezone Parcels. The modification would also allow 12 additional apartment units to the overall development. The Modification Parcels are currently approved for 121 apartments and 234 parking stalls

The rezone request would allow the remaining area of the Rezone Parcels to be developed with an additional 36 apartment units and associated parking and landscaping. The aggregate site area is 7.49 acres and is intended for a total of 169 dwelling units and 321 parking stalls. Both phases (Rezone Parcels + Modification Parcels) are proposed to share a common vehicular and pedestrian access to South Orchard Street, (relocated) storm detention pond, and recreation amenities, and will have a common architectural style and appearance. The location of the access and off-site improvements i.e., utilities and street improvements, have already been approved in the Prior Rezone and are not proposed to change.

Recommended conditions include following through on traffic transportation improvements required in the Prior Rezone, which are already underway, controlling access to the site in order to not impede traffic

¹ The recorded Concomitant Zoning Agreement for the previous rezone (REZ2014-40000223041) is included as Exhibit 7. The full record for REZ2014-40000223041 is available in the files of Planning and Development Services. Relevant findings, conditions, and other information are reiterated herein as appropriate. The full decision and conditions, except where expressly modified by this current proposal, remain in place.



on South Orchard Street, and compliance with the requirements of Tacoma Municipal Code 1.39 - Affordable Housing Incentives and Bonuses Administrative Code. These conditions are addressed in the Report and Recommendation at pages 9 – 10.

ISSUE:

Whether the City Council should approve the requested rezone from R-2 Single-Family Dwelling District to R-4-L Low-Density Multiple Family Dwelling District, and the modification to the Prior Rezone?

ALTERNATIVES:

The Council could choose to enact the Hearing Examiner’s Recommendation to approve the requested rezone, rezone modification, and conditions, the Council could deny the rezone request and modification request, or the Council could modify the Recommendation and approve the rezone as modified. The proposed rezone and accompanying modification request appear to implement the overall policies and goals of the Comprehensive Plan for this location without any obvious incompatibilities.

RECOMMENDATION:

The Hearing Examiner recommends that this rezone, and its accompanying modification request be approved, subject to the conditions contained in Recommended Conditions of Approval and Usual Conditions sections of the Hearing Examiner’s Report and Recommendation to the City Council.

FISCAL IMPACT: NA