



TO: T.C. Broadnax, City Manager
FROM: Phyllis Macleod, Hearing Examiner *PM*
COPY: City Council and City Clerk
SUBJECT: 14-0662 – Rezone Petition No. REZ2014-40000221955 - August 19, 2014
DATE: July 24, 2014

SUMMARY:

The Planning and Development Services Department received an application from Wesco Management, LLC seeking to rezone a portion of the property located at 4810 South Wilkeson Street from the existing “R-2” Single-Family Dwelling District designation to “C-2” General Community Commercial District and to obtain approval for a major modification to the existing “C-2” zone on the remainder of the site.

COUNCIL SPONSORS:

N/A

STRATEGIC POLICY PRIORITY:

This project will support the strategic policy priority of fostering neighborhood, community and economic development vitality and sustainability. The rezone and modification will accommodate development of the site for a large retail furniture store that will serve the shopping needs of the broader community.

BACKGROUND:

The Applicant Wesco Management, LLC is planning to develop the site in question with a “Mor Furniture for Less” retail furniture store. The site is located adjacent to the east side of the Interstate 5 freeway running westerly from Wilkeson Street down slope toward the freeway. The property to the north of the site is developed with a large retail furniture store similar to the project at issue. The property to the south contains the Angelo Giaudrone Middle School. The property to the east of the site contains single family residences. A Tacoma Public School District representative appeared at the hearing in support of the proposed development. No citizens appeared at the hearing opposing the planned project.

The site plan for the proposal places the furniture store building on the uphill portion of the site oriented toward the freeway. The westerly portion of the site would be used for tiered parking. Access to the store would be off of South 48th Street. A traffic engineering study submitted by the Applicant demonstrated that the development would not diminish levels of service in the area. The project will minimize impacts to the neighboring residential area by using only South 48th Street for access and orienting activity, lighting, and signage away from the parts of the structure facing the neighborhood.

The area in the vicinity of the site has changed significantly in the years since the existing “R-2” Single-Family Dwelling District zone was originally established. The proposal is consistent with the design and orientation of the similar furniture store located directly across South 48th Street from the site, and with the commercial development west of the Interstate 5 freeway. Wesco Management, LLC demonstrated that the proposal complies with the criteria for obtaining a rezone contained in the Tacoma Municipal



Code. Wesco Management, LLC has filed a related street vacation request seeking to vacate a portion of the unused South 49th Street right-of-way adjacent to the south boundary of the site.

ALTERNATIVES:

The Council could choose to deny the rezone request leaving the property zoned partly “C-2” and partly “R-2.” This alternative would most likely preclude construction of the proposed retail furniture store.

RECOMMENDATION:

The proposed rezone and major modification request is hereby recommended for approval, subject to conditions.

FISCAL IMPACT:

N/A