



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Jeff H. Capell, Hearing Examiner *JHC*  
John Harrington, Principal Planner *JH* Planning and Development Services Department  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance Request No. 18-0551 – Rezone (LU18-0059) – June 19, 2018  
**DATE:** May 21, 2018

---

**SUMMARY:**

A request to rezone an approximately 1.07 acre site (the “Subject Property”) from “R-2” Single-Family Dwelling District to “C-2” General Community Commercial District. The Subject Property is intended for development as a four-story self-storage building containing 713 storage units in addition to associated parking, landscaping, and other site improvements.

**COUNCIL SPONSORS:**

N/A

**STRATEGIC POLICY PRIORITY:**

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

**BACKGROUND:**

The property owners and their potential buyers have requested to rezone two parcels of real property (the “Subject Property”) from R-2 Single-Family Dwelling District to C-2 General Community Commercial District to facilitate developing the Subject Property as a four-story self-storage building containing 713 storage units with associated parking, landscaping, and other site improvements. The majority of neighboring properties have already been rezoned to commercial, and the City’s Comprehensive Plan has designated the encompassing area as “General Commercial” since December 1, 2015.

**ISSUE:**

Whether the City Council should approve the requested rezone from R-2 Single-Family Dwelling District to C-2 General Community Commercial District?

**ALTERNATIVES:**

The Council could (a) choose to follow the Hearing Examiner’s Recommendation to approve the requested rezone, (b) approve the rezone with conditions that differ from the Hearing Examiner’s Recommendation, or (c) the Council could deny the rezone request. The proposed rezone makes the Subject Property more consistent with its neighbors, and would more closely implement the Comprehensive Plan designation for this location than the present residential zoning.

**RECOMMENDATION:**

The Hearing Examiner recommends that this rezone 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