



ORDINANCE NO. 28608

1 AN ORDINANCE relating to the City’s Comprehensive Plan and Zoning Map;
2 adopting amendments to the Future Land Use Map and Zoning Map to
3 improve the consistency between the One Tacoma Comprehensive Plan
4 and implementing zoning designations, as part of the proposed
5 amendments to the Comprehensive Plan and Land Use Regulatory Code
6 for 2019, as recommended by the Planning Commission.

7 WHEREAS the state’s Growth Management Act (“Act”), RCW 36.70A,
8 requires that any amendments to the City’s Comprehensive Plan and/or
9 development regulations conform to the requirements of the Act, and that all
10 proposed amendments, with certain limited exceptions, be considered concurrently
11 so the cumulative effect of the various changes can be ascertained, and

12 WHEREAS proposed amendments must also be consistent with state,
13 regional, and local planning mandates, and

14 WHEREAS the 2019 Amendment includes the following six applications:

15 (1) Future Land Use Map Implementation; (2) Shoreline Master Program Periodic
16 Review; (3) Affordable Housing Action Strategy; (4) Historic Preservation Code
17 amendments; (5) Manitou Potential Annexation Area; and (6) Minor Plan and Code
18 amendments, and

19 WHEREAS the 2019 Amendment to the Comprehensive Plan and Land Use
20 Regulatory Code (“2019 Amendment”) was reviewed by the Planning Commission
21 through an extensive and inclusive public engagement process, including two
22 public hearings conducted on May 1 and May 15, 2019, and
23
24
25
26



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

WHEREAS, on June 19, 2019, the Planning Commission put forward its recommendations, as documented in the Commission’s Findings of Fact and Recommendations Report, and

WHEREAS the City provided early, broad and inclusive public notification of these policy initiatives, including public notices, community presentations, notice of its intent to adopt amendments to the State Department of Commerce and Joint Base Lewis-McChord as required by RCW 36.70A, and an invitation for consultation from the Puyallup Tribe of Indians, and

WHEREAS the City Attorney’s office reviewed the 2019 Amendment proposals and determined that there is no evidence that the amendments would result in an unlawful, permanent, physical occupation of private property, and

WHEREAS, pursuant to the State Environmental Policy Act (“SEPA”), the City issued a preliminary Determination of Environmental Nonsignificance (“DNS”) based on review of an environmental checklist and other information, on April 19, 2019, which became final on May 24, 2019, determining that the project does not have a probable significant adverse impact on the environment, and

WHEREAS, on August 20, 2019, in accordance with Tacoma Municipal Code 13.02, the City Council conducted a public hearing to receive public comments on the Planning Commission’s recommendations, and

WHEREAS the proposed amendments will improve the consistency between the One Tacoma Plan and zoning by implementing a package of area-wide rezones and Future Land Use Map amendments, and



1 WHEREAS the proposed amendments are consistent with the goals of the
2 One Tacoma Comprehensive Plan, the Tacoma 2025 Strategic Plan, and the
3 City's health, equity, and sustainability polices and initiatives, and

4 WHEREAS, in addition, the Planning Commission received the majority of
5 public testimony on draft proposals specific to the following proposed zoning and
6 Future Land Use Map Amendments: (1) North Tacoma Avenue and North 5th
7 Street (Stadium); (2) North Skyline and North Howard (Narrows); (3) North 26th and
8 Alder; (4) North 34th and Proctor; (5) East L Street and East 29th Street; (6) East D
9 Street and East 32nd Street; and (7) south 72nd Street and Alaska Street (Wapato
10 Park); Now, Therefore,

11
12 BE IT ORDAINED BY THE CITY OF TACOMA:

13 Section 1. That the recitals set forth above are hereby adopted as the
14 Findings of the City Council and are by this reference incorporated herein as if set
15 forth in their entirety.

16
17 Section 2. That the proposed amendments to the Future Land Use Map to
18 improve consistency between the One Tacoma Comprehensive Plan and
19 implementing zoning, as recommended by the Planning Commission and as set
20 forth in the attached Exhibit "A," are hereby approved, to become effective on
21 October 31, 2019.

22
23 Section 3. That the proposed amendments to the Zoning Map to improve
24 consistency between the One Tacoma Comprehensive Plan and implementing
25 zoning, as recommended by the Planning Commission and as set forth in the
26



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

attached Exhibit "B," are hereby approved, to become effective on October 31, 2019.

Section 4. That the following Zoning Map and Future Land Use map amendments, as recommended by the Planning Commission and as set forth in the attached Exhibit "C," are hereby approved, to become effective on October 31, 2019.

Section 5. That the City Clerk is authorized to make minor corrections to this ordinance and exhibits as necessary to rectify any inconsistencies or errors, including, but not limited to, the correction of scrivener's errors, references, ordinance numbering, section numbering, and any references thereto.

Passed _____

Mayor

Attest:

City Clerk

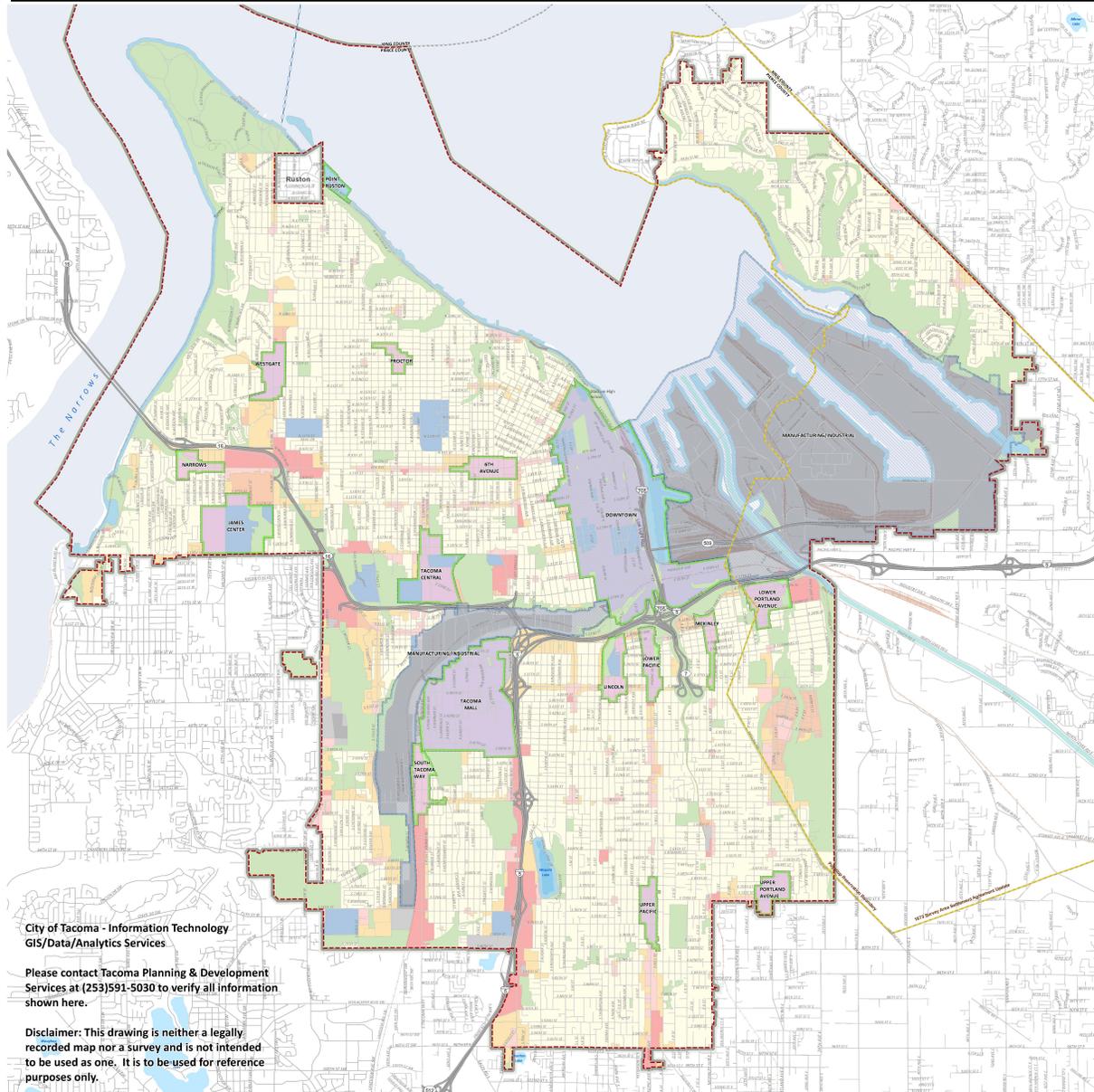
Approved as to form:

Deputy City Attorney



Exhibit A: Future Land Use Map
Full Future Land Use Map exhibits are available online at: <https://arcg.is/Orfauf>

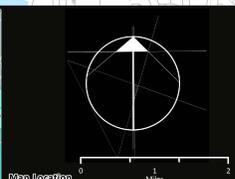
FUTURE LAND USE MAP



City of Tacoma - Information Technology GIS/Data/Analytics Services

Please contact Tacoma Planning & Development Services at (253)591-5030 to verify all information shown here.

Disclaimer: This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. It is to be used for reference purposes only.



- City Limits
- 1873 Survey Area - Settlement Agreement Update
- County Boundary
- Mixed Use Centers
- Manufacturing / Industrial Center

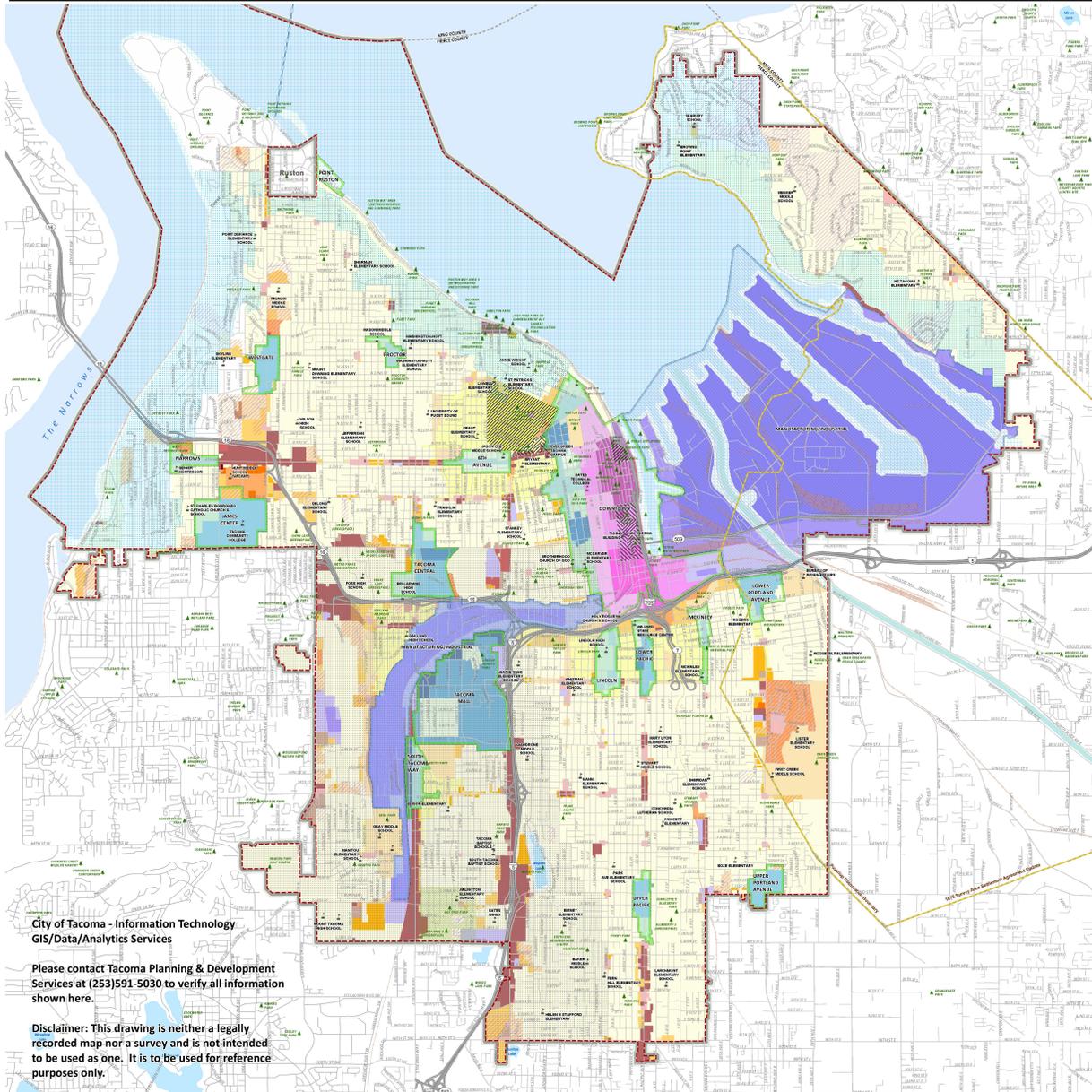
- Land Use Designations
- Single Family Residential
 - Multi-Family (Low Density)
 - Multi-Family (High Density)
 - Neighborhood Commercial
 - General Commercial
 - Downtown Regional Growth Center
 - Tacoma Mall Regional Growth Center
 - Crossroads Mixed-Use Center
 - Neighborhood Mixed-Use Center
 - Light Industrial
 - Heavy Industrial
 - Parks and Open Space
 - Major Institutional Campus
 - Shoreline



Exhibit B: Official Zoning Map

Full Zoning Map exhibits are also available online at: <https://arcg.is/0rfauf>

ZONING



City of Tacoma - Information Technology
GIS/Data/Analytics Services

Please contact Tacoma Planning & Development
Services at (253)591-5030 to verify all information
shown here.

Disclaimer: This drawing is neither a legally
recorded map nor a survey and is not intended
to be used as one. It is to be used for reference
purposes only.

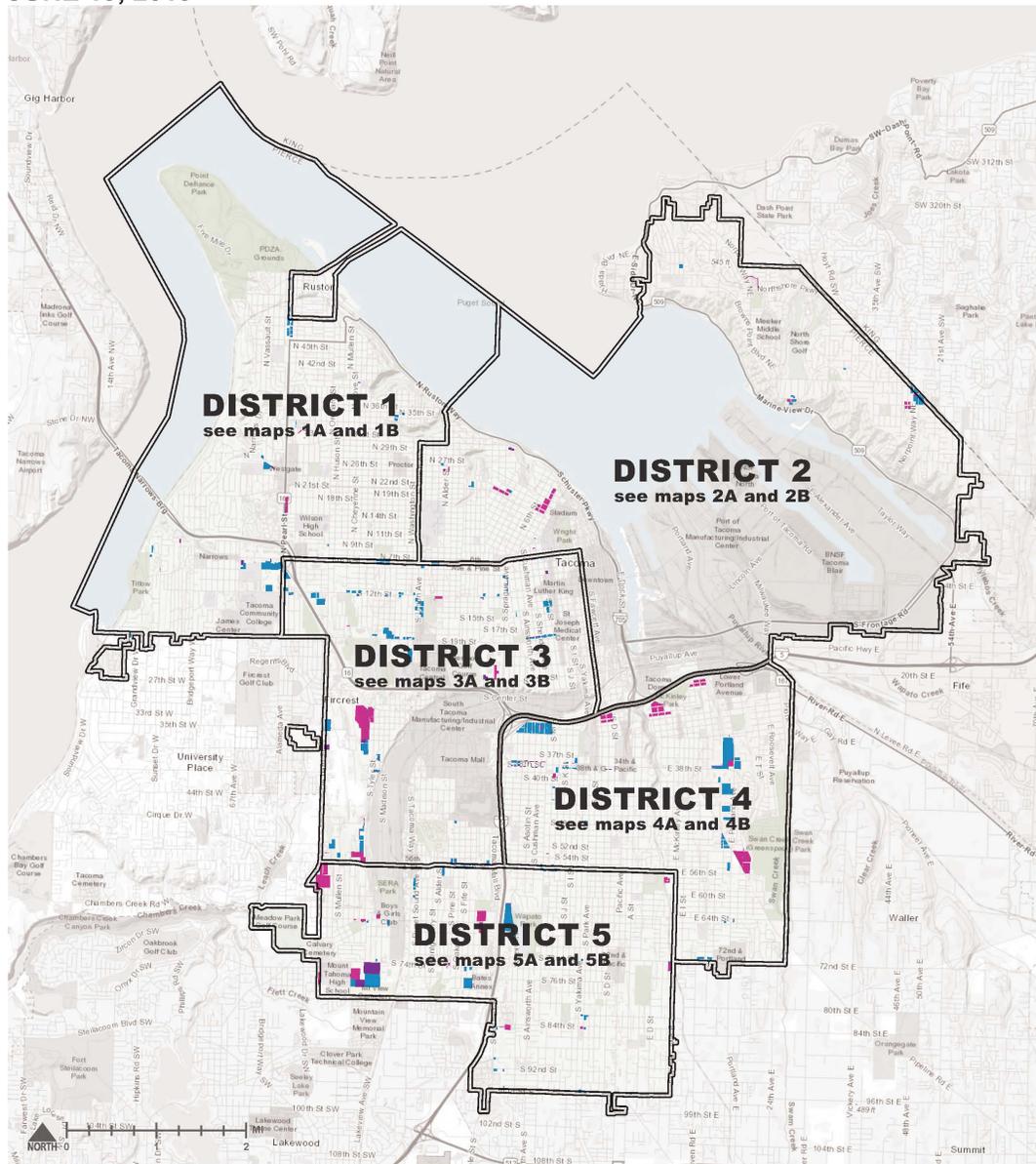
<p>City Limits</p> <ul style="list-style-type: none"> City Limits County Boundary 1873 Survey Area - Settlement Agreement Update Manufacturing / Industrial Center Mixed Use Centers <p>Zoning Overlays</p> <ul style="list-style-type: none"> CWS - Conservation HOV - Historic PD - Planned Residential Development S1-M/C - South Tacoma Manufacturing / Industrial Center STGPD - South Tacoma Groundwater Protection VSD - View Sensitive 	<p>Zoning Districts</p> <ul style="list-style-type: none"> R1 - One Family Dwelling R2 - One Family Dwelling R2-SRD - One Family Dwelling - Special Review HMV-SRD - Historic Mixed Residential - Special Review R3 - Two Family Dwelling RM - Low Density Multiple Family Dwelling RM - Multiple Family Dwelling R5 - Multiple Family Dwelling Commercial T - Transitional 	<ul style="list-style-type: none"> C1 - Commercial HM - Hospital/Medical PBD - Planned Business Development C2 - Community Center Mixed-Use Center NRX - Neighborhood Residential Mixed-Use URX - Urban Residential Mixed-Use RMC - Residential Commercial Mixed-Use NCK - Neighborhood Commercial Mixed-Use CCX - Community Commercial Mixed-Use UCK - Urban Center Mixed-Use HMX - Hospital/Medical Mixed-Use CIX - Commercial Industrial Mixed-Use Downtown DR - Downtown Residential DMU - Downtown Mixed-Use WR - Warehouse/Residential DCC - Downtown Commercial Core M1 - Light Industrial M2 - Heavy Industrial PM - Port Maritime and Industrial Shoreline S - Combined Shoreline
---	--	---



Note: The following maps denote areas proposed for a Zoning map amendment, a Future Land Use map amendment, or both. The maps area arranged by Council District.

Full map amendments are available online at: <https://arcg.is/Orfauf>

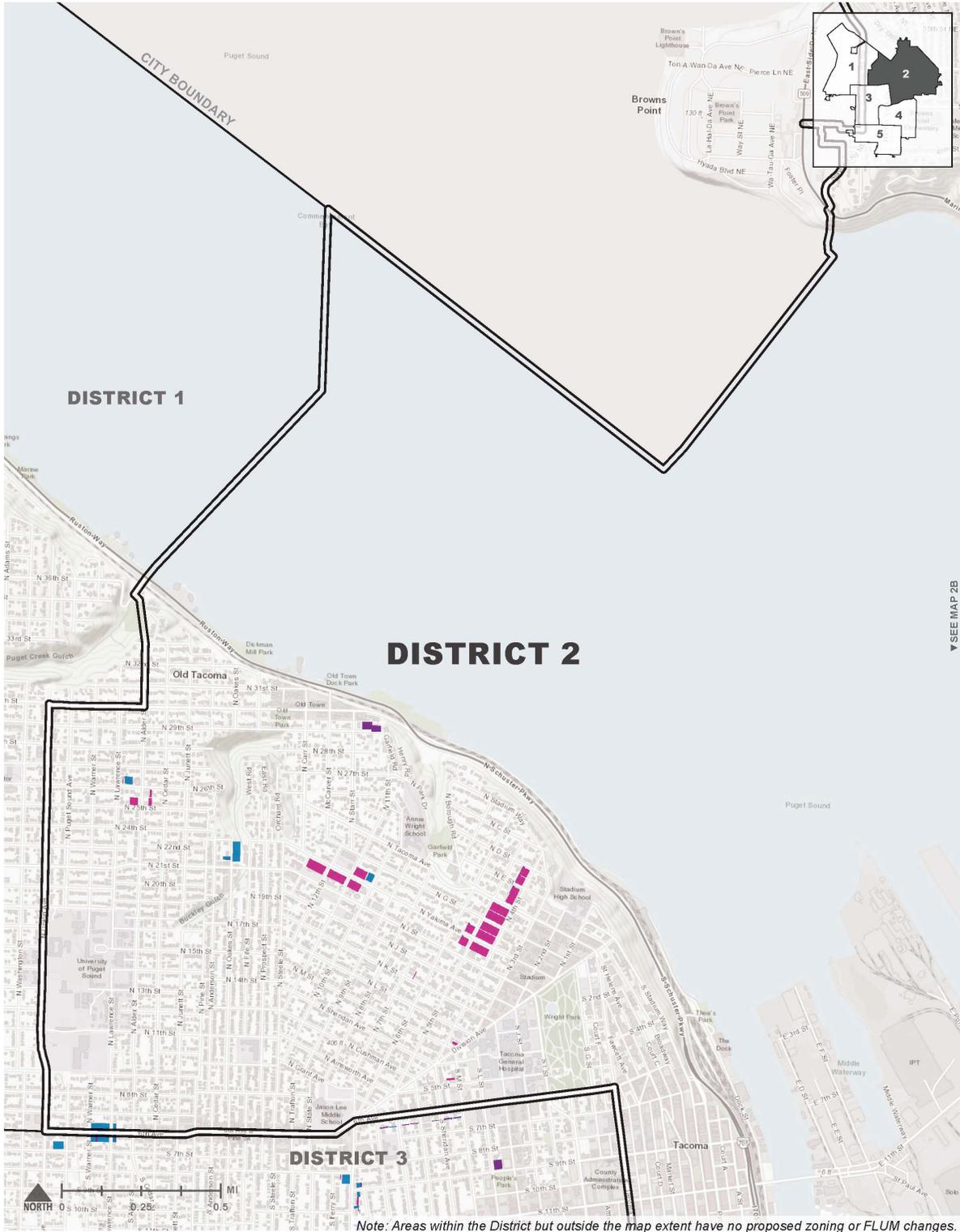
Future Land Use Implementation Planning Commission Recommendation JUNE 19, 2019



Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM

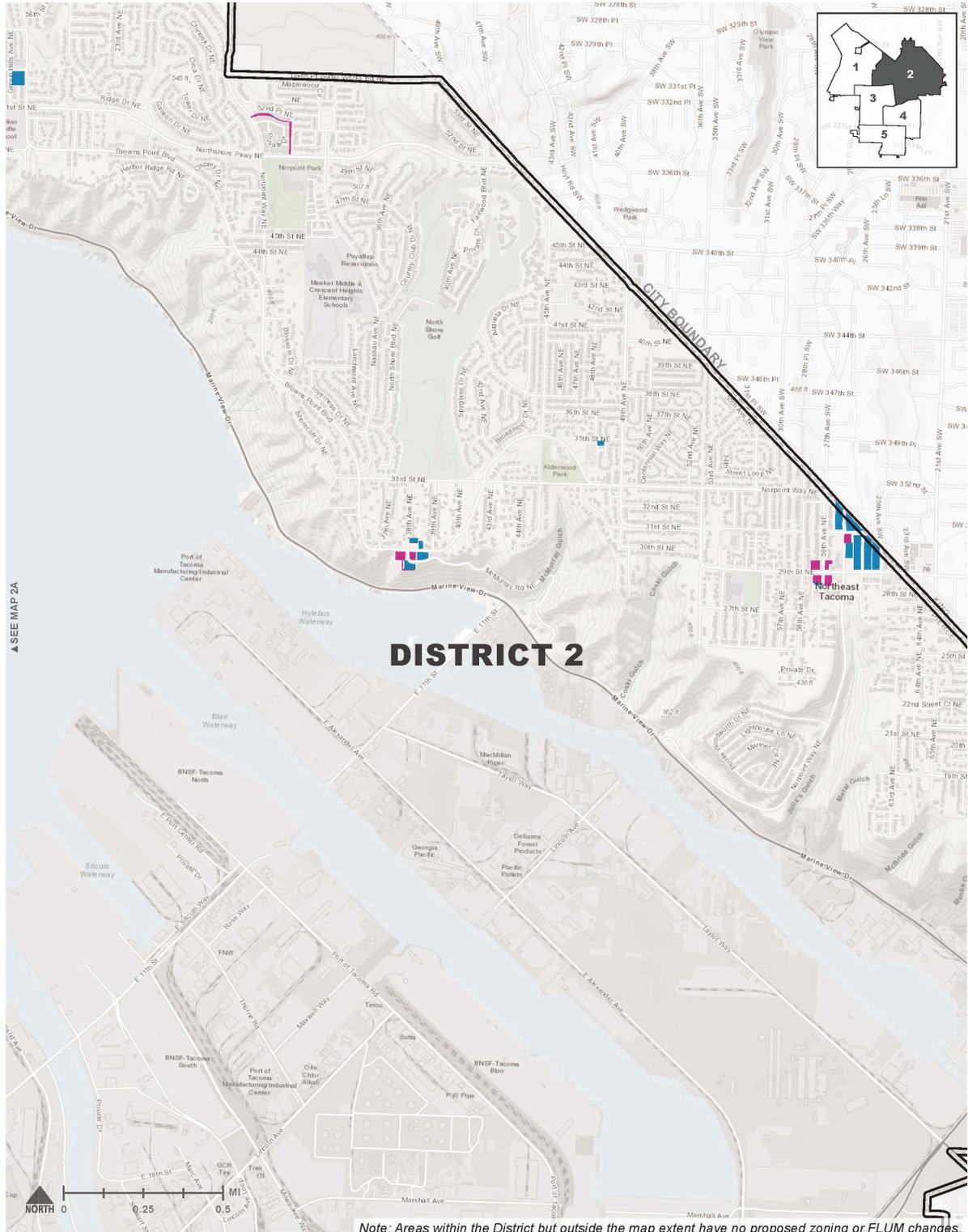
Council District 2 Map 2A

Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM



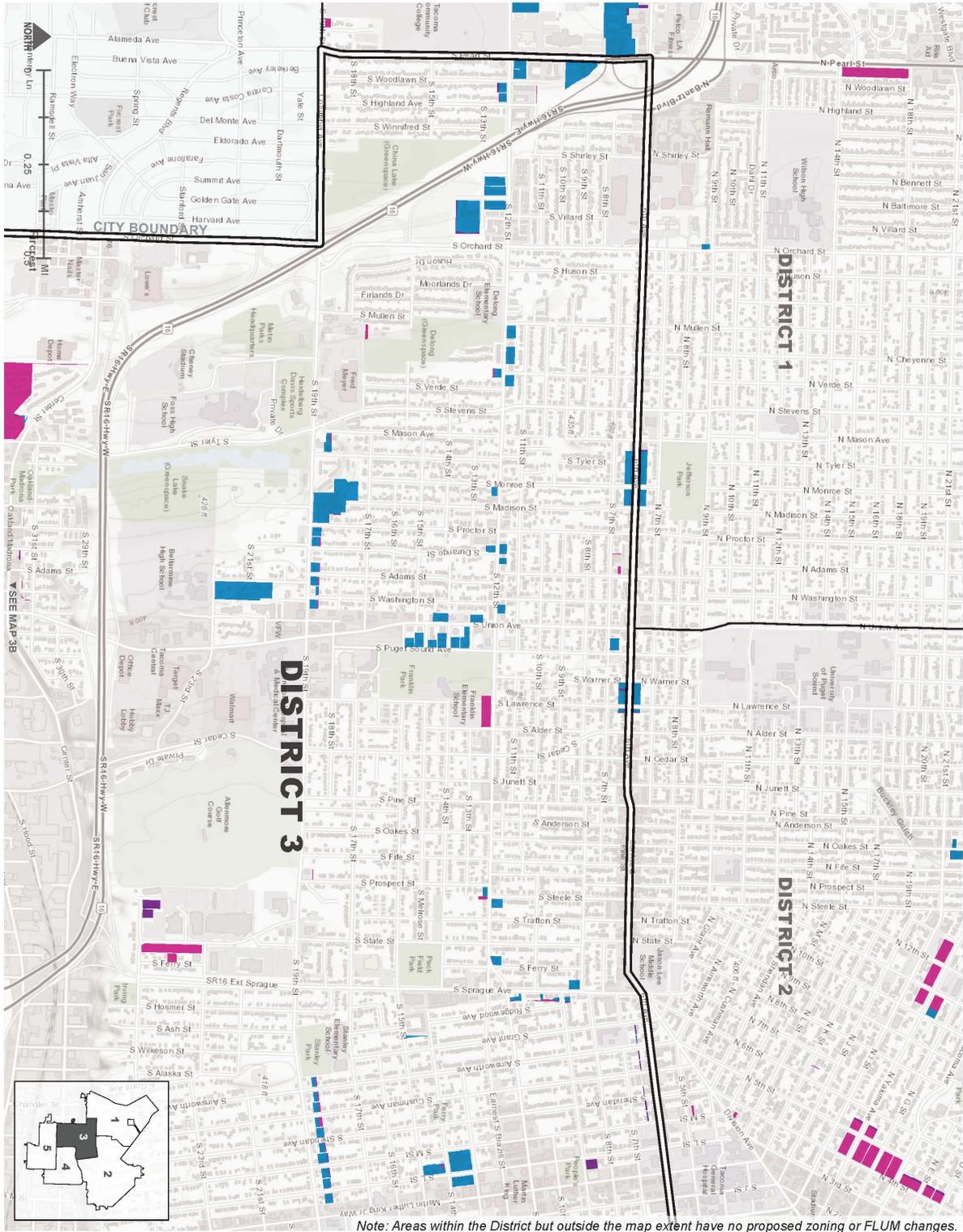
Council District 2 Map 2B

Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM



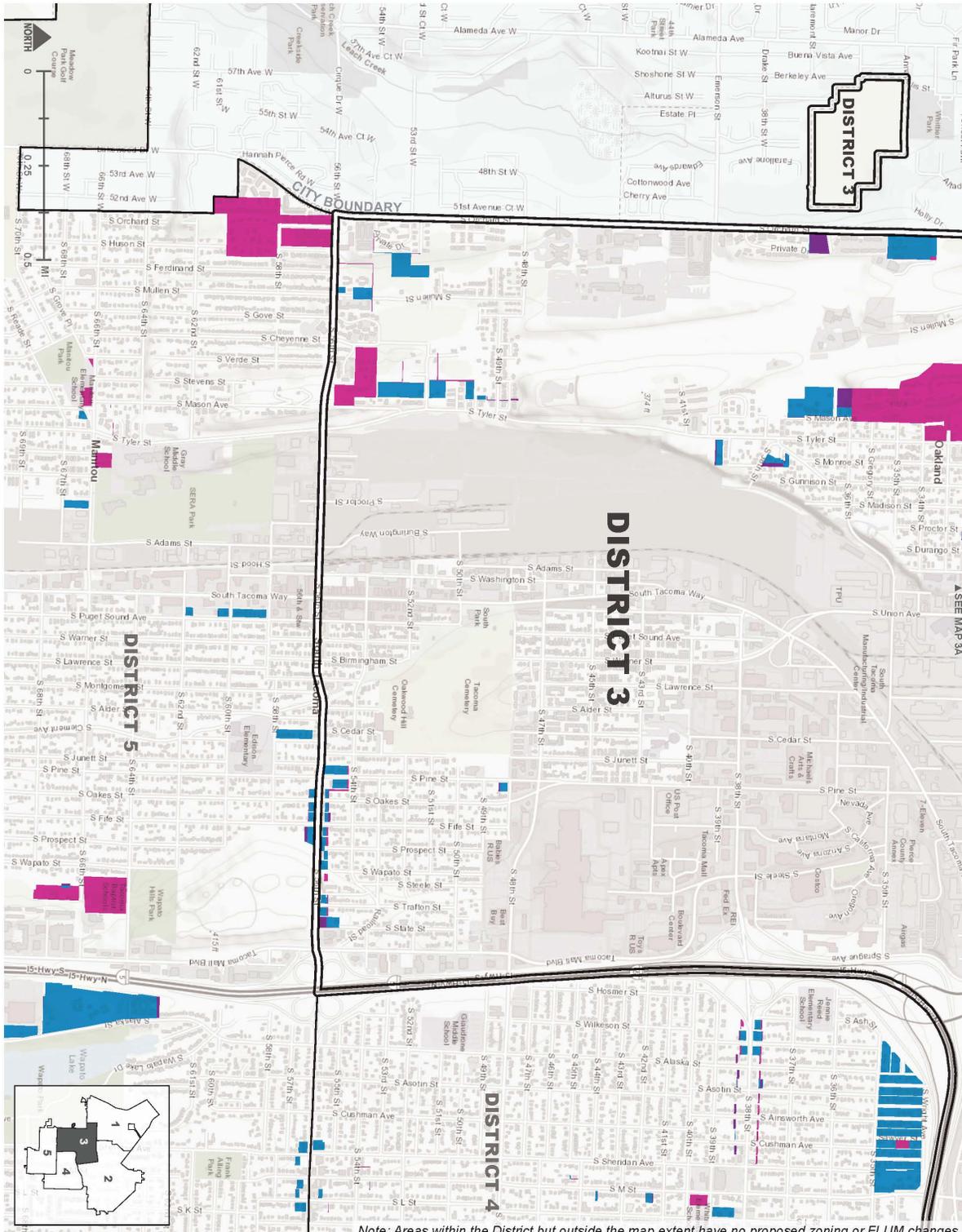
Council District 3 Map 3A

Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM



Council District 3 Map 3B

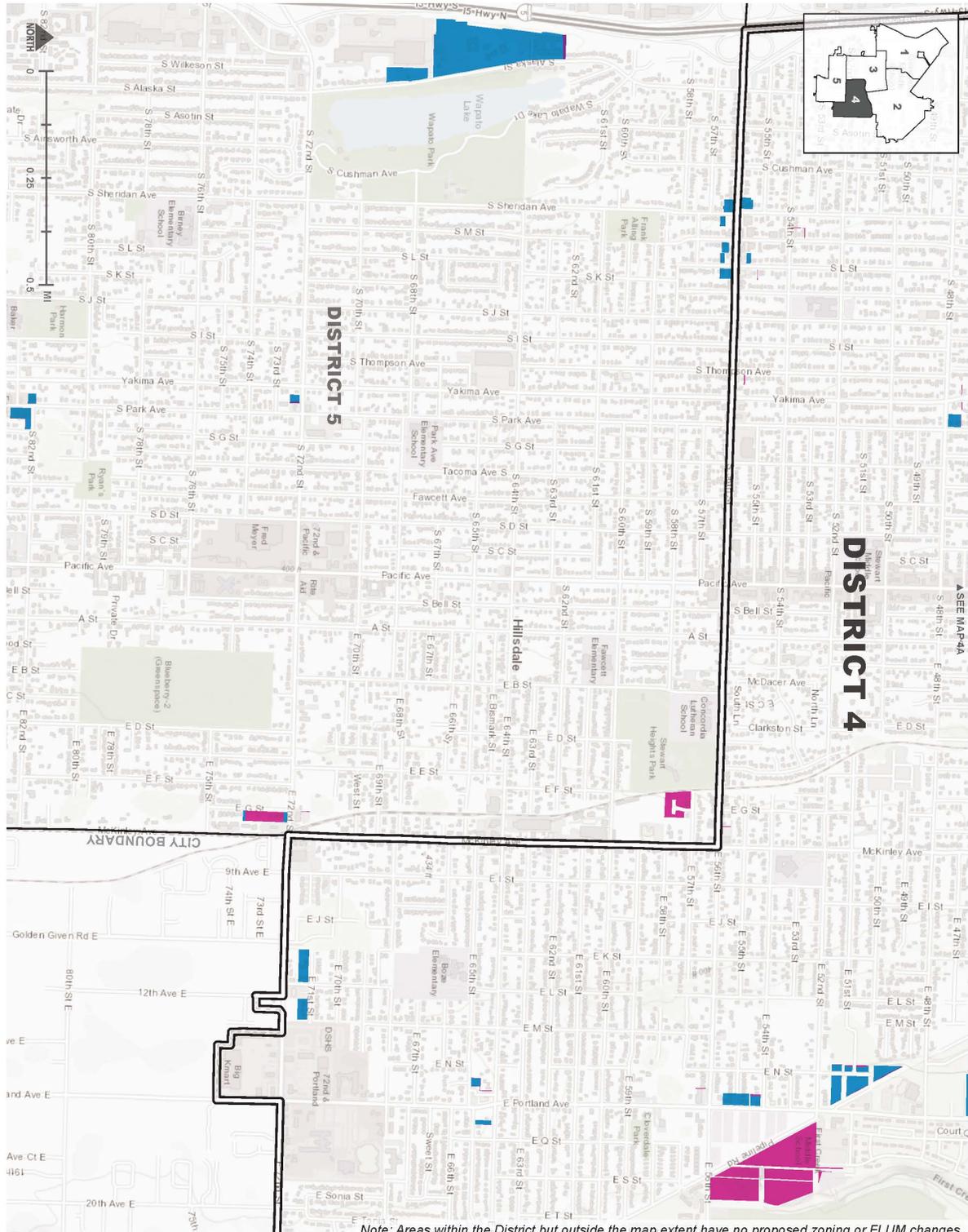
Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM



Note: Areas within the District but outside the map extent have no proposed zoning or FLUM changes.

Council District 4 Map 4B

Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM



Council District 5 Map 5B

Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM

