



TO: T.C. Broadnax, City Manager
FROM: Phyllis Macleod, Hearing Examiner *PM*
Charla Kinlow, Associate Planner *JK*
COPY: City Council and City Clerk
SUBJECT: Ordinance Request No. 15-0895 - Rezone – September 15, 2015
DATE: August 27, 2015

SUMMARY:

An ordinance requesting the rezone of the eastern 9,398 square feet (127 feet by 74 feet) of a parcel on Pacific Avenue from an “R-4-L” Low-Density Multiple-Family Dwelling District to “C-2” General Community Commercial District. The westerly portion of the site is already zoned “C-2.”

COUNCIL SPONSORS:

N/A

STRATEGIC POLICY PRIORITY:

The proposed rezone will support the following strategic policy priorities:

- Strengthen and support a safe city with healthy residents.
- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.

BACKGROUND:

The site at 8639 Pacific Avenue is currently developed with a two-story 6,400 square foot commercial building that is used for a jewelry repair business. The westerly portion of the property was rezoned in 1985 from “R-4-L-T” Residential Commercial Transitional District to “C-2” General Community Commercial District to allow development of a chainsaw, lawnmower, and tool sharpening business at the location. The easterly portion of the property was not included in the rezone. In the 1985 rezone eight parking spaces and one loading space were considered adequate to serve the anticipated needs of the repair business. Trung Q. and Jessica L. Do purchased the property in 2010 and established a jewelry repair business that has been successful. The business employs approximately 60 people. The undeveloped back portion of the lot was being used by employees for unofficial parking. Code enforcement notified the owner that this use was not allowed by the R-4-L zoning on that portion of the site. As a result, the owners made alternative parking arrangements at a business across Pacific Avenue and south of the site. The owners would like to provide on-site parking for their employees as a convenience and as a safety measure. The proposed zoning would allow parking after development of a parking lot design complying with City standards, including buffering from nearby uses.

Many sites along Pacific Avenue in this area have been rezoned one or more times in the past several years. The general tenor of the development is commercial along this stretch of Pacific Avenue and the Comprehensive Plan has designated the area for Medium Intensity development. The proposed “C-2” zone is consistent with the Medium Intensity designation. The immediately adjacent parcel to the north is zoned “C-2” and is improved with a Safeland Storage business. The property adjacent to the south is owned by the Korean US Citizens Association and is developed with an office building. The zoning on that site is primarily “T” Transitional. The area behind the Do’s parcel is zoned “R-2” Single-Family Dwelling District. The Dos also own these residential parcels directly east of the business property.



The Hearing Examiner conducted a public hearing on the proposed rezone on August 6, 2015. No members of the public appeared at the hearing opposing the proposal. The Hearing Examiner has issued a recommendation that the proposed rezone be approved with conditions.

ISSUE:

Whether the City Council should approve the requested rezone.

ALTERNATIVES:

The City Council could choose to deny the rezone request, which would result in a continuation of the R-4-L zoning that currently exists on the rear portion of this commercial site. However, it is unlikely that a multi-family residential structure would be constructed on the back portion of a lot developed with a commercial repair business. The requested zoning is more consistent with the Medium Intensity designation for this property under the Comprehensive Plan and will allow convenient and safe parking for employees of the existing business.

RECOMMENDATION:

The Hearing Examiner recommends that the rezone application be approved, subject to the conditions set forth in the Hearing Examiner's Report and Recommendation.

FISCAL IMPACT:

N/A.