



City of Tacoma
Hearing Examiner

September 6, 2013

Honorable Mayor and Members
of the City Council
City of Tacoma, Washington

RE: File No.: REZ2013-40000202123
Applicant: Apex Engineering for VBC Mason Avenue, LP
Location: 3808 South Mason Street in Tacoma

By communication, the above-referenced matter will be before the City Council at its public meeting on September 24, 2013.

On August 8, 2013, the Hearing Examiner conducted a public hearing on the above referenced rezone modification request. Subsequently, on August 20, 2013, the Hearing Examiner issued her Report and Recommendation, recommending approval of the Applicant's proposal of major modification to REZ2006-40000078775 to include parcel 0220132048, approximately 7,400 square feet, zoned "R-2" and "R-3", into the "R-4-L" zoning district. In a related matter (file number WE2013-40000202126) that is not currently before the Council, the Applicant also requested a major modification to Wetland Development Permit WET2005-40000064105 to include parcels 0220132048 and 0220132047 and to allow a wetland buffer modification to accommodate site amenities. Mitigation will be provided for wetland buffer impacts. While the development layout as proposed in 2006 will change slightly, the overall proposal is nearly the same as the previously approved apartment complex. The major modification will require a revision to the prior Concomitant Zoning Agreement to include the additional parcel. In addition, the revision will allow the removal of conditions previously placed on the rezone which are more appropriately categorized as development permit conditions.

The City Council's concurrence in the Hearing Examiner's recommendation for major rezone modification approval is requested.

PHYLLIS K. MACLEOD
Hearing Examiner

Electronic Attachments:
Hearing Examiner's Report and Recommendation
Hearing Examiner hearing Exhibits 1 through 19

cc: Tina Kropelnicki, Legal Department, Civil Division