



2022 Annual Amendment Planning Commission's Recommendations

City of Tacoma | Planning and Development Services

City Council Public Hearing
June 7, 2022



2022 Amendment Docket



Application	Notes	Amending:	
		Plan	Code
NewCold Land Use Designation Change	<ul style="list-style-type: none"> From Light Industrial to Heavy Industrial 3-acre site; for expansion of cold storage 	x	
South Sound Christian Schools Land Use Designation Changes	<ul style="list-style-type: none"> From Low-Scale Residential to: Mid-Scale Residential, General Commercial, and Parks and Open Space 16-acre site; for future multi-family and commercial development 	x	
Work Plan for South Tacoma Groundwater Protection District Code Amendments	<ul style="list-style-type: none"> Phase 1A: Work Plan Phase 1B: Code Amendments Phase 2: Economic Green Zone Designation 	x	x
Minor Plan and Code Amendments	<ul style="list-style-type: none"> Addressing code conflicts, clarity, state law 	x	x

Annual Amendment Process



2022 Amendment



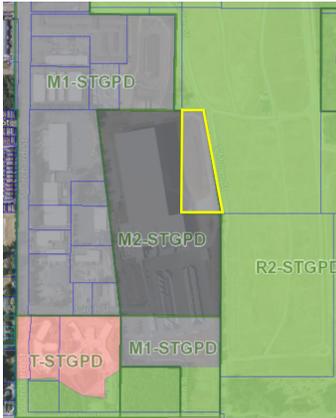
Application: NewCold



- Applicant: NewCold Seattle, LLC
- Location: 4601 South Orchard Street
- Proposal: Change land use designation for a 3-acre site from Light Industrial to Heavy Industrial to allow future expansion of the cold storage facility



Application: NewCold



Current Land Use Designation:

Light Industrial

Allows for a variety of industrial uses that are moderate in scale and impact with lower noise, odor, and traffic generation.

Proposed Land Use Designation:

Heavy Industrial

This designation is characterized for higher levels of noise, odor, and heavy truck traffic.



Application: NewCold



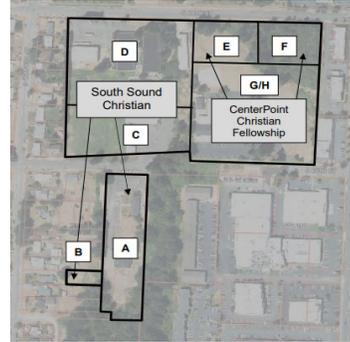
Planning Commission's Recommendation:

- Approve the requested "Heavy Industrial" designation
 - Address the following in future rezoning, permitting:
 - South Mullen Street extension
 - Air quality and stormwater
 - Industrial traffic circulation in South Tacoma

Application: Christian School



- Applicant: South Sound Christian Schools & CenterPoint Christian Fellowship
- Location: Tacoma Mall Boulevard and South 64th Street
- Proposal: Change land use designation for a 16-acre, 8-parcel site, to allow future commercial and multi-family uses

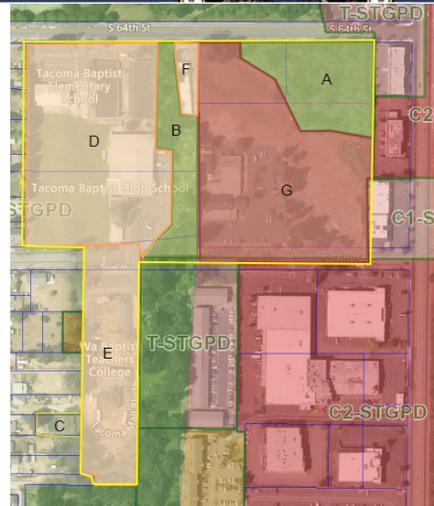


Application: Christian School



Planning Commission's Recommendations:

- Approve designations as follows:
 - Parks and Open Space – Areas A and B;
 - Low-Scale Residential – Area C;
 - Mid-Scale Residential – Areas D, E & F; and
 - General Commercial – Area G.
- Ensure the preservation of Garry Oaks on site during site rezone and development.

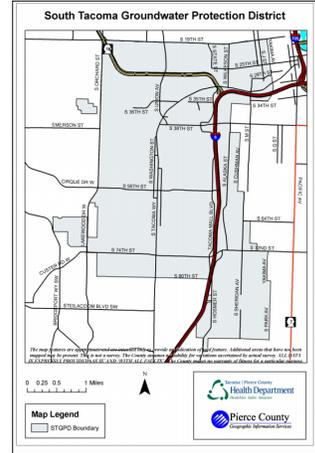


Application: Work Plan for STGPD



Planning Commission's Recommendations:

- Approve the Work Plan for STGPD Code Amendments
- Acknowledge the phased approach:
 - Phase 1A – Work Plan (2022)
 - Phase 1B – Code Amendments (2022-2023)
 - Phase 2 – EGZ Designation (2022-2024)
- Acknowledge that:
 - Code amendments require multi-jurisdictional collaboration
 - EGZ designation is likely a subarea plan effort, requiring additional staffing and budgetary resources
- Consider the merits of a moratorium on future development projects



Application: Minor Amendments



#	Subject	Objective
1	Household Occupancy Limits (definition of "family")	Maintain consistency with State law
2	Preliminary and Final Plats	Maintain consistency with State law; Clarify regulatory intent
3	Residential Landscaping Requirements	Clarify regulatory intent
4	Homeowners' Association Owned Open Space and Other Tracts	Maintain consistency with State law; Prevent undesired consequences
5	Reference to Definition Section	Provide clarity
6	Cultural Institutions and Public Benefit Use	Enhance code clarity and applicability
7	Efficiency Unit Parking Exemption	Provide clarity
8	Single-family detached dwellings – Small Lots (Level 2)	Provide clarity



Application: Minor Amendments

#	Subject	Objective
9	Public Facility, Public Facility Site, Public Safety Facilities, and Public Service Facilities	Enhance code effectiveness
10	Street Level Uses and Design	Provide clarity
11	Infill Pilot Program Handbook	Enhance code clarity and effectiveness
12	Special Use Standards	Address inconsistencies
13	Two-family and Townhouse Dwelling	Provide clarity
14	Sign Code Update	Maintain consistency with current laws
15	Manitou Annexation Area Land Use	Maintain consistency with Council ordinances
16	Remove References to FWDA	Update information
17	Park and Recreation Map Update	Update information

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