



## ORDINANCE NO. 28869

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3 AN ORDINANCE relating to zoning, changing the zoning classification of  
4 approximately 0.34 acres of property, located at 8441 South "C" Street,  
5 from an R-2, Single-Family Dwelling District to a C-1, General  
6 Neighborhood Commercial District, to allow for the construction of a 12-  
7 unit apartment building.

8 WHEREAS Royal Construction Group, LLC ("Applicant") requested the  
9 rezone of approximately 0.34 acres of property, located at 8441 South "C"  
10 Street, to allow for the construction of a 12-unit apartment building, and

11 WHEREAS a public hearing was held on December 15, 2022, which  
12 community members could attend to have their concerns heard, and/or  
13 express support for the proposed rezone; no members of the public attended  
14 the hearing, and

15 WHEREAS the rezone will benefit the Applicant by allowing completion  
16 of its intended development of the property with multi-family housing, that  
17 would benefit the City housing market by adding additional supply to meet  
18 demand, and  
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1           WHEREAS approval of the rezone of the property to enable this  
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3 development would also have a positive impact on equity, equality, diversity,  
4 and/or inclusion and would make housing more readily available to residents  
5 of the City, and

6           WHEREAS this rezone request was accompanied by an application for  
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8 a Critical Area Verification Permit to confirm the location and type of critical  
9 areas and buffers that may affect the site and has been approved/finalized by  
10 the Hearing Examiner, and

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WHEREAS the Hearing Examiner concluded that the project would be a benefit to the public and that the rezone would bring the property into compliance with the Comprehensive Plan, and is recommending approval of the rezone with conditions as set forth in the Hearing Examiner's Recommendation; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That the City Council hereby adopts the Hearing Examiner's Findings, Conclusions, and Recommendations contained in the Hearing Examiner's Report dated December 28, 2022, bearing File No. HEX 2022-020 (LU22-0134), which Report is on file in the office of the City Clerk.

Section 2. That the approximately 0.34 acres of property, located at 8441 South "C" Street, shall be hereafter included in the C-1, General



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Neighborhood Commercial District, to allow for the construction of a 12-unit apartment building:

LOTS 20 TO 24, BLOCK 2, MAP OF HOLLIDGE PACIFIC AVENUE ADDITION TO FERN HILL, WASHINGTON, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 76, RECORDS OF PIERCE COUNTY AUDITOR.

SITUATED IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

Passed \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:  
  
\_\_\_\_\_

City Clerk

Approved as to form:  
  
\_\_\_\_\_

Deputy City Attorney

Property description approved:  
  
\_\_\_\_\_

Chief Surveyor  
Public Works Department

Location: 8441 South "C" Street  
Petitioner: Royal Construction Group, LLC  
Request No.: HEX 2022-020 (LU22-0134)