



TO: T.C. Broadnax, City Manager
FROM: Phyllis Macleod, Hearing Examiner *PKM ORK*
Charla Kinlow, Planner, Associate, PDS
COPY: City Council and City Clerk
SUBJECT: Ordinance Request No. 15-0709 – REZ2015-40000242599 – July 21, 2015
DATE: July 2, 2015

SUMMARY:

An ordinance approving the rezone of one parcel from “R-2” Single-Family Dwelling District to “R-3” Two-Family Dwelling District to allow for internal improvements that would convert an existing group home into a two-family dwelling.

COUNCIL SPONSORS:

N/A

STRATEGIC POLICY PRIORITY:

The proposed rezone would support the following strategic policy priorities:

- Strengthen and support human services, public education, and diverse higher learning opportunities in Tacoma.
- Foster neighborhood, community, and economic development vitality and sustainability.

BACKGROUND:

The property proposed for rezoning is a single-family home in Northeast Tacoma that is owned by FUSION, a non-profit organization engaged in assisting very low-income citizens in meeting their housing needs. For the last 19 years the home in question has been used as transitional housing for two families under the group home provisions of the Tacoma Municipal Code. The two families occupying the home share kitchen, dining, and laundry facilities. FUSION and the case management provider, Catholic Community Services, believe the residents would be better served by having two separate living spaces, rather than combined areas. The rezone would allow separation of the interior spaces to create two independent living units, each with a kitchen and laundry area. The exterior of the structure would remain basically unchanged.

The large single-family structure has provided transitional housing for two families for over 19 years. The intensity of the use would not be increased by interior division of the spaces. FUSION has entered into grant contracts that will assure continued use of the property to meet low-income housing needs for many more years. The use has proved compatible with the surrounding area and the Northeast Tacoma Neighborhood Council has submitted a letter supporting the requested rezone.

The Hearing Examiner is recommending approval of the requested rezone with conditions.

ISSUE:

Should the requested rezone from “R-2” Single-Family Dwelling District to “R-3” Two-Family Dwelling District be approved?



ALTERNATIVES:

The Council could choose to deny the requested rezone, however, the proposal does appear to meet the criteria for obtaining a rezone and the transitional housing use is a benefit to the neighborhood and the larger community.

RECOMMENDATION:

The Hearing Examiner recommends that the rezone application be approved, subject to conditions.

FISCAL IMPACT:

Not Applicable.