



**TO:** T.C. Broadnax, City Manager  
**FROM:** Phyllis Macleod, Hearing Examiner *PKM*  
Shirley Schultz, Planner, Principal, PDS *SS*  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance Request No. - Rezone – October 20, 2015  
**DATE:** September 29, 2015

**SUMMARY:**

An ordinance to rezone approximately 1.85 acres on Pacific Avenue from a combination of C-2 General Community Commercial District and T Transitional District to entirely C-2 for the purpose of constructing up to 120 apartment units with associated site improvements.

**COUNCIL SPONSORS:**

N/A

**STRATEGIC POLICY PRIORITY:**

The proposed rezone and associated apartment development would align with 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:**

Benjamin Ryan Communities, LLC (Benjamin Ryan) is requesting a rezone of approximately 1.85 acres of vacant property contained in four adjacent parcels at 8439 Pacific Avenue. The property is currently zoned C-2 General Community Commercial District (C-2) on the portion fronting Pacific Avenue and T Transitional District (T) on the back portion of the property. The reclassification would allow construction of an apartment community with approximately 92 units of moderate income housing. The developer is pursuing the project in conjunction with programs administered by the City of Tacoma Community and Economic Development Department. Change has occurred in this area since the original zoning was established in 1953. The subject property and many of the surrounding parcels have been rezoned over the years to accommodate various development plans. The general area on Pacific Avenue is a mix of commercial and residential uses. The proposed apartment complex would be compatible with the land use pattern in the vicinity. The C-2 zoning would be more compatible with the Medium Intensity designation of this site in the Comprehensive Plan than the existing T zoning. The overall density in the area, after construction, would be well below the maximum of 45 units per acre. The project would include buffering on the east side to protect adjacent residential uses. No members of the public appeared at the public hearing opposing the rezone or the proposed project. The Hearing Examiner concluded that the rezone request meets the established criteria for obtaining a rezone and is recommending approval of the request.

**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 mix of C-2 and T zoning that currently exists on the site. The requested zoning is more consistent with



the Medium Intensity designation for this property under the Comprehensive Plan than the current zoning and the reclassification will allow for the construction of needed moderate income dwellings. The rezone would be consistent with the mix of commercial and residential development along the Pacific Avenue corridor.

**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