



ORDINANCE NO. 28781

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3 AN ORDINANCE relating to zoning; rezoning approximately three acres of real
4 property from "R-3" Two-Family Dwelling District to "R-4L" Low Density
5 Multiple-Family Dwelling District under the auspices of developing that
6 same property with up to 68 dwelling units and associated site
improvements at the street address of 5517 North 33rd Street.

7 WHEREAS Applicants Bruce and Dixie Arneklev have requested the
8 rezone of approximately three acres of real property located at 5517 North
9 33rd Street in Tacoma from "R-3" Two-Family Dwelling District to "R-4L" Low
10 Density Multiple-Family Dwelling District, to facilitate the development of up to
11 68 dwelling units and associated site improvements, and
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13 WHEREAS a public hearing was held on July 29, 2021, which allowed
14 community members to voice concerns and/or express support for the
15 proposed rezone, and the Hearing Examiner elected to keep the record open
16 until August 3, 2021, to allow for additional written statements to be received,
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1 considered, and entered into the record prior to deciding and issuing his
2 recommendation, and

3 WHEREAS the Hearing Examiner determined that the rezone appears
4 to meet applicable criteria and standards for rezones in the Tacoma Municipal
5 Code, and promotes multiple Comprehensive Plan goals and policies, as set
6 forth in the Hearing Examiner's Report and Recommendations; Now,
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8 Therefore,

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10 BE IT ORDAINED BY THE CITY OF TACOMA:

11 Section 1. That the City Council hereby adopts the Hearing Examiner's
12 Findings, Conclusions, and Recommendations contained in the Hearing
13 Examiner's Report dated August 16, 2021, bearing File No. LU21-0046, which
14 Report is on file in the office of the City Clerk.
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17 Section 2. That the request to rezone the following property, located at
18 5517 North 33rd Street, from "R-3" Two-Family Dwelling District to "R-4L" Low
19 Density Multiple-Family Dwelling District, to allow for the development of up to
20 68 dwelling units and associated site improvements, to be included in Applicant
21 Bruce and Dixie Arneklev's overall use of their Property, subject to conditions
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1 contained in the Hearing Examiner's Report and Recommendations, is hereby
2 approved:

3 Parcel No. 0221264036:

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5 COMMENCING AT THE NORTHEAST CORNER OF THE
6 NORTHWEST QUARTER OF THE SOUTHEAST QUARTER
7 OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 2 EAST,
8 W.M.; THENCE WEST 150 FEET; THENCE SOUTH
9 PARALLEL WITH THE EAST LINE OF SAID NORTHWEST
10 QUARTER OF THE SOUTHEAST QUARTER, 280 FEET TO
11 THE TRUE POINT OF BEGINNING; THENCE CONTINUING
12 SOUTH PARALLEL WITH THE EAST LINE OF SAID
13 SUBDIVISION TO THE NORTH LINE OF NORTH 33RD
14 STREET; THENCE WEST ALONG SAID NORTH LINE 150
15 FEET TO A LINE PARALLEL WITH AND 300 FEET WEST
16 OF THE EAST LINE OF SAID SUBDIVISION; THENCE
17 NORTH ON SAID PARALLEL LINE TO A LINE PARALLEL
18 WITH AND 200 FEET SOUTH OF THE SOUTH LINE OF
19 NORTH 35TH STREET; THENCE EAST ON SAID
20 PARALLEL LINE, 150 FEET TO THE POINT OF BEGINNING;
21 TOGETHER WITH THAT PORTION OF VACATED NORTH
22 33RD STREET PER CITY OF TACOMA ORDINANCE NO.
23 16424, ATTACHED THERETO AND ABUTTING THEREON
24 BY OPERATION OF LAW.



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Parcel No. 0221264041:

THE NORTH HALF OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 2 EAST, W.M.; THENCE WEST 30 FEET; THENCE SOUTH ALONG THE WEST LINE OF NORTH SHIRLEY STREET 663 FEET, MORE OR LESS, TO THE NORTH LINE OF NORTH 33RD STREET; THENCE WEST ALONG SAID NORTH LINE 270 FEET TO A LINE PARALLEL WITH AND 300 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, AND THE TRUE POINT OF BEGINNING; THENCE NORTH ALONG SAID PARALLEL LINE 220 FEET TO A LINE PARALLEL WITH AND 363 FEET SOUTH OF THE SOUTH LINE OF NORTH 35TH STREET; THENCE WEST ON SAID PARALLEL LINE 300 FEET TO A LINE PARALLEL WITH AND 600 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH ON SAID PARALLEL LINE 220 FEET, MORE OR LESS, TO THE NORTH LINE OF NORTH 33RD STREET; THENCE EAST ON SAID PARALLEL LINE 300 FEET TO THE POINT OF BEGINNING.



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Parcel No. 0221264017:

THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 2 EAST, W.M.; THENCE WEST 30 FEET; THENCE SOUTH ALONG THE WEST LINE OF NORTH SHIRLEY STREET 663 FEET, MORE OR LESS, TO THE NORTH LINE OF NORTH 33RD STREET; THENCE WEST ALONG SAID NORTH LINE 270 FEET TO A LINE PARALLEL WITH AND 300 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, AND THE TRUE POINT OF BEGINNING; THENCE NORTH ALONG SAID PARALLEL LINE 220 FEET TO A LINE PARALLEL WITH AND 363 FEET SOUTH OF THE SOUTH LINE OF NORTH 35TH STREET; THENCE WEST ON SAID PARALLEL LINE 300 FEET TO A LINE PARALLEL WITH AND 600 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH ON SAID PARALLEL LINE 220 FEET, MORE OR LESS, TO THE NORTH LINE OF NORTH 33RD STREET; THENCE EAST ON SAID PARALLEL LINE 300 FEET TO THE POINT OF BEGINNING; TOGETHER WITH THAT PORTION OF VACATED NORTH 33RD STREET PER CITY OF TACOMA ORDINANCE NO. 16424, ATTACHED THERETO AND ABUTTING THEREON BY OPERATION OF LAW.



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Parcel No. 0221264060:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 2 EAST, W.M.; THENCE SOUTH 80 FEET TO THE SOUTH LINE OF NORTH 35TH STREET; THENCE WEST 300 FEET; THENCE SOUTH 363 FEET TO THE POINT OF BEGINNING; THENCE SOUTH TO A POINT 220 FEET NORTH OF THE NORTH LINE OF NORTH 33RD STREET; THENCE WEST 300 FEET; THENCE NORTH TO A POINT OF 363 FEET SOUTH OF THE SOUTH LINE OF NORTH 35TH STREET; THENCE EAST TO THE POINT OF BEGINNING.



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Passed _____

Mayor

Attest: _____

City Clerk

Approved as to form: _____

Property description approved: _____

Deputy City Attorney

Chief Surveyor
Public Works Department

Location: 5517 North 33rd Street
Petitioner: Bruce and Dixie Arneklev
Request No.: LU21-0046