



TO: Elizabeth Pauli, City Manager
FROM: Jeff H. Capell, Hearing Examiner *JHC*
Steve Victor, Deputy City Attorney, Office of the City Attorney *SV*
Shanta Frantz, Senior Planner, Planning and Development Services Department *SM for:*
COPY: City Council and City Clerk
SUBJECT: Ordinance Request No. 19-0897 – Rezone (LU18-0301) – September 17, 2019
DATE: August 23, 2019

SUMMARY:

A request for a site rezone to change the existing C-1 General Neighborhood Commercial District and T Transitional District zoning designations to R-4-L Low-Density Multiple-Family Dwelling District (the “Rezone”), to develop the Tacoma Behavioral (Healthcare) Hospital (the “Hospital”), an in- and outpatient psychiatric hospital on approximately 5.5 acres of land in the city of Tacoma.

COUNCIL SPONSORS:

N/A

STRATEGIC POLICY PRIORITY:

- 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:

Tacoma Life Properties, LLC (“TLP”) has requested a site rezone of approximately 5.5 acres of real property in the Central Neighborhood at South 19th Street and South Proctor Street to change the existing C-1 General Neighborhood Commercial District and T Transitional District zoning designations to R-4-L Low-Density Multiple-Family Dwelling District. The change is intended to facilitate development of the Tacoma Behavioral (Healthcare) Hospital, an in- and outpatient psychiatric hospital. The State Department of Health has issued a Certificate of Need for the proposed hospital at this location indicating a need for the proposed services. TLP also needs a conditional use permit and parking design standard variance for the Hospital development, and these were applied for together with the rezone request. Significant development conditions are part of the recommendation on the rezone, as are operational safety conditions for the Hospital once up and operating. The recommendation makes approval of the rezone specific to TLP’s proposed development and recommends reverting to C-1 and T Transitional in the event that TLP fails to develop the Hospital during the effective period of the Certificate of Need.

ISSUE:

Whether the City Council should approve the requested rezone to allow for the applicant’s proposed redevelopment of its property as a behavioral health hospital?

ALTERNATIVES:

The Council could (a) choose to follow the Hearing Examiner’s Recommendation to approve the requested rezone, (b) approve the rezone with conditions that differ from the Hearing Examiner’s Recommendation, or (c) the Council could deny the rezone request.

RECOMMENDATION:

The Hearing Examiner recommends that the rezone request be approved, subject to the conditions contained in the Hearing Examiner’s Findings of Fact, Conclusions, and Recommendation to the City Council.

ORIGINAL



FISCAL IMPACT:

N/A