



ORDINANCE NO. 28784

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2 AN ORDINANCE relating to zoning; changing the zoning classification of three
3 parcels of real property, totaling approximately 19,628 square feet,
4 located at 8638, 8640, and 8642 "A" Street, from an R-2 Single-Family
5 Dwelling District to an R-4-L Low-Density Multiple-Family Dwelling
6 District, for the construction of seven to 13 units of housing.

7 WHEREAS Applicant Trung Do's Goldsmith Services, Inc. ("Applicant")
8 requested the rezone of three parcels of real property located at 8638, 8640,
9 and 8642 "A" Street in Tacoma, totaling approximately 19,628 square feet, to
10 be reclassified from R-2 Single-Family Dwelling District to R-4-L Low-Density
11 Multiple-Family Dwelling District for the eventual construction of seven to 13
12 units of housing, and

14 WHEREAS a public hearing was held on September 16, 2021, which
15 allowed members of the community to attend and have their voices heard
16 and/or express support for the proposed rezone, and two members of the
17 public voiced concerns related to the proposed rezone, specifically addressing
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1 traffic, crime, loss of open space, and a possible decline in property values;
2 the Hearing Examiner elected to keep the record open until close of business
3 on September 17, 2021, to allow for additional written comments to be
4 received and entered into the record, however, no additional comments were
5 received after the hearing, and
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7 WHEREAS the rezone appears to meet applicable criteria and
8 standards for rezones in the Tacoma Municipal Code, and advances multiple
9 Comprehensive Plan goals and policies, as set forth in the Hearing Examiner's
10 Report and Recommendation, and in the hearing record; Now, Therefore,
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12 BE IT ORDAINED BY THE CITY OF TACOMA:
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14 Section 1. That the City Council hereby adopts the Hearing Examiner's
15 Findings, Conclusions, and Recommendations contained in the Hearing
16 Examiner's Report dated September 29, 2021, bearing File No. HEX2021-019
17 (LU21-0109), which Report is on file in the office of the City Clerk.
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1 Section 2. That the three parcels of real property, totaling
2 approximately 19,628 square feet, located at 8638, 8640, and 8642 "A"
3 Street, shall be hereafter included in the R-4-L Low-Density Multiple-Family
4 Dwelling District, to allow for the construction of seven to 13 units of housing:
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6 PARCEL NO. 0320336044 (8638 "A" Street):

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8 Lot 3 of City of Tacoma Short Plat No. MPD2007-40000089724,
9 recorded under recording number 200902025001, records of Pierce
10 County Auditor.

11 Within the Southeast Quarter of the Northwest Quarter of Section
12 33, Township 20 North, Range 03 East, W.M., situate in the City of
13 Tacoma, County of Pierce, State of Washington.

14 PARCEL NO. 0320336043 (8640 "A" Street):

15 Lot 2 of City of Tacoma Short Plat No. MPD2007-40000089724,
16 recorded under recording number 200902025001, records of Pierce
17 County Auditor.

18 Within the Southeast Quarter of the Northwest Quarter of Section
19 33, Township 20 North, Range 03 East, W.M., situate in the City of
20 Tacoma, County of Pierce, State of Washington.



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PARCEL NO. 0320336042 (8642 "A" Street):

Lot 1 of City of Tacoma Short Plat No. MPD2007-40000089724,
recorded under recording number 200902025001, records of Pierce
County Auditor.

Within the Southeast Quarter of the Northwest Quarter of Section
33, Township 20 North, Range 03 East, W.M., situate in the City of
Tacoma, County of Pierce, State of Washington.



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Section 3. That the above-described property shall hereafter no longer be governed by Tacoma Municipal Code 13.06.020.C.3, R-2 Single-Family Dwelling District.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Property description approved:

Chief Surveyor
Public Works Department

Location: 8638, 8640, and 8642 "A" Street, Tacoma, Washington.
Petitioner: Trung Do's Goldsmith Services, Inc.
Request No.: LU21-0109