



ORDINANCE NO. 28901

1 AN ORDINANCE relating to land use and zoning; amending the Comprehensive
2 Plan Future Land Use Map for the Mor Furniture site, located at 1824 South
3 49th Street, to change from a Low-Scale Residential land use designation to
4 a General Commercial land use designation, and amending the Parks and
5 Recreation Facilities Map to remove the subject site, as part of the 2023
6 Amendment to the Comprehensive Plan and Land Use Regulatory Code.

7 WHEREAS the 2023 Annual Amendment to the One Tacoma
8 Comprehensive Plan and Land Use Regulatory Code (“2023 Amendment”)
9 includes the following six applications: (1) an amendment to the Future Land Use
10 Map in the One Tacoma Comprehensive Plan (“Comprehensive Plan”) for the Mor
11 Furniture site, (2) an amendment to the Land Use Regulatory Code (“Regulatory
12 Code”) pertaining to electric fences, (3) an amendment to the Regulatory Code
13 pertaining to shipping containers, (4) an amendment to the Regulatory Code
14 pertaining to delivery-only retail businesses, (5) an amendment to the Regulatory
15 Code pertaining to commercial zoning, and (6) minor amendments to the
16 Comprehensive Plan and Regulatory Code, and

17 WHEREAS this ordinance pertains to the land use designation change for
18 the Mor Furniture site, and was initiated by an application proposed by Wesco
19 Management, LLC (“Wesco”), which seeks to change the land use designation for
20 the 1.24 acre site located at 1824 South 49th Street from Low-Scale Residential to
21 General Commercial, which would allow Wesco to request a future site rezone and
22 apply for permits for commercial development of the site, in conjunction with four
23 parcels to the north that are zoned C-2 General Commercial, and
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WHEREAS the Planning Commission (“Commission”) completed its review of the 2023 Amendment through an extensive and inclusive public engagement process, including a public hearing on April 5, 2023, and the Commission forwarded to the City Council, and filed with the City Clerk’s Office, the Commission’s Findings of Fact and Recommendations Report for the 2023 Amendment along with a letter of recommendations, both dated May 17, 2023, and

WHEREAS the report documents the public review and community engagement process and the Commission’s deliberations and decision-making concerning the six applications, and

WHEREAS the subject site is currently designated Low-Scale Residential with an R-2 Single-Family Dwelling District, which would allow for future development of new residences on site, and

WHEREAS the subject site is adjacent to Interstate 5 and both the Planning Commission Findings and Recommendations Report and public testimony have highlighted the probable air quality impacts resulting from this close proximity to Interstate 5 on future residents on this subject site, and

WHEREAS the current land use designation and zoning district supports land uses which are incompatible with site location and conditions, and

WHEREAS the subject site is designated as an educational facility as part of the City of Tacoma park and recreation system as described in the Park and Recreation Element of the One Tacoma Comprehensive Plan, and



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WHEREAS the subject site was previously owned by the Tacoma School District and was surplused and sold to Wesco Management, LLC, removing the site from public ownership, and

WHEREAS pursuant to TMC 13.02.070.I.1, the City Council shall hold a public hearing before enacting any proposed amendments to the Comprehensive Plan and the TMC, and the City Council has fulfilled said requirement by conducting a public hearing on June 27, 2023, concerning all six applications for the 2023 Amendment; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That the One Tacoma Comprehensive Plan is hereby amended to change the Future Land Use Map for the Mor Furniture site, located at 1824 South 49th Street, from a Low-Scale Residential land use designation to a General Commercial land use designation, and further amending the Parks and Recreation Facilities Map to remove the subject site.



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Section 2. That the City Clerk, in consultation with the City Attorney, is authorized to make necessary corrections to this ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

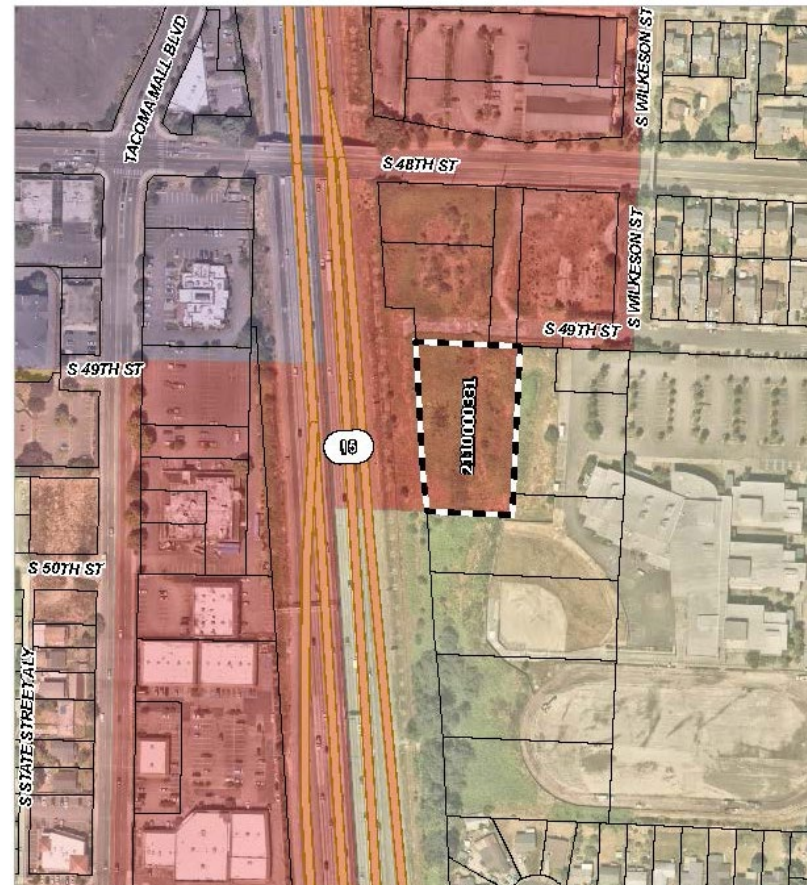
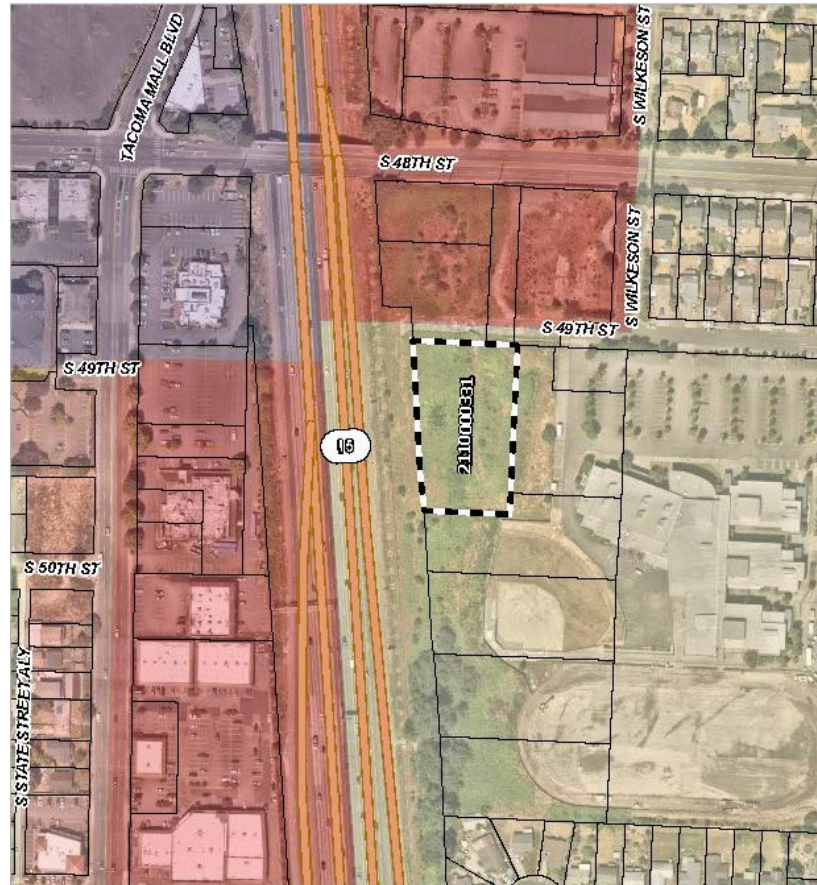
Deputy City Attorney

2023 Comprehensive Plan and Land Use Code Amendments Future Land Use Implementation (FLUM)

EXHIBIT "A": Mor Furniture Land Use Designation Change

CURRENT LAND USE DESIGNATION: LOW-SCALE RESIDENTIAL

PROPOSED LAND USE DESIGNATION: GENERAL COMMERCIAL



Low-Scale Residential Designation Description:

Low-scale residential designations provide a range of housing choices built at the general scale and height of detached houses and up to three stories (above grade) in height... Low-scale residential designations are generally located in quieter settings of complete neighborhoods that are a short to moderate walking distance from parks, schools, shopping, transit and other neighborhood amenities... Qualities associated with low-scale residential areas include: Diverse housing types and prices, lower noise levels, limited vehicular traffic, moderate setbacks, private and shared open space and yards, street trees, green features, and complete streets with alleys.

General Commercial Designation Description:

This designation encompasses areas for medium to high intensity commercial uses which serves a large community base with a broad range of larger scale uses. These areas also allow for a wide variety of residential development, community facilities, institutional uses, and some limited production and storage uses. These areas are generally located along major transportation corridors, often with reasonably direct access to a highway. This designation is characterized by larger-scale buildings, longer operating hours, and moderate to high traffic generation.

APPLICANT:

Wesco Management LLC. (parent company of Mor Furniture)

SITE LOCATION:

1824 South 49th Street, Tacoma WA

AMENDMENT TYPE:

Comprehensive Plan Future Land Use Map Amendment

WHY IS THIS CHANGE PROPOSED?

The applicant, Wesco Management LLC., submitted an amendment application seeking a land use designation change at the subject parcel located at 1824 South 49th Street. The 1.24-acre subject parcel currently has a Low-scale Residential land use designation. The applicant is requesting a land use designation change for the subject parcel to General Commercial.

If this amendment application is approved by the City Council, the subject parcel land use designation would be amended in the Comprehensive Plan Future Land Use Map (FLUM) from Low-scale Residential designation to a General Commercial designation. If granted, the land use designation change to General Commercial would enable the applicant to apply for a rezone to PDB Planned Development Business District or C-2 General Community Commercial District.

To learn more: visit www.cityoftacoma.org/2023amendment or email at planning@cityoftacoma.org.

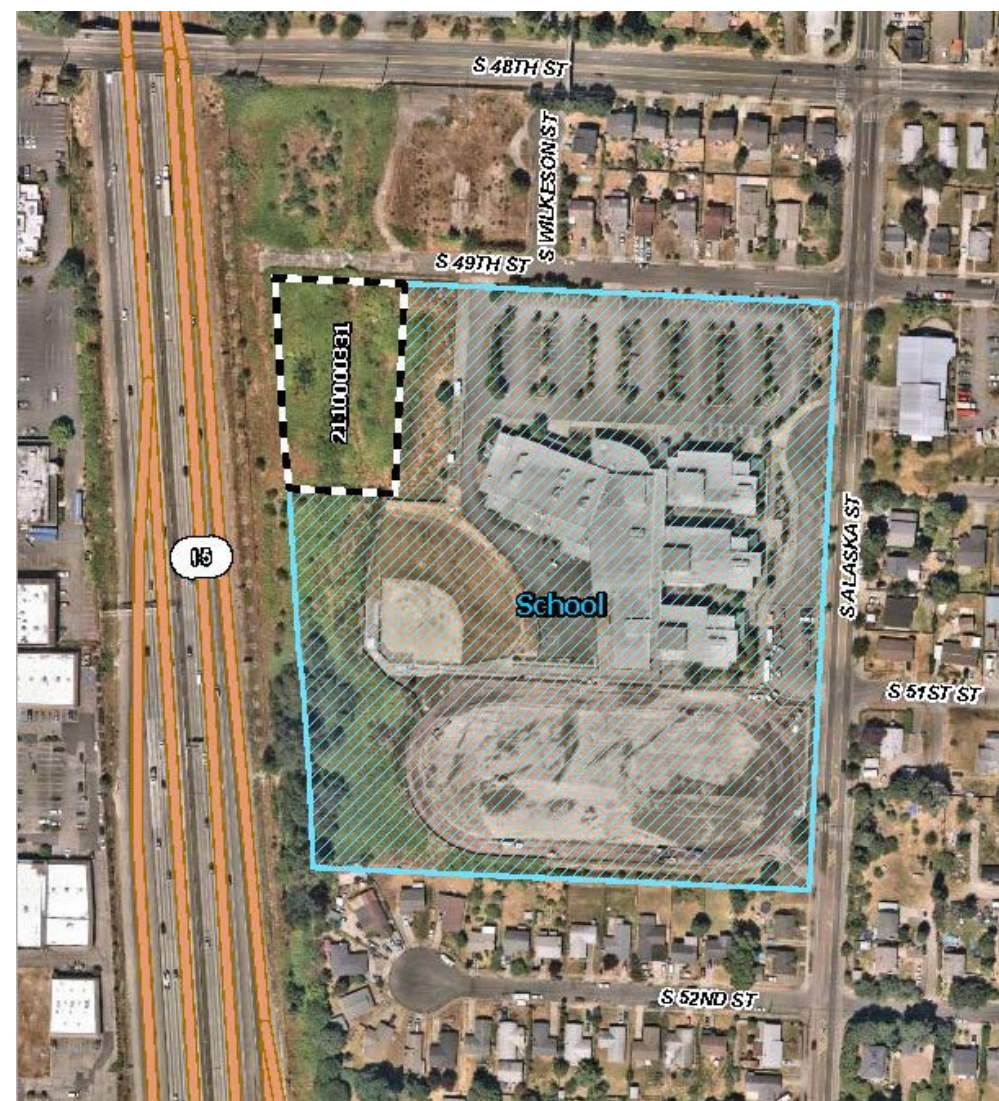
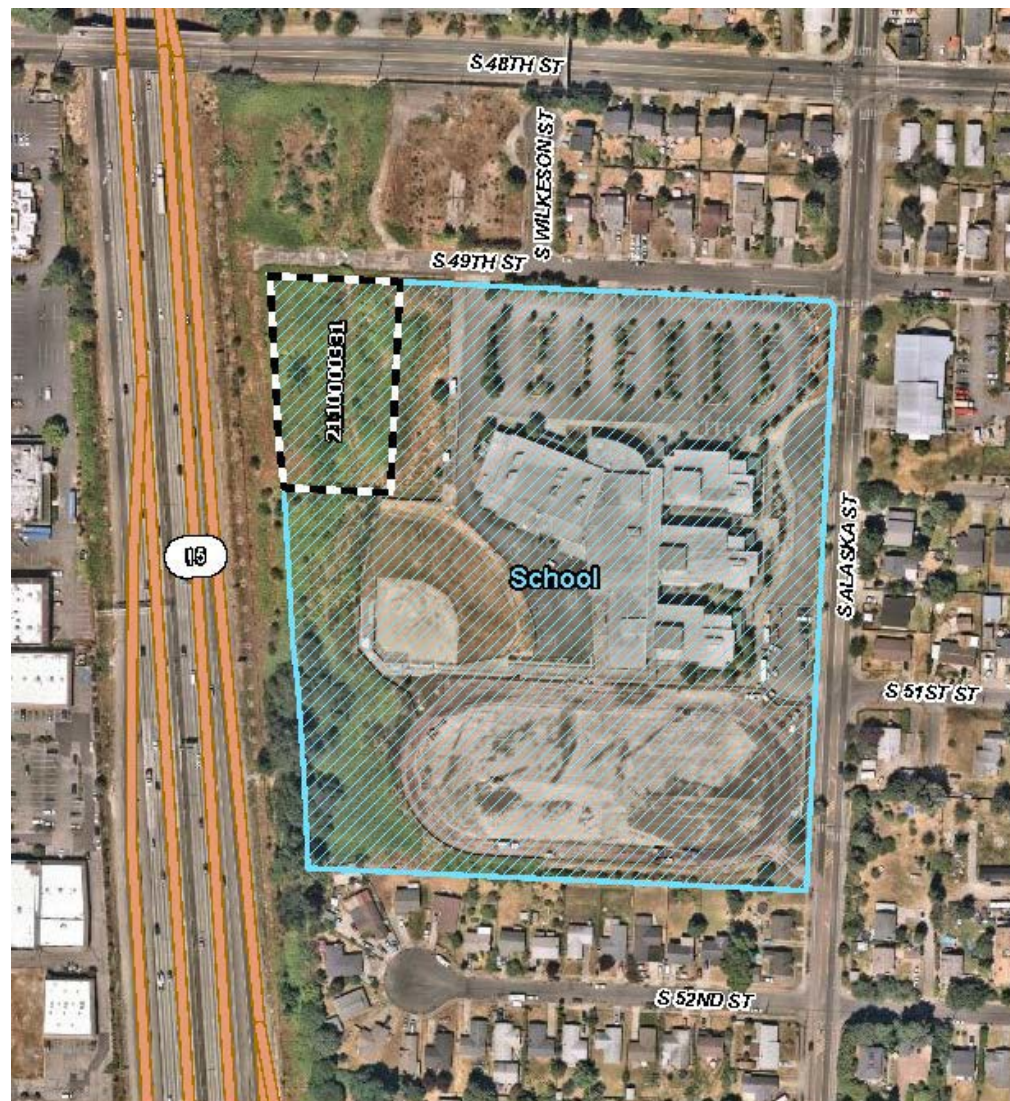
2023 Comprehensive Plan and Land Use Code Amendments Amendment to Parks + Recreation Facilities Map

EXHIBIT "B": Mor Furniture Land Use Designation Change

CURRENT: "SCHOOL" DESIGNATION ON
PARKS + RECREATION FACILITIES MAP

PROPOSED: REMOVE "SCHOOL"
DESIGNATION ON PARKS + RECREATION
FACILITIES MAP

PROPOSED DESIGNATION CHANGE
ON PARKS + RECREATION FACILITIES
MAP



SUBJECT SITE: 1824 South 49th Street, Tacoma, WA

ACTION REQUESTED: Remove subject site from "Schools" designation on Parks + Recreation Facilities Map (Figure 36) in Element 8: Parks + Recreation of the *One Tacoma Comprehensive Plan*.

WHY IS THIS CHANGE PROPOSED?

The 1.24-acre subject parcel located at 1824 South 49th Street was formerly a surplus parcel owned by Tacoma Public Schools. Public schools within the City of Tacoma are designated as parks and recreation facilities in the Parks and Recreation Element of the *One Tacoma Comprehensive Plan*. The subject parcel assumed private ownership in 2018 when Tacoma Public Schools sold the parcel to Wesco Management LLC.

Due to the change from public to private ownership, and Wesco Management's amendment request to change the subject parcel's land use designation from Low-scale Residential to General Commercial, it is requested that the subject parcel be removed from the "School" facilities designation from the Parks + Recreation Facilities Map.

To learn more: visit www.cityoftacoma.org/2023amendment or email at planning@cityoftacoma.org.