



ORDINANCE NO. 28406

1
2
3 AN ORDINANCE relating to zoning, in which the applicant is seeking a
4 rezone of approximately 1.5 acres of undeveloped property, located at
5 the southeast corner of the intersection of Norpoint Way NE and
6 29th Street NE, from an R-2 Single-Family Residential District to a
C-1 General Neighborhood Commercial District, to allow for construction
of 47 apartment units and associated parking for 60 vehicles.

7 WHEREAS LPI Holdings, LLC is seeking the rezone of a 1.5 acre
8 parcel of undeveloped property, located at the southeast corner of the
9 intersection of Norpoint Way NE and 29th Street NE, to allow for construction
10 of 47 apartment units and associated parking for 60 vehicles, and
11

12 WHEREAS the site is located between Norpoint Way NE and existing
13 townhomes and residences on lots to the east and south, with an apartment
14 building and day care center across Norpoint Way NE from the site, and a
15 gas station, mini-mart, and car wash situated diagonally across the
16 intersection from the property, and
17

18 WHEREAS the surrounding area includes a mix of zoning designations
19 that are the result of a number of rezones over the years, and



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

WHEREAS, in 2015, Comprehensive Plan amendments designated the property on all four corners of the intersection as “Neighborhood Commercial,” and this proposed rezone would implement the new Comprehensive Plan designation for the subject property, and

WHEREAS the initial project design contains a 47-unit apartment complex with a mix of studio, one-, two-, and three-bedroom units, and construction would comply with the City’s design guidelines governing building layout, landscaping, parking, pedestrian access, and signage, and

WHEREAS the applicant will participate in the City’s affordable housing program through compliance with the Affordable Housing Incentives and Bonuses provisions of Tacoma Municipal Code 1.39, and

WHEREAS the Traffic Impact Analysis concluded that the additional traffic impacts generated by the project would be offset by a traffic signal modification at the intersection, consisting of a flashing yellow arrow and sign governing turns from 29th Street NE to Norpoint Way NE, and further demonstrated that the signal modification would result in a net improvement in the backup on 29th Street NE, even with additional traffic from the proposed project, and

WHEREAS the project would be accessed off of 61st Avenue NE, which would be upgraded to include a sidewalk and storm water facilities, and



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

WHEREAS the complex would serve as a transitional buffer between the busy arterials at this location and nearby residences, and

WHEREAS the Hearing Examiner concluded that the project would be a benefit to the public and that the rezone would bring the property into compliance with the Comprehensive Plan, and is recommending approval of the rezone with conditions as set forth in the Hearing Examiner's Recommendation; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That the City Council hereby adopts the Hearing Examiner's Findings, Conclusions, and Recommendations contained in the Hearing Examiner's Report dated November 10, 2016, bearing File No. LU16-0194, which Report is on file in the office of the City Clerk.

Section 2. That the request to rezone the following portion of the property located at the southeast corner of the intersection of Norpoint Way NE and 29th Street NE, to allow for construction of 47 apartment units and associated parking for 60 vehicles, subject to conditions contained in the Hearing Examiner's Recommendation, is hereby approved:

That portion of the Southeast quarter of the Northwest quarter of Section 25, Township 21 North, Range 03 East, W.M., more particularly described as follows:

Commencing at the Southeast corner of the Northwest quarter of said Section 25;



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

Thence North 01°31'26" East along the East line of the Northwest quarter of said Section 25, 984.56 feet to its intersection with the center line of 28th Street North East and the Point of Beginning;

Thence North 89°38'46" West along center line of 28th Street North East, 279.86 feet to its intersection with the center line of Norpoint Way North East;

Thence North 02°47'39" East along the center line of Norpoint Way North East, 349.80 feet to its intersection with the center line of 29th Street North East;

Thence South 89°56'58" East along the center line of 29th Street North East, 272.13 feet to the East line of aforementioned Section 25;

Thence South 01°31'26" West along said East line, 351.00 feet to the Point of Beginning.

Passed _____

Mayor

Attest: _____

City Clerk

Approved as to form: _____

Property description approved: _____

Deputy City Attorney

Chief Surveyor
Public Works Department

Location: Southeast corner of intersection of Norpoint Way NE and 29th Street NE
Petitioner: LPI Holdings, LLC
Request No.: LU16-0194