



ORDINANCE NO. 28841

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2 AN ORDINANCE relating to zoning; changing the zoning classification of an
3 approximately seven-acre parcel, located at 4901 South 25th Street,
4 from an R2-STGPD, to a C2-STGPD, to allow for the development of
5 133 senior affordable housing units.

6 WHEREAS Applicant DPS, LLC ("Applicant") requested the rezone of
7 an approximately seven-acre parcel of real property located at 4901 South
8 25th Street in Tacoma, from an R2-STGPD Single-Family South Tacoma
9 Groundwater Protection District, to a C2-STGPD General Community
10 Commercial South Tacoma Groundwater Protection District, to allow for the
11 development of 133 senior affordable housing units, and
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13 WHEREAS a public hearing was held on September 29, 2022, which
14 allowed members of the community to voice concerns and/or express support
15 for the proposed rezone, no members of the public elected to be at the
16 hearing; one member of the public submitted written comments prior to the
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1 hearing voicing concern with the rezone’s impact to vegetation and wildlife,
2 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, promotes multiple Comprehensive Plan goals and policies, as set forth
6 in the Hearing Examiner’s Report and Recommendations, and
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9 WHEREAS the addition of 133 units of affordable senior housing in
10 Tacoma is potentially hugely impactful for the housing market and particularly
11 the senior community, as set forth in the Hearing Examiner’s Report and
12 Recommendation, and in the hearing record; Now, Therefore,

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14 BE IT ORDAINED BY THE CITY OF TACOMA:

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16 Section 1. That the City Council hereby adopts the Hearing Examiner’s
17 Findings, Conclusions, and Recommendations contained in the Hearing
18 Examiner’s Report dated October 24, 2022, bearing File No. HEX2022-012
19 (LU22-0155), which Report is substantially on file in the office of the City Clerk.
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21 Section 2. That the approximately seven-acre parcel of real property,
22 located at 4901 South 25th Street, shall be hereafter included in the
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1 C2-STGPD General Community Commercial South Tacoma Groundwater
2 Protection District, to allow for the development of 133 senior affordable
3 housing units.
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5 PARCEL NO. 0220126002

6 Section 12 Township 20 Range 02 Quarter 23 L 2 OF S P 2022-06-
7 16-5004 EASE OF RECORD OUT OF 02-20-12-2-017 & 2-018 SEG
8 2023-0026 6/27/2022 BB, records of Pierce County Auditor
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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, R2-STGPD, Single-Family District.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Property description approved:

Chief Surveyor
Public Works Department

Location: 4901 South 25th Street Tacoma, Washington.
Petitioner: DPS LLC
Request No.: LU22-0155