



## ORDINANCE NO. 28525

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3 AN ORDINANCE relating to zoning, in which the applicant is seeking a  
4 rezone of approximately 2.12 acres of property located at 205 East  
5 96th Street in Tacoma, from an "R-2" Single-Family Dwelling District  
6 to an "R-4-L" Low-Density Multiple-Family Dwelling District, to allow  
7 for the development of a 50-unit senior retirement apartment facility  
8 with included affordable housing units.

9 WHEREAS All Saints Episcopal Church ("Applicant") is seeking the  
10 rezone of approximately 2.12 acres of property located at 205 East 96th  
11 Street in Tacoma ("Property"), to allow for the development of a 50-unit  
12 senior retirement apartment facility with included affordable housing units,  
13 to be incorporated into the Applicant's overall use of its Property, and

14 WHEREAS the existing church would remain on the site, and some  
15 existing parking is proposed for relocation to the north side of the Property,  
16 closer to neighboring residential property, under an accompanying request  
17 for a Major Modification to the Applicant's existing Conditional Use Permit,  
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WHEREAS the Applicant’s proposed redevelopment will require a building permit, site development permit, and work order permits, and

WHEREAS environmental review under the State Environmental Policy Act (“SEPA”) was required, based upon the proposed development, including more than 20 new residential units and a parking lot of over 40 stalls, and

WHEREAS the Hearing Examiner 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 July 25, 2018, bearing File No. LU18-0079, which Report is on file in the office of the City Clerk.

Section 2. That the request to rezone the following property, located at 205 East 96th Street, from an “R-2” Single-Family Dwelling District to an “R-4-L” Low-Density Multiple-Family Dwelling District, to allow for the development of a 50-unit senior retirement apartment facility with included affordable housing units to be incorporated into Applicant’s overall use of its



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Property, subject to conditions contained in the Hearing Examiner's Recommendation, is hereby approved:

Parcel No. 0320334031

A portion of Government Lot 2 within the Southwest Quarter of the Southeast Quarter of Section 33, Township 20 North, Range 3 East, W.M., more particularly described as follows:

Beginning at the center of the South line of Government Lot 2, thence North 16 rods; thence East 10 rods; thence South 16 rods; thence West 10 rods to the Point of Beginning;

Less the West 30 feet and less the South 20 feet for road;

And Except South 15 feet per Warranty Deed recorded under Auditor File Number 2092160, records of Pierce County, Washington.

Parcel No. 0320334183

A portion of Government Lot 2 within the Southwest Quarter of the Southeast Quarter of Section 33, Township 20 North, Range 3 East, W.M., more particularly described as follows:

Beginning at the South line of said Government Lot 2 at a point 305 feet West of the Southeast corner thereof; thence West 171.318 feet; thence North 264 feet; thence West 165 feet; thence North 66.627 feet; thence East 336.318 feet; thence South 330.531 feet to the Point of Beginning;



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Less the West 30 feet and less the South 20 feet for road;

And Except South 15 feet per Warranty Deed recorded under Auditor File Number 2092160, records of Pierce County, Washington.

Passed \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:  
  
\_\_\_\_\_  
City Clerk

Approved as to form:  
  
\_\_\_\_\_  
Deputy City Attorney

Property description approved:  
  
\_\_\_\_\_  
Chief Surveyor  
Public Works Department

Location: 205 East 96th Street  
Petitioner: All Saint Episcopal Church  
Request No.: LU18-0079