



## ORDINANCE NO. 28248

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3 AN ORDINANCE relating to zoning; changing the zoning classification of a  
4 5.38 acre parcel from an "R-2" Single-Family Dwelling District to an "R-  
5 4-L" Low-Density Multiple-Family Dwelling District to allow for the  
6 construction of a 121-unit apartment complex; and amending Chapter  
7 13.06 of the Tacoma Municipal Code by deleting certain described  
8 property from Section 13.06.100.B.2, and by adding a new section to  
9 be known as Section 13.06.100.B.6 (189).

BE IT ORDAINED BY THE CITY OF TACOMA:

10 Section 1. That the City Council hereby adopts the Hearing  
11 Examiner's Findings, Conclusions, and Recommendations contained in the  
12 Hearing Examiner's Report dated August 18, 2014, bearing File  
13 No. REZ2014-40000223041, which Report is on file in the office of the City  
14 Clerk.  
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16 Section 2. That Chapter 13.06 of the Tacoma Municipal Code is  
17 hereby amended by a new Section 13.06.100.B.6 (189), to read as follows:  
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13.06.100.B.6 (189) ADDED TO "R-4-L" LOW-DENSITY MULTIPLE-FAMILY DWELLING DISTRICT. The following property shall be included in

the "R-4-L" Low-Density Multiple-Family Dwelling District:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 02, TOWNSHIP 20 NORTH, RANGE 02 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MONUMENTED INTERSECTION OF THE EAST LINE OF SAID SUBDIVISION AND THE CENTER LINE OF SOUTH 14th STREET;

THENCE NORTH 89°22'32"WEST ALONG THE CENTER LINE OF SOUTH 14th STREET, A DISTANCE OF 707.1 FEET MORE OR LESS, TO THE CENTER LINE OF SOUTH BALTIMORE STREET;

THENCE SOUTH 00°37'10"WEST ALONG THE CENTER LINE OF SOUTH BALTIMORE STREET, A DISTANCE OF 304.4 FEET MORE OR LESS, TO THE EASTERLY RIGHT OF WAY MARGIN OF SR-16;

THENCE SOUTH 32°56'14"EAST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 72.4 FEET MORE OR LESS TO THE CENTER LINE OF SOUTH 15<sup>TH</sup> STREET;

THENCE SOUTH 89°22'48"EAST ALONG THE CENTER LINE OF SOUTH 15th STREET, A DISTANCE OF 657.3 FEET MORE OR LESS TO THE EAST LINE OF SAID SECTION 02;

THENCE NORTH 01°59'57"EAST ALONG SAID EAST LINE, A DISTANCE OF 366.16 FEET TO THE POINT OF BEGINNING

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON



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PARCEL NO. 4475000390; PARCEL NO. 4475000380:  
AND PARCEL NO. 4475000733):

Section 3. That the above-described property is hereby deleted from  
Tacoma Municipal Code 13.06.100.B.2, "R-2" Single-Family Dwelling  
District.

Section 4. That prior to final approval of this reclassification, the  
applicant shall have executed and recorded with the County Auditor a  
Concomitant Zoning Agreement ("CZA") incorporating the conditions of  
approval hereby imposed.

Passed \_\_\_\_\_

\_\_\_\_\_  
Mayor

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

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

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

Location: 1502 South Orchard Street  
Petitioner: John Wise  
Request No.: REZ2014-40000223041