



TO: Elizabeth Pauli, City Manager
FROM: Jeff H. Capell, Hearing Examiner *AK*
 John Harrington, Jr., Principal Planner, Planning and Development Services Department *AKS for City*
COPY: City Council and City Clerk
SUBJECT: Ordinance Request No. 18-0883 – Rezone (LU18-0079) – August 14, 2018
DATE: July 30, 2018

SUMMARY:

A request from All Saints Episcopal Church (“ASEC”) to reclassify an approximately 2.12 acre church site from “R-2” Single-Family Dwelling District to “R-4-L” Low-Density Multiple-Family Dwelling District to enable the development of a 50-unit senior retirement apartment facility with included affordable housing units to be incorporated into ASEC’s overall use of its property.

COUNCIL SPONSORS:

N/A

STRATEGIC POLICY PRIORITY:

- Strengthen and support a safe city with healthy residents.
- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Assure outstanding stewardship of the natural and built environment.

BACKGROUND:

ASEC has applied for a rezone of its real property located at 205 East 96th Street in Tacoma to accommodate for redevelopment of the site to add a 50-unit senior retirement apartment facility with affordable housing units. The rezone application requests to change the existing “R-2” Single-Family Dwelling District classification to “R-4-L” Low-Density Multiple-Family Dwelling District. The existing church would remain on the site. Some existing parking is proposed for relocation to the north side of the Subject Property under an accompanying request for a Major Modification to ASEC’s existing Conditional Use Permit. Environmental review under the State Environmental Policy Act (“SEPA”) was required based upon the proposed development including more than twenty (20) new residential units and a parking lot of over forty (40) stalls.

ISSUE:

Whether the City Council should approve the requested rezone to allow for ASEC’s proposed redevelopment of its property?

ALTERNATIVES:

The Council could (a) choose to follow the Hearing Examiner’s Recommendation to approve the requested rezone, (b) approve the rezone with conditions that differ from the Hearing Examiner’s Recommendation, or (c) the Council could deny the rezone request. The proposed rezone is recommended for approval, expressly conditioned, in part, on ASEC’s intended use, because this use relates directly to City Council and Comprehensive Plan goals relevant to the provision of affordable housing.

RECOMMENDATION:

The Hearing Examiner recommends that this rezone be approved, subject to the conditions contained in the Hearing Examiner’s Findings of Fact, Conclusions of Law, and Recommendation to the City Council.

FISCAL IMPACT:

N/A

