



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Jeff H. Capell, Hearing Examiner *JHC*  
Lisa Spadoni, Principal Planner, Planning and Development Services Department *LS*  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance Request No. 17-0583 - Rezone – June 27, 2017  
**DATE:** June 6, 2017

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**SUMMARY:**

A rezone of two adjacent parcels of property (No. 0220131009 and No. 0220131120) from R-2SRD Residential Special Review District and R-3 Two-Family Dwelling District to R-4-L Low-Density Multiple-Family Dwelling District to allow development of a multifamily apartment complex containing approximately 46 units and 72 associated parking stalls.

**COUNCIL SPONSORS:**

N/A

**STRATEGIC POLICY PRIORITY:**

The proposed action would be aligned with the following strategic policy priorities:

- Strengthen and support a safe city with healthy residents.
- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.

**BACKGROUND:**

The rezone being requested will allow development of an apartment complex with approximately 46 units. The site is located on South Tyler Street near its intersection with South 40<sup>th</sup> Street. The project location includes two adjacent parcels. The northerly parcel is developed with a single-family residence. The southerly parcel is undeveloped and is vegetated with a mix of Himalayan blackberry, trees, and shrubs. The area surrounding the site contains a range of residential, commercial and industrial zoning, and a variety of residential and commercial/office development.

The northern parcel is designated Multi-Family (low density) in the Comprehensive Plan. The southern parcel is designated Parks and Open Space; however, the City removed the property from the Open Space Inventory in 2014. The City sold the property to the current owner in 2016 with the expectation that it would be developed. The proposed rezone would more closely implement the Comprehensive Plan designation for this property than the current zoning.

The project's impacts on traffic were evaluated and the City's Traffic Engineering Section suggested a rezone condition requiring the owner to install pedestrian activated beacons at the South 40<sup>th</sup> Street and South Tyler Street crosswalk. With the installation of the beacons, traffic impacts from the project would be consistent with public health and safety.

The proposed rezone would be consistent with the District Establishment Statement for the R-4-L zone which focuses on low-density multiple-family housing. The project would include a component of either affordable housing or payment of an in-lieu fee in compliance with Tacoma Municipal Code (TMC) 13.9 and 13.06.650.H. The proposed apartment complex will provide housing options for citizens while utilizing development standards that will assure the project is consistent with the public interest. With the conditions being proposed for the rezone, the action would meet the criteria for rezone approval contained in Tacoma Municipal Code 13.06.650.B.



One neighbor testified at the hearing expressing some concerns about access points to the complex and impacts on surrounding single-family properties. A project representative was able to share helpful information about details of the design that addressed many of the concerns raised. The project proponent indicated further communication with neighbors would be undertaken as the design progresses.

The Hearing Examiner issued a recommendation to approve the rezone request with conditions.

**ISSUE:**

Whether the City Council should approve the requested rezone from R-2SRD Residential Special Review District and R-3 Two-Family Dwelling District to R-4-L Low-Density Multiple-Family Dwelling District?

**ALTERNATIVES:**

The Council could choose to uphold the Hearing Examiner's Recommendation to approve the requested rezone or the Council could deny the rezone request. The proposed rezone would more closely implement the Comprehensive Plan designations for this location than the existing zoning.

**RECOMMENDATION:**

The Hearing Examiner recommends that this rezone be approved, subject to the conditions contained in Conclusions of Law 10 of the Hearing Examiner's Findings of Fact, Conclusions of Law, and Recommendation to the City Council.

**FISCAL IMPACT:**

N/A