



ORDINANCE NO. 28523

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2 AN ORDINANCE relating to zoning; requesting the modification of a previous
3 rezone of property approved in 1999, which classified property located
4 at 3001 South Mullen Street from an R-2 One-Family Dwelling District
5 and an R-5 Multiple-Family Dwelling District to a C-2 Commercial
6 District, in order to clarify restrictions and allow for the development of
7 a self-storage facility consistent with the existing C-2 designation.

8 WHEREAS Ordinance No. 26441, passed August 24, 1999, approved
9 the rezone of approximately 3.88 acres of real property from an R-2
10 One-Family Dwelling District and R-5 Multiple Family Dwelling District to a
11 C-2 Commercial District to allow for the development of a 117,065 square-foot
12 retail hardware and garden supply store (Home Depot), and

13 WHEREAS included within that original 3.88 acre rezone was a
14 1.01 acre parcel of property located at 3001 South Mullen Street ("Subject
15 Property"), and
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WHEREAS the 1999 rezone did not include discussion of development on the Subject Property, other than as parking and access, and appeared to require formal modification in order to develop anything different from the development site plan that was submitted as part of the approval reclassifying the Subject Property and surrounding real property to a C-2 designation, in facilitation of the Home Depot development, and

WHEREAS Touchstone Mullen Street I, LLC is requesting a modification of the previous rezone for the Subject Property, approved on August 24, 1999, pursuant to Ordinance No. 26441, in order to clarify restrictions and allow development of a self-storage facility consistent with the existing C-2 designation, and

WHEREAS the recorded Concomitant Zoning Agreement for the previous rezone (REZ98-00007) and the full decision and conditions contained therein, except where expressly modified by this current proposal, remain in place, and

WHEREAS the Hearing Examiner is recommending that the proposed rezone and its accompanying modification request be approved,



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subject to the conditions contained in the Recommended Conditions of Approval and Usual conditions sections of the Hearing Examiner's Report and Recommendation to the City Council; 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 June 29, 2018, bearing File No. LU18-0096, which Report is on file in the office of the City Clerk.

Section 2. That the request of Touchstone Mullen Street I, LLC, to modify the previous rezone of Tax Parcel No. 6135000267, approved on August 24, 1999, pursuant to Ordinance No. 26441, to clarify restrictions and allow for development of a self-storage facility consistent with the



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existing C-2 designation, subject to the conditions contained in the Hearing Examiner's Recommendation, is hereby approved.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Property description approved:

Deputy City Attorney

Chief Surveyor
Public Works Department

Location: 3001 South Mullen Street
Petitioner: Touchstone Mullen Street I LLC
Request No.: LU18-0096



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EXHIBIT "A"

LEGAL DESCRIPTION

Tax Parcel 6135000267

That portion of the Northwest Quarter of the Southwest Quarter of Section 12, Township 20 North, Range 02 East of the Willamette Meridian, more particularly described as follows:

Lots 2 and 3, City of Tacoma Short Plat recorded under Recording Number 200211275003, records of the Pierce County Auditor;

Situate in the City of Tacoma, County of Pierce, State of Washington.