



ORDINANCE NO. 28240

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3 AN ORDINANCE relating to zoning; changing the zoning classification of
4 certain property from an R-2 One-Family Dwelling District to a
5 C-2 General Community Commercial District, and provide for a
6 modification to the existing C-2 zone on the remainder of the site;
7 and amending Chapter 13.06 of the Tacoma Municipal Code by
8 deleting certain described property from Section 13.06.100.B.2,
9 and by adding a new section to be known as Section
10 13.06.200.B.3 (250).

11 BE IT ORDAINED BY THE CITY OF TACOMA:

12 Section 1. That the City Council hereby adopts the Hearing
13 Examiner's Findings, Conclusions, and Recommendations contained in
14 the Hearing Examiner's Report dated July 23, 2014, bearing File
15 No. REZ2014-40000221955, which Report is on file in the office of the
16 City Clerk.

17 Section 2. That Chapter 13.06 of the Tacoma Municipal Code is hereby
18 amended by a new Section 13.06.200.B.3 (250), to read as follows:
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13.06.200.B.3 (250) ADDED TO C-2 GENERAL COMMUNITY

COMMERCIAL DISTRICT. The following property shall be included in the
C-2 General Community Commercial District:

Those portions of the Northwest quarter of the Northwest quarter of Section 20, Township 20 North, Range 03 East, W.M. more particularly described as follows:

PARCEL A:

Lots 1 through 7, inclusive, Block 21, ACME ADDITION TO TACOMA, WASHINGTON, according to the Plat thereof as recorded in Volume 8 of Plats at Page 110, records of Pierce County Auditor;

TOGETHER with the North half of vacated alley adjoining, as vacated by City of Tacoma Ordinance No. 15769, recorded January 14, 1957, under recording number 1776938;

ALSO TOGETHER WITH that portion of vacated SR-5 adjoining, as vacated by City of Tacoma Ordinance No. 24371, recorded June 4, 1990, under recording number 9006040112;

EXCEPT those portions appropriated by the State of Washington for Primary State Highway No.1 in Pierce County Superior Court Cause No. 134580, recorded March 10, 1961, under recording number 1917456;

ALSO EXCEPT the North 5 feet thereof for South 48th Street conveyed to the City of Tacoma by deed recorded February 17, 1971, under recording number 2379306;



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PARCEL B:

Lots 1 through 7, inclusive, Block 22, ACME ADDITION TO TACOMA, WASHINGTON, according to the Plat thereof as recorded in Volume 8 of Plats at Page 110, records of Pierce County Auditor;

TOGETHER WITH the South half of vacated alley adjoining, as vacated by City of Tacoma Ordinance No. 15769, recorded January 14, 1957, under recording number 1776938;

ALSO TOGETHER WITH that portion of vacated SR-5 adjoining, as vacated by City of Tacoma Ordinance No. 24371, recorded June 4, 1990, under recording number 9006040112;

EXCEPT those portions appropriated by the State of Washington for Primary State Highway No.1 in Pierce County Superior Court Cause No. 134580, recorded March 10, 1961, under recording number 1917456;

PARCEL C:

Lots 8 through 16, inclusive, Block 21 and Lots 8 through 16, inclusive, Block 22, ACME ADDITION TO TACOMA, WASHINGTON, according to the Plat thereof as recorded in Volume 8 of Plats at Page 110, records of Pierce County Auditor;

TOGETHER WITH that portion of vacated alley adjoining, as vacated by City of Tacoma Ordinance Nos. 15769 and 15754, recorded under recording numbers 1776938 and 1776939;

EXCEPT that portion of Lots 8 through 16, inclusive, in said Block 21, lying North of the following described line:



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Beginning at the Northwest corner of said Lot 8:
Thence easterly to a point on said Lot 10, said point being 1.5 feet South and 4.00 feet East of the Northwest corner of said Lot 10;
Thence South parallel with the West line of said Lot 10, a distance of 1.5 feet;
Thence easterly to a point in said Lot 15 and said point being 4.00 feet South and 2.00 feet East of the Northwest corner of said Lot 15;
Thence easterly to a point on the East line of said Lot 16, said point being 5.0 feet South of the Northeast corner of said Lot 16.

PARCEL D:

Beginning at the Southeast corner of Lot 16, Block 22, ACME ADDITION TO TACOMA, according to the Plat thereof recorded in Book 8 of Plats, Page 110, records of Pierce County, Washington;
Thence North 87°26'32" West, along the South line of said Block 22, a distance of 365.29 feet;
Thence South 03°03'10" East a distance of 60.29 feet, more or less, to the North line of Block 23 of said Acme Addition;
Thence South 87°26'32" East, along the North line of said Block 23, a distance of 269.39 feet;
Thence North 02°32'28" East a distance of 47.50 feet;
Thence South 87°26'32" East a distance of 90.00 feet;
Thence North 02°33'28" East a distance of 12.50 feet to the True Point of Beginning.

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



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Section 3. That the above-described property is hereby deleted from Tacoma Municipal Code 13.06.100.B.2, R-2 One-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: A portion of South 49th Street lying between South Wilkeson Street and Interstate 5
Petitioner: Wesco Management, LLC
Request No.: REZ2014-40000221955