



## ORDINANCE NO. 28514

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3 AN ORDINANCE relating to zoning, in which the applicant is seeking a  
4 rezone of an approximately 1.07 acre site of property, located at  
5 2801 South Orchard Street and 5001 Center Street, from an  
6 "R-2" Single Family Dwelling District to a "C-2" General Community  
7 Commercial District, to allow for construction of a four-story self-  
8 storage building containing 713 storage units, in addition to associated  
9 parking, landscaping, and other site improvements.

10 WHEREAS Bruce Judson, acting as agent for "Daffodil Storage," and  
11 the current owners of record of the subject property, Roger and Janet Norbom,  
12 are seeking the rezone of an approximately 1.07 acre site of property,  
13 consisting of two parcels of real property located at 2801 South Orchard Street  
14 and 5001 Center Street, from an "R-2" Single Family Dwelling District to a  
15 "C-2" General Community Commercial District, to allow for construction of a  
16 four-story self-storage building containing 713 storage units, in addition to  
17 associated parking, landscaping, and other site improvements, and  
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WHEREAS the majority of neighboring properties have already been rezoned to commercial, and the City’s Comprehensive Plan has designated the encompassing area as “General Commercial” since December 1, 2015, and

WHEREAS the Hearing Examiner concluded that the project would be a benefit to the public and that the rezone would bring the property into compliance with the Comprehensive Plan, and is recommending approval of the rezone with conditions as set forth in the Hearing Examiner’s Recommendation; 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 May 17, 2018, bearing File No. LU18-0059, which Report is on file in the office of the City Clerk.

Section 2. That the request to rezone the following portion of the property located at 2801 South Orchard Street and 5001 Center Street, to allow for construction of a four-story self-storage building containing 713 storage units, in addition to associated parking, landscaping, and other site improvements, subject to conditions contained in the Hearing Examiner’s Recommendation, is hereby approved:



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**PARCEL 613500014**

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 2 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 TO 6, INCLUSIVE, IN BLOCK 1 OF MOTOR LINE ADDITION TO TACOMA, W.T., ACCORDING TO THE PLAT RECORDED IN BOOK 2 OF PLATS AT PAGE 131, IN TACOMA, PIERCE COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF VACATED SOUTH 28TH STREET ADJOINING SAID LOT 1 THAT WOULD ATTACH BY OPERATION OF LAW AS PROVIDED IN ORDINANCE NUMBER 25964 OF THE CITY OF TACOMA RECORDED UNDER RECORDING NUMBER 9610280098;

EXCEPT ANY PORTION OF SAID 28TH STREET LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF LOT 1, BLOCK 1 OF SAID ADDITION, 8 FEET EAST OF THE NORTHEAST CORNER THEREOF; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT 44 EAST OF THE NORTHWEST CORNER OF SAID ADDITION;

ALSO EXCEPT THAT PORTION DEEDED TO THE CITY OF TACOMA BY INSTRUMENT RECORDED DECEMBER 12, 1972 UNDER AUDITOR'S NO. 2477395 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 8 FEET; THENCE SOUTHERLY 250 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF LOT 10 IN SAID BLOCK, SAID POINT BEING 6 FEET EAST OF THE WEST LINE OF SAID BLOCK 1; THENCE



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WEST ALONG THE SOUTH LINE OF LOT 10, 6 FEET TO THE  
SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH  
ALONG THE WEST LINE OF SAID BLOCK 1 TO THE POINT  
OF BEGINNING.

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

(ALSO KNOWN AS PARCEL 'A' OF CITY OF TACOMA  
BOUNDARY LINE ADJUSTMENT LU16-0057 RECORDED  
UNDER AUDITOR'S FEE NUMBER 201611095003,  
RECORDS OF PIERCE COUNTY, WASHINGTON.)

**PARCEL 6135000052**

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 12,  
TOWNSHIP 20 NORTH, RANGE 2 EAST, W.M., MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 25 TO 30, INCLUSIVE, IN BLOCK 1 OF MOTOR LINE  
ADDITION TO TACOMA, W.T., ACCORDING TO THE PLAT  
RECORDED IN BOOK 2 OF PLATS AT PAGE 131, IN  
TACOMA, PIERCE COUNTY, WASHINGTON.

TOGETHER WITH THE WEST 30 FEET OF HUSON STREET  
AS WOULD ATTACH BY OPERATION OF LAW AS PROVIDED  
IN CITY OF TACOMA ORDINANCE NUMBER 23800  
RECORDED UNDER RECORDING NUMBER 8807050216;

ALSO TOGETHER WITH THAT PORTION OF THE SOUTH  
HALF OF VACATED SOUTH 28TH STREET ADJOINING SAID  
LOT 30 THAT WOULD ATTACH BY OPERATION OF LAW AS  
PROVIDED IN ORDINANCE NO. 25964 RECORDED UNDER  
RECORDING NUMBER 9610280098;

EXCEPT THEREFROM THAT PORTION OF SAID LOT 25,  
BLOCK 1 OF SAID MOTOR LINE ADDITION DESCRIBED AS  
FOLLOWS:



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BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 25; THENCE SOUTH 87°56'15" EAST ALONG THE SOUTH LINE OF SAID LOT 25, A DISTANCE OF 120.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25; THENCE NORTH 02°06'23" EAST, ALONG THE EAST LINE OF SAID LOT 25, A DISTANCE OF 5.60 FEET; THENCE NORTH 87°52'50" WEST, A DISTANCE OF 90.83 FEET;

THENCE SOUTH 81°06'15" WEST, A DISTANCE OF 29.91 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF VACATED HUSON STREET ABUTTING SAID PORTION OF SAID LOT 25 AND AS ATTACHED BY OPERATION OF LAW PER ORDINANCE NO. 23800 UNDER RECORDING NO. 8807050216;

ALSO TOGETHER WITH THAT PORTION OF LOT 25, BLOCK 1 OF SAID MOTOR LINE ADDITION DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 25; THENCE SOUTH 87°56'15" EAST ALONG THE SOUTH LINE OF SAID LOT 25, A DISTANCE OF 120.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25; THENCE NORTH 02°06'23" EAST ALONG THE EAST LINE OF SAID LOT 25, A DISTANCE OF 5.57 FEET; THENCE NORTH 87°52'50" EAST, A DISTANCE OF 90.83 FEET; THENCE SOUTH 81°06'15" WEST, A DISTANCE OF 29.91 FEET TO THE POINT OF BEGINNING.



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

(ALSO KNOWN AS PARCEL 'C' OF CITY OF TACOMA  
BOUNDARY LINE ADJUSTMENT LU16-0057 RECORDED  
UNDER AUDITOR'S FEE NUMBER 201611095003,  
RECORDS OF PIERCE COUNTY, WASHINGTON.)

Passed \_\_\_\_\_

\_\_\_\_\_  
Mayor

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

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

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

Location: 2801 South Orchard Street and 5001 Center Street  
Petitioner: Bruce Judson, Roger and Janet Norbom  
Request No.: LU18-0059