



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Jeff H. Capell, Hearing Examiner *JHC*  
Shirley Schultz, Principal Planner, Planning and Development Services Department  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance Request No. 20-0317 - Rezone (LU19-0208) – May 19, 2020  
**DATE:** April 28, 2020



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**SUMMARY AND PURPOSE:**

An ordinance to rezone one parcel of real property, at the newly assigned address of 8632 A Street, approximately 34,245 square feet in area, from R-2 Single-Family Dwelling District to R-4-L Low-Density Multiple-Family Dwelling District.

**BACKGROUND:**

The Hearing Examiner’s recommendation is based on the evidence and testimony presented at a public hearing held on April 2, 2020. Applicant RPC Tacoma, LLC (the “Applicant” or “RPC”) has requested a rezone to one parcel of real property, approximately 34,245 square feet in area, at the newly assigned address of 8632 A Street (the “Subject Property”), from R-2 Single-Family Dwelling District to R-4-L Low-Density Multiple Family Dwelling District for the eventual construction of eleven (11) to fifteen (15) units of housing in buildings ranging from two to four units per building. The rezone is consistent with the Comprehensive Plan’s (Comp Plan) designation for the area and applicable criteria and standards for rezones in the Tacoma Municipal Code. Additionally, City staff testified that it is likely that the Subject Property’s zoning will be brought into conformance with the Multi-Family (Low Density) designation already in place in the Comp Plan sometime in the future, which simply means the Applicant is out in front of a probable area-wide rezone.

**COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:**

A public hearing was held on this rezone request on April 2, 2020, at which members of the community could attend remotely to have their concerns heard, and/or express support for the proposed rezone. Due to National, State of Washington and City of Tacoma Proclamations of Emergency cause by the COVID-19 virus the hearing was conducted virtually using Zoom teleconferencing and with telephonic access via call in number on GlobalMeet. No members of the public appeared. The Examiner posted notices extending the period for written comment submission by one week past the hearing date. The requested rezone will benefit the Applicant by allowing it to develop its real property for low-density multiple-family residential use. If approved, the rezone will eventually result in an increase to available housing in the City which would benefit the surrounding community with more available housing and the Tacoma housing market in general.

**2025 STRATEGIC PRIORITIES:**

**Equity and Accessibility:**

The primary positive impact on equity, equality, diversity or inclusion that could result from approving this rezone would be the resulting increase to the available housing supply in the Tacoma market making housing more affordable for all Tacomans.

**Economy/Workforce:** *Equity Index Score:* Moderate Opportunity

Increase the percentage of people relocating to the city and affordability of housing compared to neighboring jurisdictions.



**Livability:** *Equity Index Score:* Moderate Opportunity

Increase the number of Complete Compact Communities/ 20-Minute Neighborhoods throughout the city.

**Explain how your legislation will affect the selected indicator(s).**

Increasing the affordable housing supply is a stated goal of the City Council (*see Comp Plan*) and the administration generally.

**ALTERNATIVES:**

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. The Council could approve the rezone request under conditions different than those recommended.	Any positive impact arising from different conditions would depend on what those conditions are.	Negative impacts arising from different conditions would depend on what those conditions are.
2. The Council could deny the rezone request.	The most positive impacts come from approving the rezone. Denial simply maintains the status quo.	The most positive impacts come from approving the rezone, thereby enabling economic development and increasing the available housing supply.

**EVALUATION AND FOLLOW UP:**

The recommendation is made subject to the conditions listed in the Hearing Examiner’s Report and Recommendation, issued on April 16, 2020. All evaluations and follow up should be coordinated between the Applicant and the appropriate City Departments referenced in the Report and Recommendation.

**STAFF/SPONSOR RECOMMENDATION:**

The Hearing Examiner recommends approval of the requested rezone as did Planning and Development Services staff, subject to the conditions contained in Conclusion 10 of the Hearing Examiner’s Report and Recommendation.

**FISCAL IMPACT:**

The fiscal impact of approving this rezone would be negligible. There will be very minimal revenue to the City from permits the Applicant will need to obtain and likely some tax revenue from development. Once the Subject Property is developed, presumably it will generate additional property taxes over and above what is assessed presently.

**ATTACHMENTS:**

The following attachments can be found in Legistar:

- The Hearing Examiner’s City Council Action Memorandum, dated April 28, 2020.
- The Hearing Examiner’s Report and Recommendation to the City Council, issued on April 16, 2020.
- The City’s Exhibit List and Exhibits C-1 through C-10.