

**MOTION FOR CITY COUNCIL CONSIDERATION
ORDINANCE NO. 28901**

August 15, 2023

I move to amend Ordinance No. 28901, amending the Comprehensive Plan Future Land use map for the Mor Furniture site, located at 1824 South 49th Street, to change from a Low-Scale Residential land use designation to a General Commercial land use designation, and amending the Parks and Recreation Facilities Map to remove the subject site, as part of the 2023 Amendment to the Comprehensive Plan and Land Use Regulatory Code, to condition any future rezone of the Mor Furniture site upon the prior recording of a restrictive covenant limiting uses that may develop, and to add language to the comprehensive plan regarding the risks to human health where housing is adjacent to freeways to provide guidance for future review of zoning and land use regulations.

This amendment would: Add additional recitals and two additional Sections to the Be it Resolved portion of the legislation to condition any future rezone of the Mor Furniture site upon the prior recording of a restrictive covenant limiting uses that may be developed on the site, and adding language to the One Tacoma Comprehensive Plan regarding the risks to human health where housing is adjacent to freeways to provide guidance for future review of zoning and land use regulations:

Whereas, Tacoma desires to increase the supply of housing, especially affordable housing, but considerations of human health should be included in the zoning and regulation of housing development, and the prior recording of that covenant shall be a condition any future rezone of the Mor Furniture site, and

Whereas, public testimony and information from other governmental agencies have raised community concerns around the compatibility of housing development closely adjacent to freeway corridors like Interstate 5, and

Whereas, the owner of the Mor Furniture site has offered to record a restrictive covenant on the property limiting the uses that may be developed on the site, which shall be a condition precedent to any future rezone of the Mor Furniture site, and

Whereas, the City Council hereby adds the following language to the One Tacoma Comprehensive Plan regarding the risks to human health where housing is adjacent to freeways to provide guidance for future review of zoning and land use regulations,

Be it Ordained:

Section 2. That the recording of a restrictive covenant by the owner of the Mor Furniture site, substantially in the form of the Covenant attached to this Ordinance, shall be a condition precedent to any future rezone of the Mor Furniture site.

Section 3. That there is hereby added to the One Tacoma Comprehensive Plan, the following:

Policy UF-1.14: Due to the adverse air quality and noise impacts associated with Interstate-5 and State Route-16, avoid locating new higher density residential development in proximity to these rights-of-way. Where such residential use is located in proximity to Interstate-5 and State Route-16, use building design and site design elements, such as setbacks and landscaped buffer areas, and other techniques, to mitigate the negative effects of air pollution and noise on residents.