



## ORDINANCE NO. 28242

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3 AN ORDINANCE relating to zoning; changing the zoning classification of two  
4 parcels totaling approximately 2.23 acres from an "R-2" Single-Family  
5 Dwelling District to an "R-4-L" Low-Density Multiple-Family Dwelling  
6 District to allow for a 60-bed extended care facility; and amending  
7 Chapter 13.06 of the Tacoma Municipal Code by deleting certain  
8 described property from Section 13.06.100.B.2, and by adding a new  
9 section to be known as Section 13.06.100.B.6 (188).

8 BE IT ORDAINED BY THE CITY OF TACOMA:

9 Section 1. That the City Council hereby adopts the Hearing  
10 Examiner's Findings, Conclusions, and Recommendations contained in the  
11 Hearing Examiner's Report dated August 11, 2014, bearing File  
12 No. REZ2014-40000223364, which Report is on file in the office of the City  
13 Clerk.  
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16 Section 2. That Chapter 13.06 of the Tacoma Municipal Code is  
17 hereby amended by a new Section 13.06.100.B.6 (188), to read as follows:  
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13.06.100.B.6 (188) ADDED TO "R-4-L" LOW-DENSITY MULTIPLE-FAMILY DWELLING DISTRICT. The following property shall be included in

the "R-4-L" Low-Density Multiple-Family Dwelling District:

620 South Pearl Street (Parcel No. 0220022123):

That portion of Government Lot 3, Section 02, Township 20 North, Range 02 East, Willamette Meridian, described as follows:

Beginning at a point on the East line of said Government Lot 315.85 feet North of the Southeast corner thereof;  
Thence continuing North along said East line 120.00 feet;  
Thence West, parallel with the South line of said Government Lot, 331.575 feet;  
Thence South, parallel with said East line, 120.00 feet;  
Thence East, parallel with said South line, 331.575 feet to the Point of Beginning;

Except that portion of the above-described tract appropriated for Pearl Street by the City of Tacoma.

630 South Pearl Street (Parcel No. 0220022057):

Beginning at the Southeast corner of Government Lot 3 in Section 2, Township 20 North, Range 02 East, W.M.;  
Thence North 315.89 feet;  
Thence West 331.575 feet;  
Thence South 315.85 feet;  
Thence East 331.575 feet to the Point of Beginning.  
Except that portion thereof appropriated by the City of Tacoma for street.

Also Except the South 30 feet thereof.

All land 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" Single-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: 620 and 630 South Pearl Street  
Petitioner: Avamere Bel Air Properties, LLC  
Request No.: REZ2014-40000223364