



## ORDINANCE NO. 28697

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2 AN ORDINANCE relating to zoning; changing the zoning classification of  
3 approximately 28.4 acres of real property by adding a Planned  
4 Residential Development ("PRD") Overlay District onto the existing  
5 "R-2" Single-Family Dwelling District to enable a PRD of 73 single-  
6 family residences concentrated on the southeasterly portion of the  
7 site located in the South End neighborhood of Tacoma at  
8 7432 East "D" Street.

9 BE IT ORDAINED BY THE CITY OF TACOMA:

10 Section 1. That the City Council hereby adopts the Hearing Examiner's  
11 Findings, Conclusions, and Recommendations contained in the Hearing  
12 Examiner's Report dated September 30, 2020, bearing File No. LU19-0100,  
13 which Report is on file in the office of the City Clerk.

14 Section 2. That the approximately 28.4 acres of real property located in  
15 the South End neighborhood of Tacoma, currently addressed as 7432 East "D"  
16 Street, shall be hereafter included in the Overlay Districts governed by Tacoma

17 Municipal Code 13.06.070.C:

18 Req. #20-0707



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THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28;

THENCE SOUTH 00°00'00" WEST ALONG THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 251.38 FEET, TO THE SOUTHWEST CORNER OF THE NORTH 7.5 ACRES OF SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°38'06" EAST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION AND ALONG THE SOUTH LINE OF SAID NORTH 7.5 ACRES, A DISTANCE OF 338.78 FEET TO THE NORTHWEST CORNER OF THE EAST 960.65 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 28 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°38'06" EAST ON SAID PARALLEL LINE AND THE SOUTH LINE OF SAID NORTH 7.5 ACRES A DISTANCE OF 197.53 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE METROPOLITAN PARK DISTRICT OF TACOMA BY DEED RECORDED OCTOBER 13, 1994, UNDER AUDITOR'S NO. 9410130147;

THENCE SOUTH 00°01'53" EAST ALONG THE WEST LINE OF SAID PARK DISTRICT PREMISES AND PARALLEL WITH THE WEST LINE OF THE EAST 960.95 FEET OF SAID WEST HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 1166.18 FEET TO THE SOUTHWEST



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CORNER OF SAID PARK DISTRICT PREMISES, BEING ALSO THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO THE TACOMA SCHOOL DISTRICT NO. 10 BY DEED RECORDED JUNE 29, 1967, UNDER AUDITOR'S NO. 2195583;

THENCE SOUTH 89°38'06" EAST A DISTANCE OF 742.76 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF EAST "D" STREET AS CONVEYED TO THE CITY OF TACOMA BY QUIT CLAIM DEED RECORDED MARCH 10, 1970, UNDER AUDITOR'S NO. 2335861;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID CITY OF TACOMA TRACT 1220 FEET, MORE OR LESS, TO A POINT 30 FEET NORTH OF THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER, BEING THE NORTH LINE OF THE FIRST DESCRIBED PARCEL IN SAID QUIT CLAIM DEED IN FAVOR OF THE CITY OF TACOMA; THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 920 FEET, MORE OR LESS, TO THE WEST LINE OF THAT CERTAIN TRACT OF LAND AWARDED TO THE TACOMA SCHOOL DISTRICT NO. 10, DESCRIBED AS PARCEL NO. 1 IN DECREE OF APPROPRIATION ENTERED NOVEMBER 24, 1964 IN PIERCE COUNTY SUPERIOR COURT CAUSE NO. 157307 (SAID DECREE AS TO PARCEL NO. 1, ALSO RECORDED UNDER AUDITOR'S NO. 2054427);

THENCE NORTH ALONG THE WEST LINES OF SAID PARCEL NO. 1, THAT STREET CONVEYED TO THE TACOMA SCHOOL DISTRICT NO. 10, RECORDED MAY 14, 1963, UNDER AUDITOR'S NO. 2009232, PARCEL 3 OF SAID DECREE, WHICH WAS RECORDED UNDER



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AUDITOR'S NO. 2054429, AND PARCEL 4 OF SAID DECREE, WHICH WAS RECORDED UNDER AUDITOR'S NO. 2079599, TO THE NORTHWEST CORNER OF SAID PARCEL 4, A DISTANCE OF 1050 FEET, MORE OR LESS;

THENCE CONTINUING NORTH ON A LINE PARALLEL WITH AND 960.95 FEET WEST OF THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

THE SOUTH LINE OF THE NORTH 75 FEET OF THE NORTH HALF OF THE SOUTH 10 ACRES OF THE NORTH 37.5 ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 28;

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



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Section 3. That the above-described property shall hereafter be governed by Tacoma Municipal Code 13.06.070.C, Overlay Districts.

Passed \_\_\_\_\_

\_\_\_\_\_  
Mayor

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

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

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

Location: Approximately 28.4 acres of real property located in the South End neighborhood of Tacoma currently addressed as 7432 East "D" Street.

Petitioner: Green Harbor Communities, Inc.  
Request No.: LU19-0100