



ORDINANCE NO. 28820

1 AN ORDINANCE relating to land use and zoning; amending the land use
2 designation for the South Sound Christian Schools 16-acre site, located
3 near 2052 South 64th Street, from a Low-Scale Residential land use
4 designation to Mid-Scale Residential, General Commercial, and Parks and
5 Open Space land use designations for various portions on the site, as
6 recommended by the Planning Commission, as part of the 2022 Annual
7 Amendment to the Comprehensive Plan and Land Use Regulatory Code.

8 WHEREAS the 2022 Annual Amendment to the One Tacoma
9 Comprehensive Plan and Land Use Regulatory Code (“2022 Amendment”)
10 includes four applications: (1) a change to the land use designation on the
11 NewCold site; (2) changes to the land use designations on several parcels owned
12 by South Sound Christian Schools and the CenterPoint Christian Fellowship;
13 (3) the work plan for Tacoma Municipal Code (“TMC”) amendments pertaining to
14 the South Tacoma Groundwater Protection District; and (4) minor plan and TMC
15 amendments, and

16 WHEREAS South Sound Christian Schools and the CenterPoint Christian
17 Fellowship have submitted an application seeking to change the land use
18 designation for the 16-acre site located near 2052 South 64th Street, from Low-
19 Scale Residential to Mid-Scale Residential for the four parcels on the western
20 portion of the site, and to General Commercial for the four parcels on the eastern
21 portion of the site, to allow applicants to apply for a site rezone and permits to
22 potentially develop multifamily residential and commercial uses in the respective
23 portions of the site, and
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WHEREAS the Planning Commission (“Commission”) completed its review of the 2022 Amendment through an extensive and inclusive public engagement process, including a public hearing on April 6, 2022, and

WHEREAS the Commission has forwarded to the City Council, and filed with the City Clerk’s Office, the Planning Commission’s Findings of Fact and Recommendations Report for the 2022 Amendment (“Report”), along with a letter of recommendations, both dated May 4, 2022, incorporated herein by reference, and

WHEREAS the Report, as on file in the office of the City Clerk, documents the public review and community engagement process and the Commission’s deliberations and decision-making concerning the four applications, and

WHEREAS, based on public comments received and further deliberations, the Commission has recommended that the City Council adopt the land use designation changes as proposed by the applicants and with modifications proposed by the Commission, as set forth in the attached Exhibit “A,” attached hereto and incorporated herein, and

WHEREAS, specifically, the Commission recommends the Mid-Scale Residential designation for most of the western portion of the site, the Low-Scale Residential designation for a parcel in the western portion, the General Commercial designation for most of the eastern portion, and the Parks and Open Space designation for certain areas on the site, all as depicted in Attachment 2 to the Report and incorporated herein, and with accurate delineations and legal descriptions for said portions and areas to be attained prior to the site rezone and



site development processes based on the City's Geographic Information

1 System ("GIS") database and onsite land survey, as appropriate, and

2 WHEREAS the Commission further recommends that, if this application
3 proceeds into the permit process, the City ensure the preservation of the Garry
4 Oaks onsite, as demanded by the Critical Areas Code and Washington
5 Department of Fish and Wildlife priority species management recommendations,
6 and
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8 WHEREAS the Commission's recommendations are consistent with the
9 Growth Management Act, the One Tacoma Comprehensive Plan, Tacoma 2025,
10 and the City's health, equity and sustainability policy, and
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12 WHEREAS, pursuant to TMC 13.02.070.I.1, the City Council shall hold a
13 public hearing before enacting any proposed amendments to the Comprehensive
14 Plan and development regulations, as recommended by the Planning
15 Commission, and
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17 WHEREAS, on June 7, 2022, the City Council conducted a public hearing
18 on all four applications for the 2022 Amendment; Now, Therefore,

19 BE IT ORDAINED BY THE CITY OF TACOMA:

20 That the land use designation for the South Sound Christian Schools
21 16-acre site, located near 2052 South 64th Street, is hereby amended from a
22 Low-Scale Residential land use designation to Mid-Scale Residential, General
23 Commercial, and Parks and Open Space land use designations for various
24 portions on the site, as recommended by the Planning Commission, as part of
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the 2022 Annual Amendment to the Comprehensive Plan and Land Use
Regulatory Code, as set forth in the attached Exhibit "A."

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Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



Exhibit A

2022 Annual Amendment
to the Comprehensive Plan and Land Use Regulatory Code



**PLANNING COMMISSION RECOMMENDATION SUMMARY
May 4, 2022**

Application:	South Sound Christian Schools Land Use Designation Changes
Applicants:	South Sound Christian Schools and CenterPoint Christian Fellowship
Summary of Proposal:	The current Land Use Designation for the site is “Low-Scale Residential” for the 8 parcels, a total of 16 acres, near Tacoma Mall Boulevard and S. 64 th Street owned by the applicants. The applicants’ request is to change the designation to: (1) “Mid-Scale Residential” for the western 4 parcels, and (2) “General Commercial” for the eastern 4 parcels. This would allow applicants to apply for a site rezone and permits to potentially develop multifamily residential and commercial uses at this location.
Location and Size of Area:	8-Parcels generally adjacent to 2052 South 64 th Street 15.96 acres / 694,260 SF
Current Land Use and Zoning:	Land Use Designation: Low Scale Residential Zoning: R-2-STGPD Single Family Dwelling District with South Tacoma Groundwater Protection District Overlay
Neighborhood Council Area:	South Tacoma
Staff Contact:	Larry Harala, (253) 318-5626, lharala@cityoftacoma.org

Planning Commission Recommendations:

The Planning Commission conducted a public hearing on April 6, 2022, concerning the 2022 Annual Amendment Package that includes this application and three others, and accepted written comments through April 8, 2022.

Approximately five comments were received on this application both in support and opposition. Comments in support cited a need for more housing, more entry level housing, and also noted that the sites have at times been subject to accumulation of trash and debris, illegal dumping, and possibly homeless encampments. Those comments in opposition opposed general growth in the City of Tacoma, and expressed concerns about potential loss of tree canopy and impact to critical areas. Also a concern about impact to the South Tacoma Groundwater Protection district.

Preliminary critical area analysis has already begun and additional critical area analysis and permitting will be required as part of any subsequent rezoning action. Any identified critical areas would have to be protected in full accordance with City of Tacoma critical area code as well as meet all state and federal regulation. Any future development of these sites will need to comply with all landscaping and tree canopy standards at the time of development. In terms of impact to the STGPD there is no anticipated impact to the STGPD from residential development of these sites.

Based on public comments received and further deliberations, the Planning Commission recommends that the City Council approve the land use designation changes as proposed by the applicants and with modifications proposed by the Commission, as set forth in Exhibit A. The Commission further recommends that, if this application proceeds into the permit process, the City ensure the preservation of the Garry Oaks on site, as demanded by the Critical Areas Code and Washington Department of Fish and Wildlife priority species management recommendations.



Exhibit A



South Sound Christian Schools Land Use Designation Changes

Planning Commission Recommendations:

1. For Areas A and B on the map below, change the land use designation from “Low-Scale Residential” to “Parks and Open Space”;
2. For Area C, maintain the land use designation as “Low-Scale Residential”;
3. For Areas D, E and F, change the land use designation from “Low-Scale Residential” to “Mid-Scale Residential”; and
4. For Area G, change the land use designation from “Low-Scale Residential” to “General Commercial.”

Note that the delineations for Areas A through G on the map are for illustration purposes. Accurate delineations and legal descriptions for these areas shall be attained prior to the site rezone and site development processes based on the City’s GIS database and on-site land survey as appropriate.

