



ORDINANCE NO. 28424

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3 AN ORDINANCE relating to zoning; changing the zoning classification of
4 certain real property from an "R-2" Single-Family Dwelling District to
5 an "M-2" Light Industrial District, following rezone action
6 REZ2013-40000199731; and deleting the herein described property
7 from classification under Section 13.06.100.B.3, and reclassifying it
8 under Section 13.06.400.B.1.

9 WHEREAS, in 2017, H&P Tacoma Acquisition, LLC ("HPA")
10 purchased the former Hanson Pipe site located at 4601 South Orchard Street,
11 adjacent to the Tacoma Transfer facility, and

12 WHEREAS, in order to redevelop the site, HPA requested a rezone of
13 the portion of the site that remained zoned "R-2" Single-Family Dwelling
14 District, so that parking and storm water facilities could be located there, and

15 WHEREAS the rezone was recommended for approval by the Hearing
16 Examiner; however, HPA appealed the imposition of certain conditions in the
17 Hearing Examiner's recommendation regarding commercial vehicle access, and
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WHEREAS HPA's appeal was heard before the City Council on October 1, 2013, and, after deliberation, the City Council voted to follow the Hearing Examiner's recommendation approving the rezone as conditioned; however, no legislation accompanied the appeal, and

WHEREAS thereafter, due to changes in ownership of the site, to New Cold Seattle, LLC, the rezone request was not returned to the City Council for final approval with an accompanying ordinance, and

WHEREAS the sale of the site has been completed and development is underway, the Concomitant Zoning Agreement required as part of the rezone is ready for recording, and the rezone requires City Council legislation enacting the rezone in accordance with the 2013 City Council vote; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That the City Council hereby reaffirms its prior vote adopting the Hearing Examiner's Findings, Conclusions, and Recommendations contained in the Hearing Examiner's Report dated July 13, 2013, bearing File No. REZ2013-40000199731, which Report is on file in the office of the City Clerk.



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Section 2. That real property legally described below is removed from classification under Tacoma Municipal Code (“TMC”) 13.06.400.B.3, “R-2”

Single-Family Dwelling District:

Lots 3 and 4, Pierce County Short Plat Number 78-271, according to the plat thereof recorded April 6, 1978, in Volume 25 of Short Plats, Page 8, records of Pierce County Auditor.

Situate in the City of Tacoma, County of Pierce, State of Washington.

Section 3. That the above legally-described property is hereafter classified under TMC 13.06.400.B.1, “M-1” Light Industrial District.

Section 4. That prior to final approval of this reclassification, the applicant shall have recorded with the County Auditor the Executed



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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: 4601 South Orchard Street
Petitioner: H&P Tacoma Acquisitions, LLC / New Cold Seattle, LLC
Request No.: REZ2013-40000199731