



2018 Amendment

City of Tacoma | Planning and Development Services

City Council Study Session

June 5, 2018

ITEM #2



OVERVIEW



- Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code.
- Planning Commission recommendation for Council consideration.
 - Seven Applications; Five recommended for adoption
- Public Hearing June 5, 2018

ISSUES

Applications	Amending:	
	Plan	Code
1. Car Wash Uses in Neighborhood Centers (<i>private</i>)		X
2. Vehicle Service and Repair: Outdoor Storage (<i>private</i>)		X
3. South 80 th Street Planned Development Business District Rezone (<i>private</i>)	X	X
4. Commercial View Sensitive District Height Methodology (<i>private</i>)		X
5. Transportation Master Plan Updates	X	
6. Open Space Corridors Phase 1		X
7. Plan and Code Cleanups	X	X

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PROPOSED REVISIONS



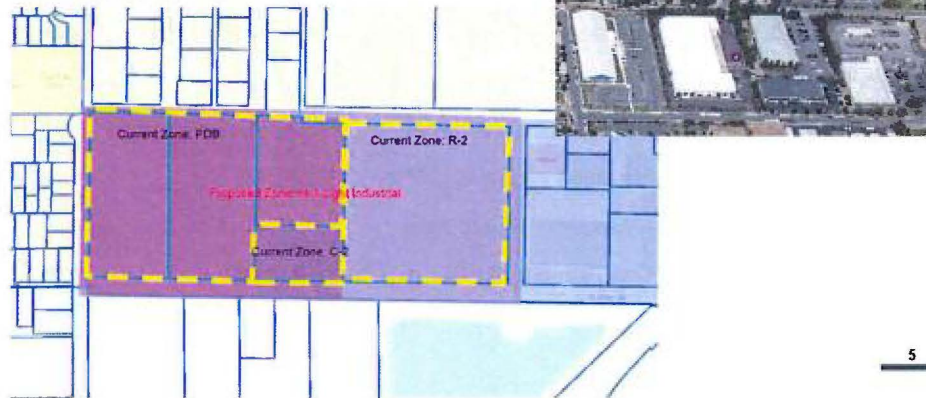
- **Vehicle Service and Repair: Outdoor Storage** (*Private Application*)
 - Planning Commission
 - Recommendation: Adopt as Proposed
 - Amends TMC 13.06 Zoning Allow in the C-2 District
 - Limit along street frontages
 - Require screening
 - Prohibit in the UCX Zoning District

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PROPOSED REVISIONS

• S 80th Street Planned Development Business District Rezone

(Private Application)



PROPOSED REVISIONS

• S 80th Street Planned Development Business District Rezone

(Private Application)

- Planning Commission Recommendation: Adopt as Proposed
- Comprehensive Plan Map Amendment and Area-wide Rezone
- Five properties flanked by S. 80th and S. 78th Streets.
 - Proposed Land Use Designation: Light Industrial
 - Proposed Zoning: M-1 Light Industrial
 - Enhance buffer standards where adjacent to residential districts.

PROPOSED REVISIONS

- **Transportation Master Plan Amendments**
 - Planning Commission Recommendation: Adopt as Proposed
 - Amends One Tacoma Plan – Transportation Element
 - Definitions
 - Performance Measurements and Project Prioritization
 - Modal Priorities Maps and Project Details
 - Mobility Master Plan Update
 - City Pedestrian Safety Improvement Project

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PROPOSED REVISIONS



- **Open Space Corridors Phase 1**
 - Planning Commission Recommendation: Adopt as Proposed
 - Amends TMC 13.11 Critical Areas, TMC 13.04, TMC 13.05 and Title 9
 - Creates predictable standards for Biodiversity Areas/Corridors
 - Reasonable Use

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PROPOSED REVISIONS

- **Plan and Code Cleanups**

- Planning Commission Recommendation: Adopt as Proposed
- Amends One Tacoma Plan and various chapters of the Tacoma Municipal Code
 - Address inconsistencies
 - Correct minor errors
 - Clarify code or policy questions

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PROPOSED REVISIONS

- **Car Wash Uses in Neighborhood Centers** *(Private Application)*

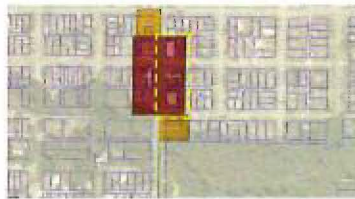
- Planning Commission Recommendation: Do Not Adopt
- Amend TMC 13.06 Zoning Allow Vehicle Service and Repair, including car wash uses, in the Neighborhood Mixed-use Zoning District (NCX)
 - Permit as Conditional Use and prohibit along core pedestrian streets
 - Would apply in all Neighborhood Centers

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PROPOSED REVISIONS

- **Commercial View Sensitive Height Methodology** (*Private Application*)

- Planning Commission: No Recommendation
- Amends TMC 13.06 Zoning
 - Current: 25' height from each corner
 - Proposed: 25' height from street



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PROPOSED REVISIONS

- **Commercial View Sensitive Height Methodology**

- Planning Commission: Split Vote

Concerns:

- Need for the amendment;
- Extent of the potential impacts;
- Narrowly focused;
- Variance available;
- Consistency with policies;
- Public concerns.

Advantages:

- More predictable;
- Minimizes impacts;
- Narrow applicability;
- Balances policies;
- Some public support.

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HEALTH, EQUITY & SUSTAINABILITY ANALYSIS

- **The amendments recommended for adoption were found to be consistent with and to implement policies in the One Tacoma Plan:**
 - 30 by 30 Tree Canopy Targets
 - Climate change resilience
 - Promoting walkable centers and design
 - Economic development and employment
 - Mitigates off-site impacts and establishes transitions
 - Strengthens transportation performance measures for equity and alternative modes
 - Accident Potential Zone

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OUTREACH

- Planning Commission held a public hearing on April 4, 2018
 - Comments and Responsiveness Report
- Public Notice:
 - 30,000 mailings in January 2017 regarding work program
 - 7500 mailings in January/March 2018
 - Library/News Media/Social Media
 - Adjacent Jurisdictions
- Meetings with Civic Organizations

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NEXT STEPS

- Study Session – Debrief from Hearing – June 12
- 1st Reading of Ordinance – June 19
- Final Reading – June 26
- Ordinance Effective Date: July 6

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RECOMMENDATIONS

- The Planning Commission recommends adoption of the amendments as proposed in the Findings of Fact and Recommendations Report.
- The Planning Commission does not have a recommendation on the Commercial View Sensitive Height Methodology.
 - This component of the overall package could be held for further review by Council Committee

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