



JBLM Airport Compatibility Overlay District

City of Tacoma | Planning and Development Services

**Infrastructure, Planning and Sustainability
Committee**

2/13/19

ITEM #3



OVERVIEW



Proposal:

- Develop an Airport Compatibility Overlay District corresponding with JBLM Accident Potential Zone II

Prior actions:

- Planning Commission process May 2018 -January 2019
 - 10/24/18 Neighborhood Meeting
 - 11/7/18 Public Hearing
 - 01/16/19 Recommendation

Requested action:

- 02/13/19 IPS Committee Initial Direction
- 03/13/19 Committee recommendations to full Council

Intent

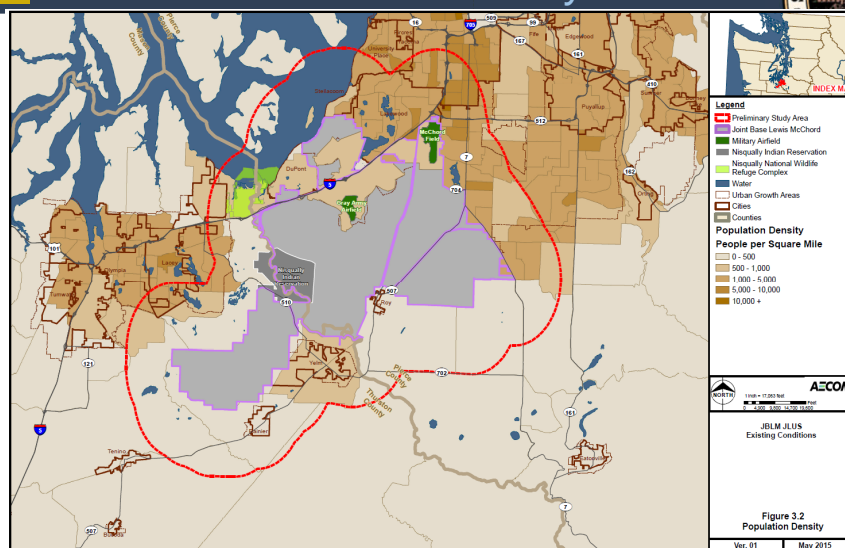


- Implement JLUS, U.S. Air Force, Comp Plan policies
- Reduce the scale of damage should a crash occur
- Recognize existing uses and preserve the character of the neighborhood
- Increase awareness of airport compatibility issues



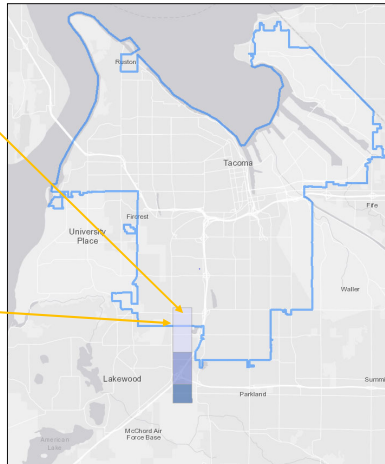
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JBLM Joint Land Use Study Area



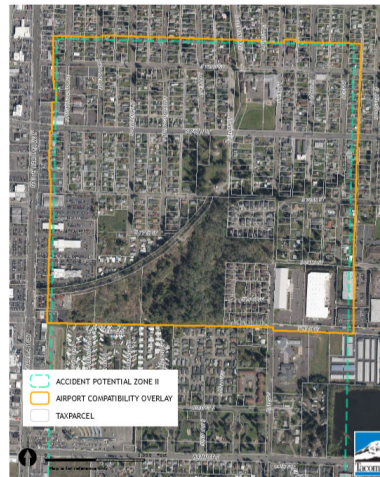
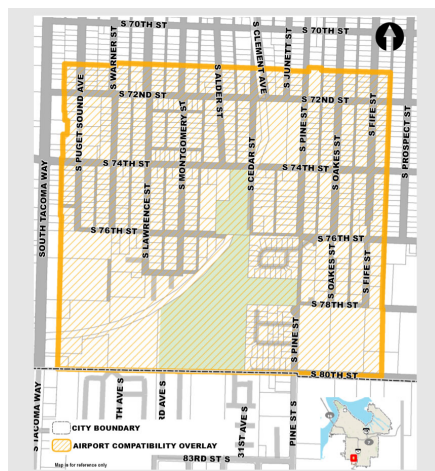
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Accident Prevention Zone II



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Proposed JBLM ACOD

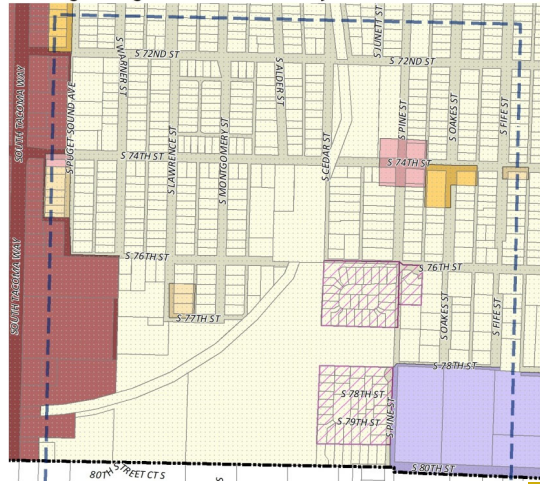


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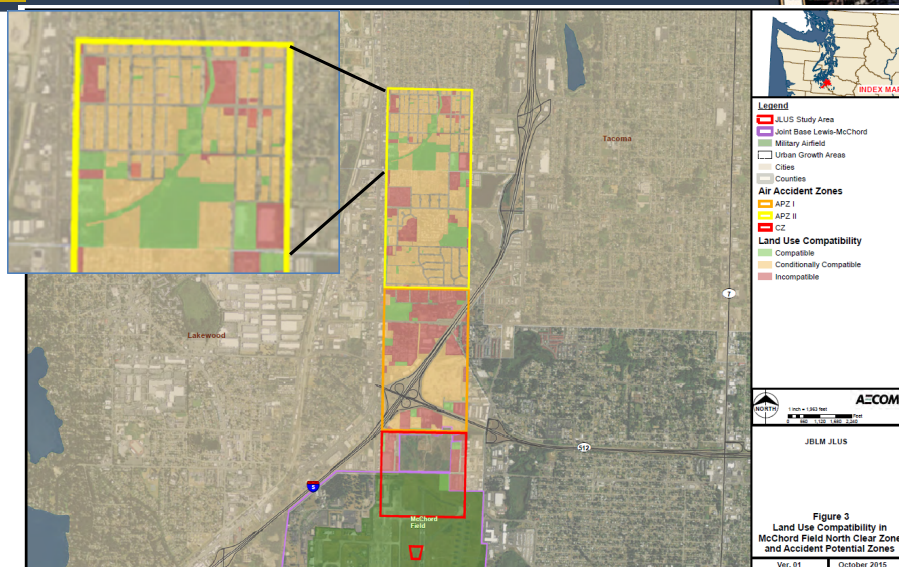
Existing Zoning



- Area Primarily Residential (R-2)
- South Tacoma Way Car Dealerships (C-2)
- Neighborhood commercial and multifamily
- Light Industrial (M-1)



JBLM Clear Zone & APZ's: Land Use compatibility



Public Comments and Process



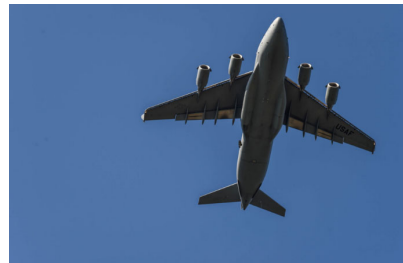
- Initial proposal more restrictive (per U.S. Air Force guidance)
- Public input:
 - Recognition of the issue, support for JBLM/military
 - Concerns about single-family, neighborhood commercial and public gathering places restrictions
- Final recommendations:
 - Removed single-family restrictions
 - Modified to allow neighborhood-scale

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JBLM ACOD Proposal Overview



- Prohibit uses associated with denser gatherings (*50 people per acre*)
- Limit size of neighborhood commercial (7,000 SF)
 - *Retail, Eating and Drinking, Office*
- Major land use actions must be consistent, Notice on Title
- Prohibits hazardous industrial features



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Commercial and Industrial



Proposed prohibited uses

- Airports
 - Public/Private Assembly Facilities
 - Carnivals
 - Commercial Recreational/Entertainment
 - Correctional/Detention Facilities
 - Day Care Centers (more than 12 children)
 - Group Housing over 6 residents
 - Heliports
 - Hospitals
 - Hotels/Motels
 - Heavy Industry
 - Non-Passive Parks/Recreational
 - 2/3/Multi-Family Development
 - Public Assembly
 - Religious Assembly
 - Schools
 - Theaters
- Existing Prohibited Uses Become Non-Conforming

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SUMMARY



Proposal:

- Adopt JBLM Airport Compatibility Overlay District
 - Prohibit uses associated with denser gatherings
 - Limit size of neighborhood commercial (7,000 SF)
 - Major land use actions must be consistent, Notice on Title
 - Prohibits hazardous industrial features

Requested action:

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 03/13/19 Committee recommendations to full Council

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