



PLANNING COMMISSION RECOMMENDATION SUMMARY
June 19, 2019

Application:	Future Land Use Map Implementation
Applicant:	Planning and Development Services Department
Summary of Proposal:	<p>The Future Land Use Map, Figure 2 of the <i>One Tacoma Plan</i>, illustrates the City’s intended future land use pattern through the geographic distribution of residential and commercial areas, the designation of mixed-use and manufacturing/industrial centers, as well as shoreline and single-family detached designations. These designations correspond to specific zoning districts and use and development standards that implement the policies of the <i>One Tacoma Plan</i>. However, in many areas throughout the City current zoning is inconsistent with the Land Use Designation in the Future Land Use Map.</p> <p>This proposal does the following:</p> <ul style="list-style-type: none"> • Identifies areas where the Plan and Zoning are inconsistent; • Recommends amendments to the Future Land Use Map or area-wide rezones to ensure that the Plan and Zoning are mutually supportive and consistent.
Location and Size of Area:	Citywide
Current Land Use and Zoning:	Various
Neighborhood Council Area:	Citywide
Staff Contact:	Stephen Atkinson, Principal Planner, 253-591-5531, satkinson@cityoftacoma.org

Planning Commission Recommendations:

The Planning Commission recommends that the City Council adopt the proposed amendments to the Tacoma Municipal Code as set forth in the following exhibits and as provided online at: <https://arcg.is/Orfauf>.

Furthermore:

- The Commission recommends that the City Council consider funding and prioritizing a corridor plan for Portland Ave to consider land use, design, public safety improvements, and other capital needs in a complementary way, to improve the overall livability of the corridor.
- The Commission recommends that the City Council consider a broader review of the View Sensitive District to ensure an equitable application of those development restrictions.
- The Commission recommends a broader review of the Narrows Mixed-use Center to consider additional capital investments and zoning modifications that could spur development in the business district and provide for supportive residential densities in the surrounding neighborhoods.