



**2020 Amendment to the Comprehensive Plan
and Land Use Regulatory Code**
City of Tacoma | Planning and Development Services
City Council Meeting
12/1/2020



● ● ● **Ordinances**



Amendment	Amendment Type	Ordinance Number
1. Heidelberg-Davis Site – Land Use Designation Change	Comp Plan	ORD28723
2. View Sensitive Overlay District – Height Limit Change	Zoning Code and Areawide Rezone	ORD28724
3. Minor Plan and Code Amendments	Comp Plan and Zoning Code	ORD28725

1. Heidelberg-Davis Site



- **Public Hearing:**
 - Concerns about possible impacts from project
 - Concerns about “what if” a professional stadium is not built
- **Response:**
 - First step in a multi step process – additional approvals needed for a project
 - Permits and/or follow up zoning amendments will require additional community input
 - Master Planning of the site could help ensure mitigation

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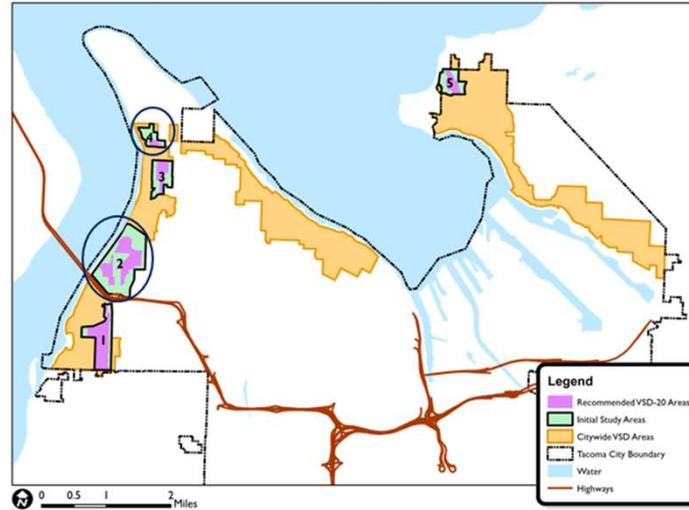
2. View Sensitive Overlay District



- **Public Hearing:**
 - Concerns about specific properties
 - Concerns expressed by builders/realtors
 - Most comments supportive
 - Public views from sidewalks, street level
- **Response:**
 - Confusion about area of applicability
 - More detail on Node 2/Node 4
 - Very few undeveloped properties in the area + very large lots

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2. View Sensitive Overlay District



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Next Steps

- December 8, 2020 – Final Reading of Ordinance
- January 1, 2021 – Adopted amendments become effective

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