

## Section II

### Exhibit Packet 5

## Manitou Potential Annexation







PLANNING COMMISSION RECOMMENDATION SUMMARY

June 19, 2019

<b>Application:</b>	<b>Manitou Potential Annexation – Proposed Land Use Designations and Zoning Districts</b>
<b>Applicant:</b>	Planning and Development Services Department
<b>Summary of Proposal:</b>	Proposed Future Land Use Designations and Zoning Districts for the Manitou Potential Annexation Area, a designated Urban Growth Area, to be effective if and when the area’s annexation to the City of Tacoma occurs.
<b>Location and Size of Area:</b>	The 37-acre subject area is bounded by 64th St. W., Lakewood Dr. W., 70th St. W., and the County-City borderline to the east of 52nd Ave. W. (A location map of the area is shown on the backside of this summary.)
<b>Current Land Use and Zoning:</b>	Currently regulated under Pierce County’s “Mixed-Use District”, and including a mix of residential dwellings (single-family, multi-family and mobile homes) and commercial development (offices, retail, auto repairs and used car sales).
<b>Neighborhood Council Area:</b>	Adjacent to the South Tacoma Neighborhood Council area.
<b>Staff Contact:</b>	Lihuang Wung, (253) 591-5682, <a href="mailto:lwung@cityoftacoma.org">lwung@cityoftacoma.org</a>

**Planning Commission Recommendations:**

The Planning Commission conducted a public hearing on May 15, 2019, concerning two options of the Proposed Land Use Designations and Zoning Districts for the Manitou Potential Annexation Area, as part of the 2019 Annual Amendment proposal package. The hearing record was kept open through May 17, 2019 to receive additional written comments. Public comments received indicated a general preference for a third, “middle ground” option. Upon reviewing public comments and additional analysis provided by staff at the meetings on May 29 and June 19, 2019, the Commission opted for the following scheme:

- Zoning Districts: C-1 for all commercial areas, R-4L for all multi-family areas, and R-3 for all single-family areas, with the STGPD Overlay
- Land Use Designations: “Neighborhood Commercial” corresponding to C-1 and “Multi-Family (Low Density)” corresponding to R-4L and R-3

Referred to as “Option2” during the public hearing process, this zoning scheme reflects the existing land uses in the Manitou area, preserves the residential characters of the neighborhood, allows reasonable development opportunities for the area, is compatible with the surrounding South Tacoma neighborhood, and maintains the consistency with the proposed zoning scheme that was previously adopted by the City Council in 2004 as part of the pre-annexation planning efforts of that time. This zoning scheme should provide a solid baseline for the continued land use planning for the area upon its annexation to the City.

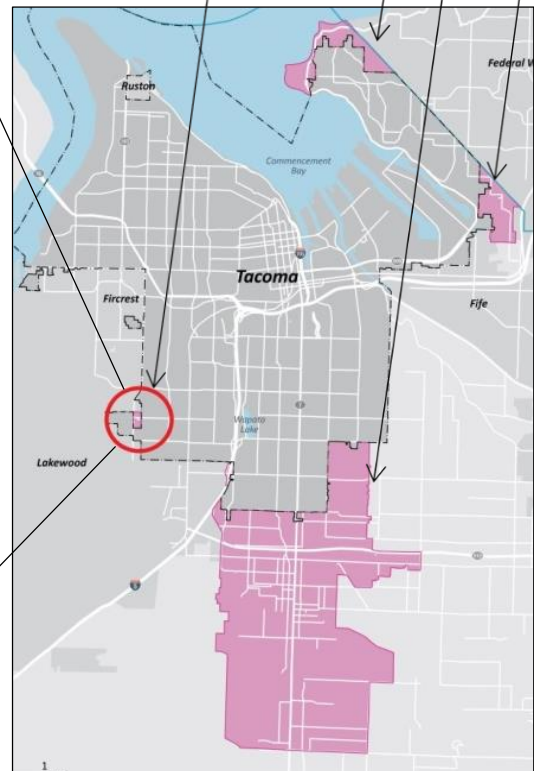
The Planning Commission recommends that the City Council adopt the Proposed Land Use Designations and Zoning Districts for the Manitou Potential Annexation Area, as depicted in Exhibit 5A.

## Manitou Potential Annexation Area Location Map



Urban Growth Areas (or Potential Annexation Areas) as designated in *One Tacoma Comprehensive Plan*:

- Fife Heights
- Parkland/Spanaway
- Browns Point/Dash Point
- Manitou



## MANITOU POTENTIAL ANNEXATION AREA

### PROPOSED LAND USE DESIGNATIONS AND ZONING DISTRICTS

(The 37-acre subject area is bounded by 64th Street West, Lakewood Drive West, 70th Street West, and the County-City borderline to the east of 52nd Avenue West.)

