



2020 PRIVATE APPLICATION

TO THE COMPREHENSIVE PLAN
AND LAND USE REGULATORY CODE

OVERVIEW

- Requested action – Set a Public Scoping Hearing for June 19, 2019
- Brief explanation of the application process and assessment report
 - Heidelberg-Davis Application
Q&A
 - Narrowmoor VSD Application
Q&A

TIMELINE

- May 29 – Meeting 1: Set hearing
- June 19 – Meeting 2: Public Hearing
Public information session preceding the meeting
- July 17 – Meeting 3: Finalize scope and assessment and if the Planning Commission is inclined approve work plan

120 Day code mandated “Shot Clock” from the close of the application period which was April 1,2019

Assessment Report Criteria 13.02.045.E

- Amendment request is legislative and properly subject to Planning Commission review
- Whether there have been recent studies of the same area or issue or if there are active or planned projects that the amendment request can be incorporated into

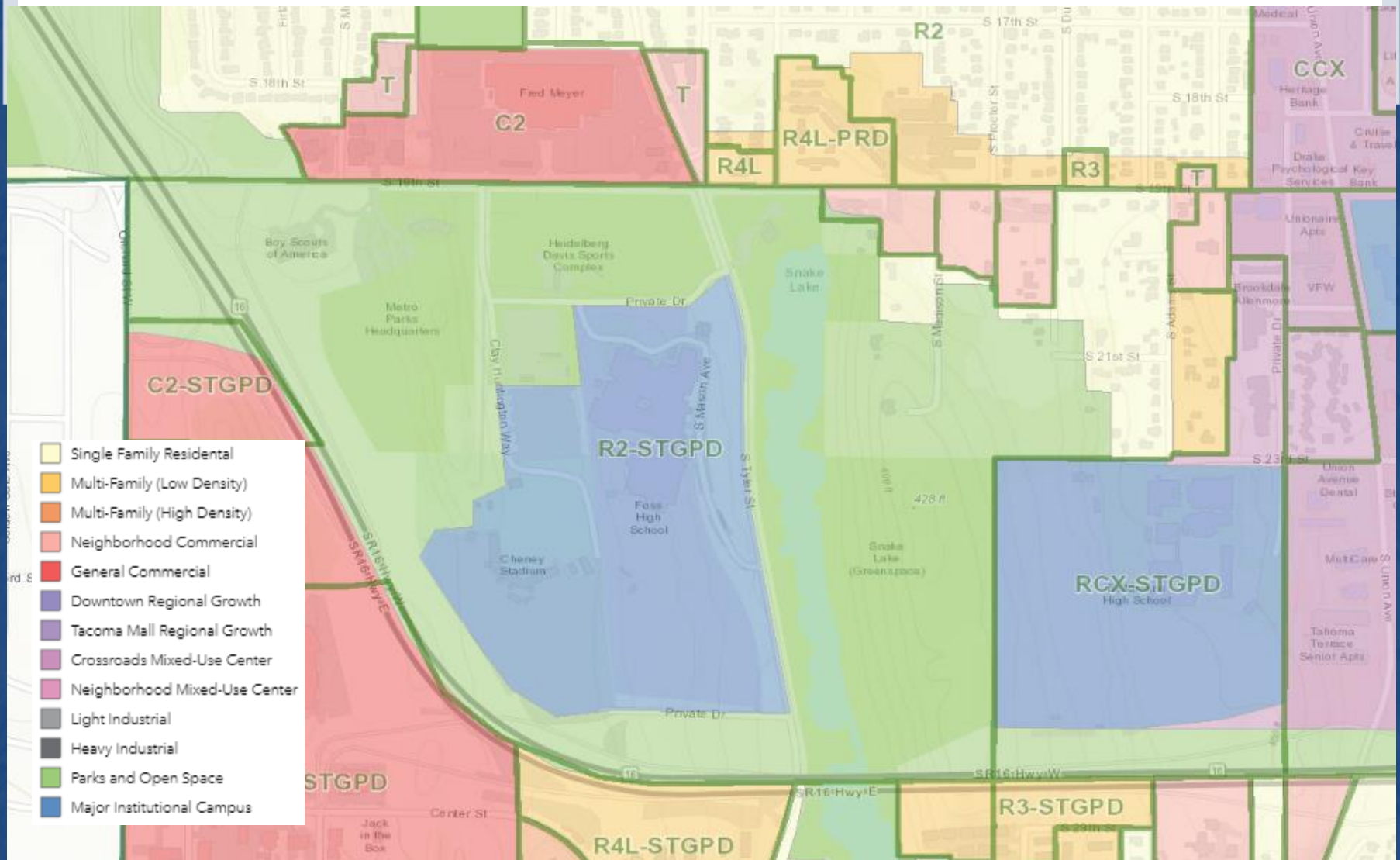
Assessment Report Criteria 13.02.045.E

- **Identification of other amendment options** the Planning Commission could consider in addition to the amendment as proposed by the applicant; and
- **A preliminary staff review of the application submittal**
- Whether the **amount of analysis necessary is reasonably manageable** given the workloads and resources of the Department and the Commission, or if a large-scale study is required, the amendment request may be scaled down, studied in phases, delayed until a future amendment cycle, or declined.

Heidelberg-Davis Land Use Designation Application







LAND USE DESIGNATION

Parks and Open Space

Designation intended to conserve and enhance open/green space and/or to provide active spaces such as ball fields.

Major Institutional Campus

Designation is intended for large institutional campuses (High schools, higher education, hospitals) 10+ acres in size.



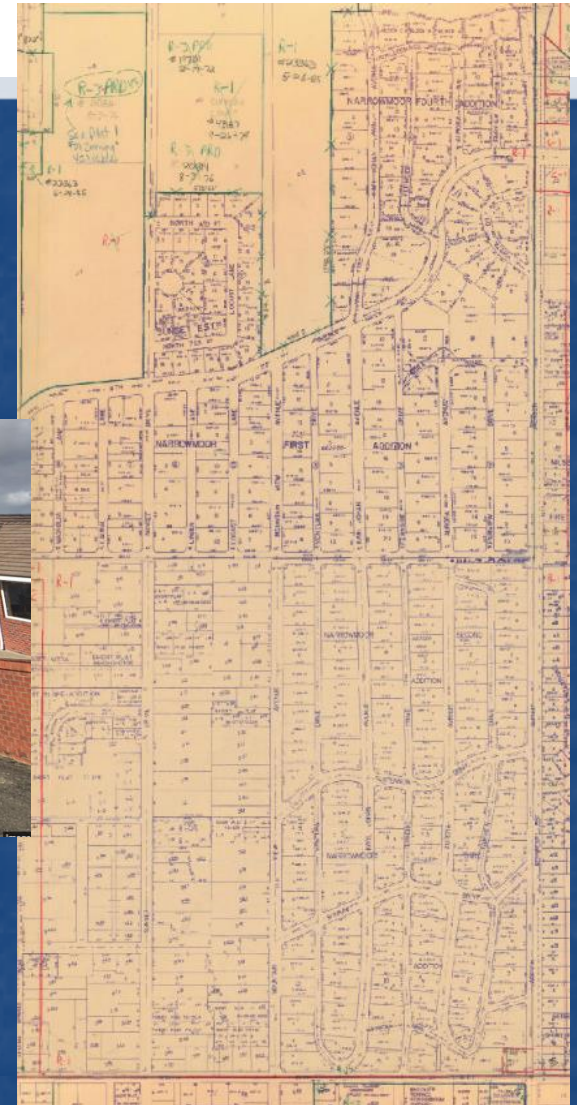
RELATED EFFORTS

- 2016 Creation of an Institutional Zoning District Considered – Tabled Due to Shifting Work Plan Priorities at the time.
- 2016 Rezoning Discussion –
 - Area Wide Rezoning Discussion –
 - possible rezoning of the greater Cheney-Foss-Heidelberg site to C-2 General Commercial. Area residents expressed concern about possible uses in the C-2 General Commercial Zoning District. Proposal did not move beyond the Planning Commission phase of review.

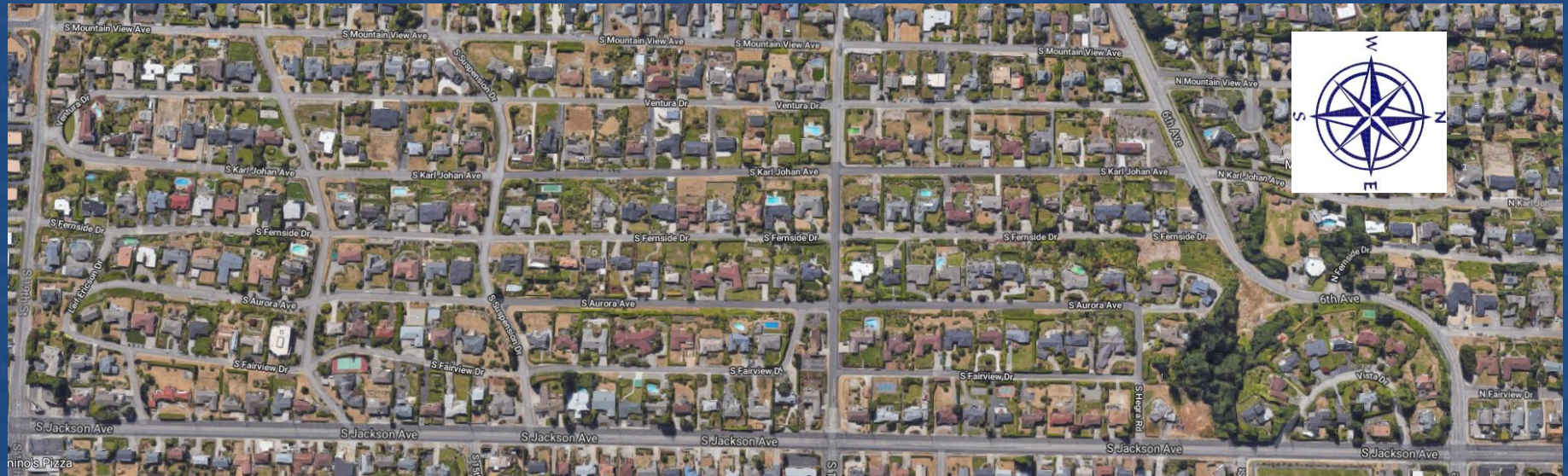
SCOPING OPTIONS

- Development Agreement
- Expanded scope
 - Possible expansion of proposal to include the Metro Park Headquarters building site.

Narrowmoor View Sensitive District Application



Narrowmoor View Sensitive District Application

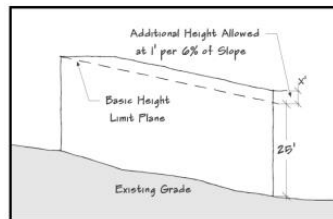


SCOPE

- City wide View Sensitive Overlay Districts all presently with a uniform 25-foot building height limit
 - Uniform measurement standards which are unique to the VSD properties.

ADDITIONAL HEIGHT ON SLOPING LOTS

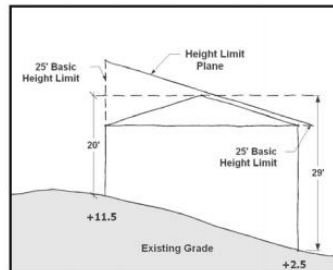
One foot of additional height is allowed on the lower corners of a building for every six percent of slope.



ELEVATIONS

Elevation drawings should include:

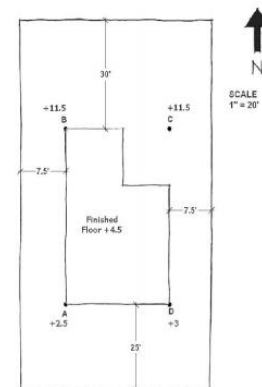
- Base Elevation Points
- Existing Grade
- Actual Height of Existing/ Proposed Structure



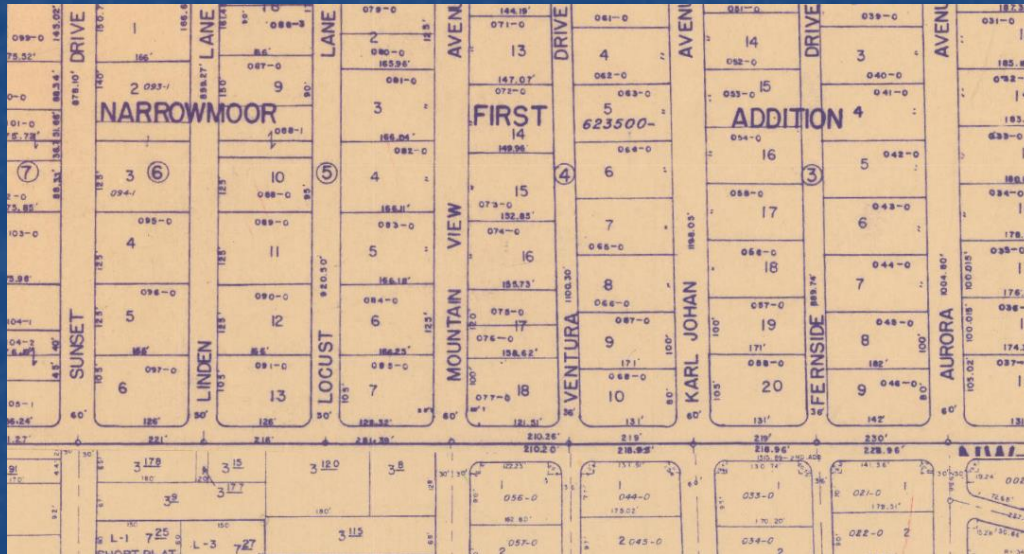
SITE PLAN

Necessary elevation points on the site plan:

- A fixed benchmark needs to be established on or near the site unless elevation above sea level is used
- Four base elevation points (A-D)
 - Located at the four corners of the foundation, or if the foundation does not form a rectangle, at the smallest rectangle that surrounds the foundation. Decks and/or porches that extend beyond the foundation are not included in the height calculation for additional slope. No portion of the structure, however, may extend above the height plane that is established by the base elevation points.
- Finished floor elevation of the structure



BACKGROUND





7522 S 12TH ST
Tacoma, Washington
Google
Street View - Nov 2018



RELATED EFFORTS

- 2015 Conservation District Considered – Denied by City Council.
- 2017 View Sensitive District Discussion –
 - Old Town Commercial VSD Discussion –
 - City Council Tabled the discussion and requested that the Planning Commission and Staff look at overall View Sensitive District measurement.

SCOPING OPTIONS

- Scoping Options to Consider:
 - Text Amendment Option
 - Alter how View Sensitive Properties are measured for Narrowmoor area only
 - Call out the Narrowmoor area within the VSD section of the code
 - Creation of a VSD 20 Overlay District
 - Which would then require a rezoning action for the Narrowmoor area
 - Area of Applicability