

2022 Comprehensive Plan and Land Use Regulatory Code Amendments

www.cityoftacoma.org/2022amendment



PUBLIC HEARING

PLANNING COMMISSION PUBLIC HEARING

WEDNESDAY, APRIL 6, 2022 AT 5:30 PM

Virtual Meeting via Zoom:

Link: <https://www.zoom.us/j/88403846060>

Dial-in: +1 253 215 8782

ID: 884 0384 6060

INFORMATIONAL MEETING

WEDNESDAY, MARCH 30, 2022 AT 5:30 PM

Virtual Meeting via Zoom:

Link: <https://www.zoom.us/j/83534988617>

Dial-in: +1 253 215 8782

ID: 835 3498 8617

TO PROVIDE COMMENTS

Comments may be submitted on the proposals on or before April 8, 2022 at 5:00 PM.

- Testify at the Planning Commission Public Hearing
- **Email:** planning@cityoftacoma.org
- **Mail to:** Planning Commission, 747 Market Street, Room 349, Tacoma, WA 98402

Public review documents are available at www.cityoftacoma.org/2022amendment

WHAT AMENDMENTS ARE UNDER CONSIDERATION?

APPLICATION: NEWCOLD

The proposal is to change the Land Use Designation for a 3-acre parcel located at 4601 S. Orchard Street owned by NewCold, LLC, from “Light Industrial” to “Heavy Industrial.” This would allow NewCold to request a future site rezone and apply for permits to expand its existing 140-foot tall cold storage facility.

APPLICATION: SOUTH SOUND CHRISTIAN

The current Land Use Designation for the site is “Low-Scale Residential” for the 8 parcels, a total of 16 acres, near Tacoma Mall Boulevard and S. 64th Street owned by the South Sound Christian Schools and the CenterPoint Christian Fellowship. The proposal is to change the designation to: (1) “Mid-Scale Residential” for the western 4 parcels, and (2) “General Commercial” for the eastern 4 parcels. This would allow applicants to apply for a site rezone and permits to potentially develop multifamily residential and commercial uses at this location.

APPLICATION: MINOR PLAN AND CODE AMENDMENTS

Compiled by the City’s planning staff, this proposal includes 15 technical, non-policy amendments to the Comprehensive Plan and the Land Use Regulatory Code, intended to keep information current, correct errors, address inconsistencies, improve clarity, and enhance applicability of the Plan and the Code.

APPLICATION: SOUTH TACOMA GROUNDWATER PROTECTION DISTRICT (STGPD)

The proposal is for a Work Plan which outlines the approach for improving STGPD related regulations to be more effective in addressing environmental and health risks. The Work Plan and its implementation represent the first-phase response to the “South Tacoma Economic Green Zone” application submitted by the South Tacoma Neighborhood Council. The second-phase response, to be undertaken later on, would be the potential transformation of the South Tacoma Manufacturing/Industrial Center into an Economic Green Zone that fosters environmentally sustainable industry.

ENVIRONMENTAL REVIEW OF APPLICATIONS

The City has made a preliminary determination that this proposal does not have a probable significant adverse impact on the environment and has issued a preliminary Determination of Environmental Nonsignificance after review of an environmental checklist. Comments on the preliminary determination must be submitted by 5:00 pm on April 8, 2022. The City may reconsider or modify the preliminary determination in light of timely comments. The preliminary determination will become final on April 15, 2022, unless modified. The Preliminary Determination and environmental checklist are available at www.cityoftacoma.org/2022amendment.

¿Necesitas información en español? • 한국어로 정보가 필요하십니까? • Cần thông tin bằng tiếng Việt? • Нужна информация на русском? • ត្រូវការព័ត៌មានជាភាសាខ្មែរ?

planning@cityoftacoma.org

**PUBLIC
HEARING**



PLANNING AND DEVELOPMENT SERVICES
TACOMA MUNICIPAL BUILDING
747 MARKET STREET, ROOM 345
TACOMA, WA 98402

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