



ANNUAL AMENDMENTS

2022 ANNUAL AMENDMENT TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE UPDATE

PLANNING COMMISSION
OCTOBER 6, 2021

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Planner

OVERVIEW

- Amendment Process and Timeline
- Update on Applications:
 - “NewCold”
 - “South Sound Christian Schools”
 - “South Tacoma Economic Green Zone”
 - “Minor Plan and Code Amendments”
- Requested Action: Receive an update on Annual Amendment docket, no action requested.

STAFF UPDATE AND TIMELINE

Brief update on staff changes–
Timeline –

- Fall 21– Public outreach/analysis – Neighborhood Meetings November 15th & 16th
- Continued analysis (traffic, environmental, staff review)
- Q1 22– Planning Commission Public Hearing
- Q2 22 – Recommendation sent to City Council

ANNUAL AMENDMENT PROCESS

Amendment Process



APPLICATION: “NewCold”

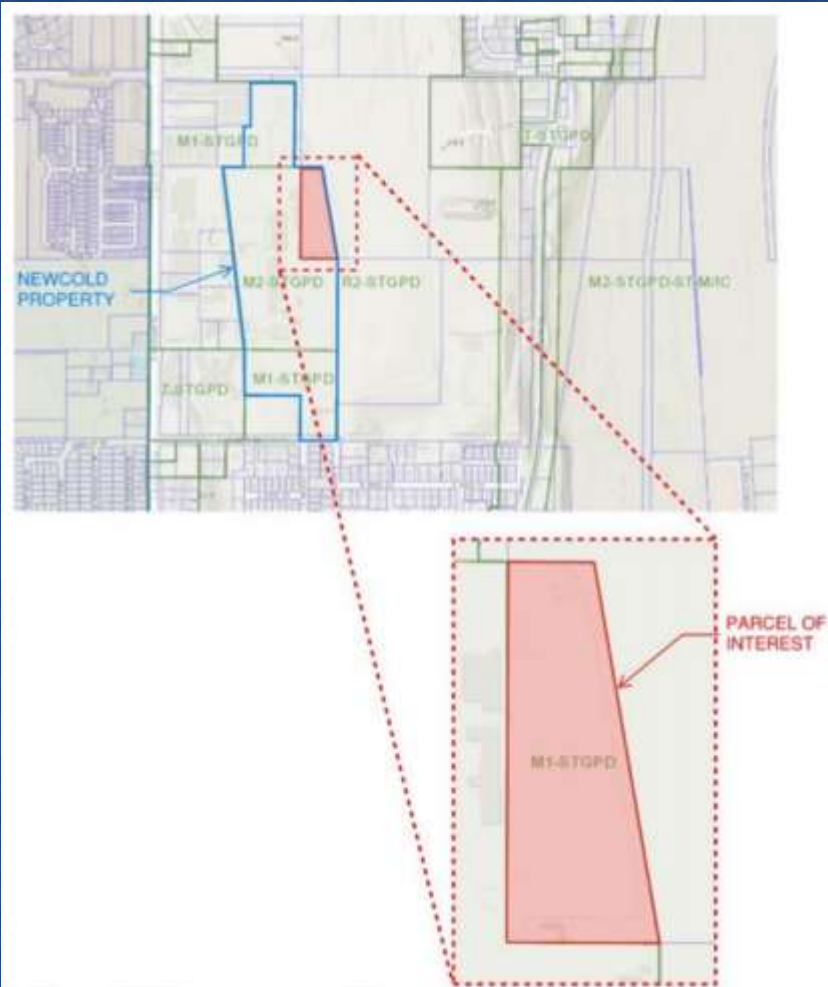
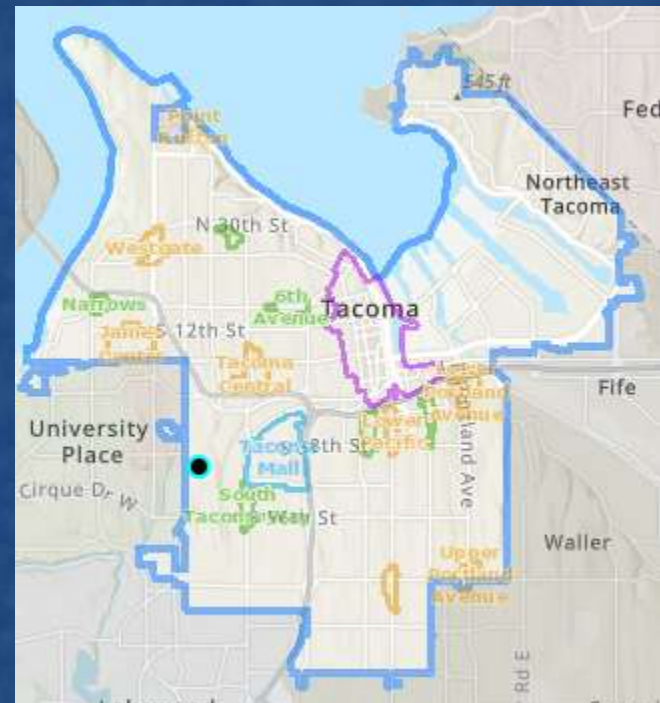


Figure 1: NewCold Property & Partial of Interest

4601 S Orchard St
APN: 0220133049



NewCold's LAND USE DESIGNATION REQUEST



**3-acre portion adjacent
to existing NewCold
heavy-industrial cold
storage facility.**

LAND USE DESIGNATIONS

Light Industrial

Allows for a variety of industrial uses that are moderate in scale and impact with lower noise, odor, and traffic generation.

Heavy Industrial

This designation is characterized for higher levels of noise, odor, and heavy truck traffic.



APPLICATION: “SOUTH SOUND CHRISTIAN SCHOOLS”



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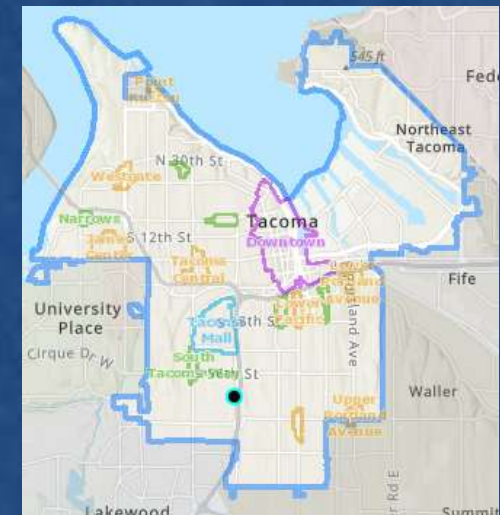


SITE:

**8 Parcels totally
approximately 15.96 acres.**

Address:

2052 South 64th Street



APPLICATION: “SOUTH SOUND CHRISTIAN SCHOOLS”

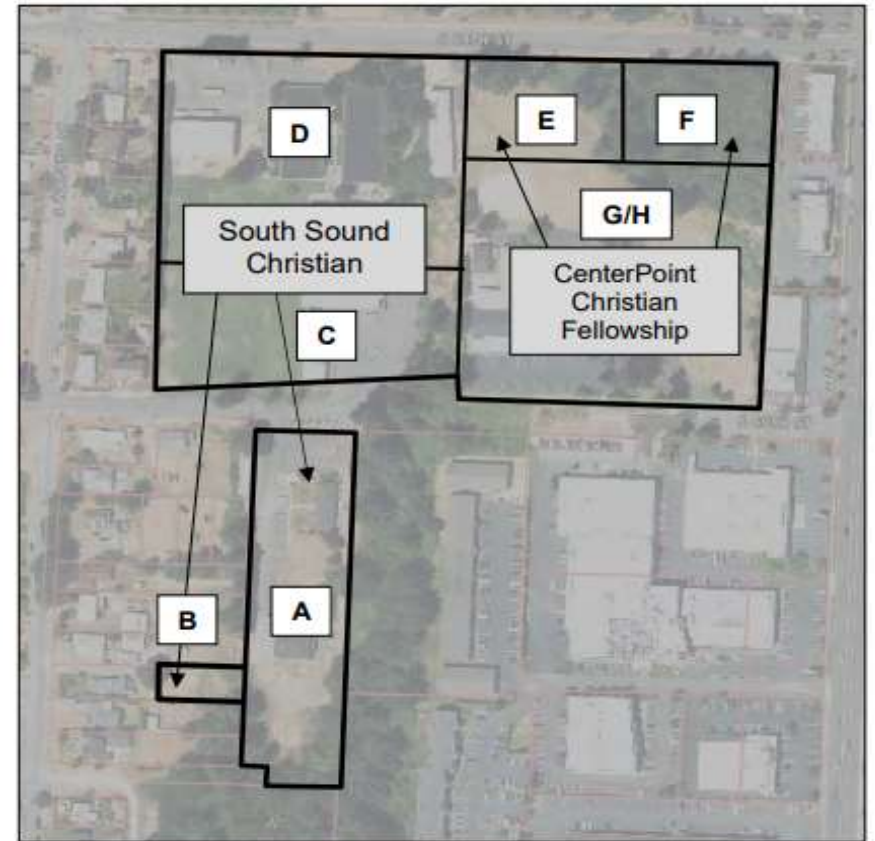


Figure 1: Project Parcels and Owner Identification

LAND USE DESIGNATIONS

Single Family Residential

Low scale, typically detached single family residential development.
6-12 units per acre.

Multi-Family (low-density)

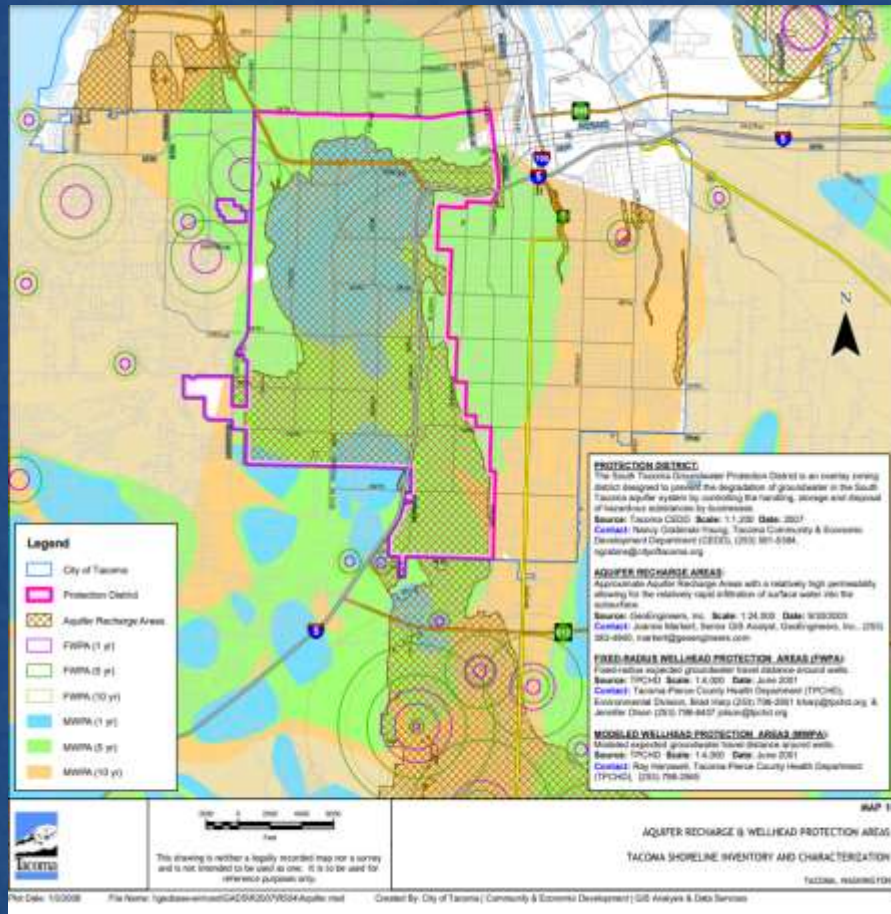
Low-density multi-family shares characteristics with single family, typically more proximate to transit.
Typically 14-36 units per acre.



LAND USE DESIGNATIONS

Single Family Residential	General Commercial
<p>Low scale, typically detached single family residential development.</p> <p>6-12 units per acre.</p>	<p>This designation allows for medium to high intensity commercial uses. Broad range of other uses such as institutional, community facilities and even residential or mixed development. Typically situated along major transit corridors. Moderate to high traffic generation, longer hours.</p> <p>45-75 units per acre (when applicable)</p>

Application: South Tacoma Economic Green Zone



**South Tacoma Groundwater
Protection District Overlay (STGPD)
and Aquifer Recharge Areas**

Application:

South Tacoma Economic Green Zone


[illegible]

0 0.25 0.5 1 Miles



Map Legend

 STCPO Boundary

 Tucson | Pima County
Health Department
Healthy. Safe. Strong.

 Pierce County
Geographic Information Services

Geographic Information Service

- **5000+ acres**



Application: South Tacoma Economic Green Zone

Work Plan Recommendation

- A staff work group comprised of Tacoma Water, Environmental Services, and Pierce County Health Department staff has been formed and meeting.
- Working with City of Tacoma Community and Economic Development to have information on green industry effort, current staff levels do not allow for further engagement.

Application: Minor Plan and Code Amendments

Proposal:

- Minor, non-policy, clean-up amendments to the Comprehensive Plan and Land Use Regulatory Code

Scope of Work:

- See Assessment Report, Exhibit “A”
- Evolving through the amendment process

Objectives:

- Correct errors
- Keep information current
- Address inconsistencies
- Clarify intents
- Enhance language
- Increase administrative efficiency
- Improve customer service

NEXT STEPS

- Stay tuned on more information regarding Virtual Neighborhood Meetings tentatively planned for November 15th and 16th (mailings to go out in the coming weeks)
- Q1 – Return to Planning Commission with and update and/or public hearing.