

2023 Amendment

to the Comprehensive Plan and Land Use Regulatory Code

PLANNING COMMISSION RECOMMENDATIONS
05.17.2023

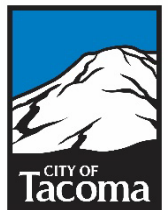


AGENDA

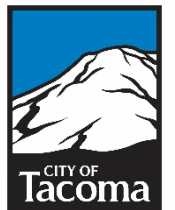
Purpose: Finalize Exhibits and Forward Recommendations to City Council.

Presentation Outline:

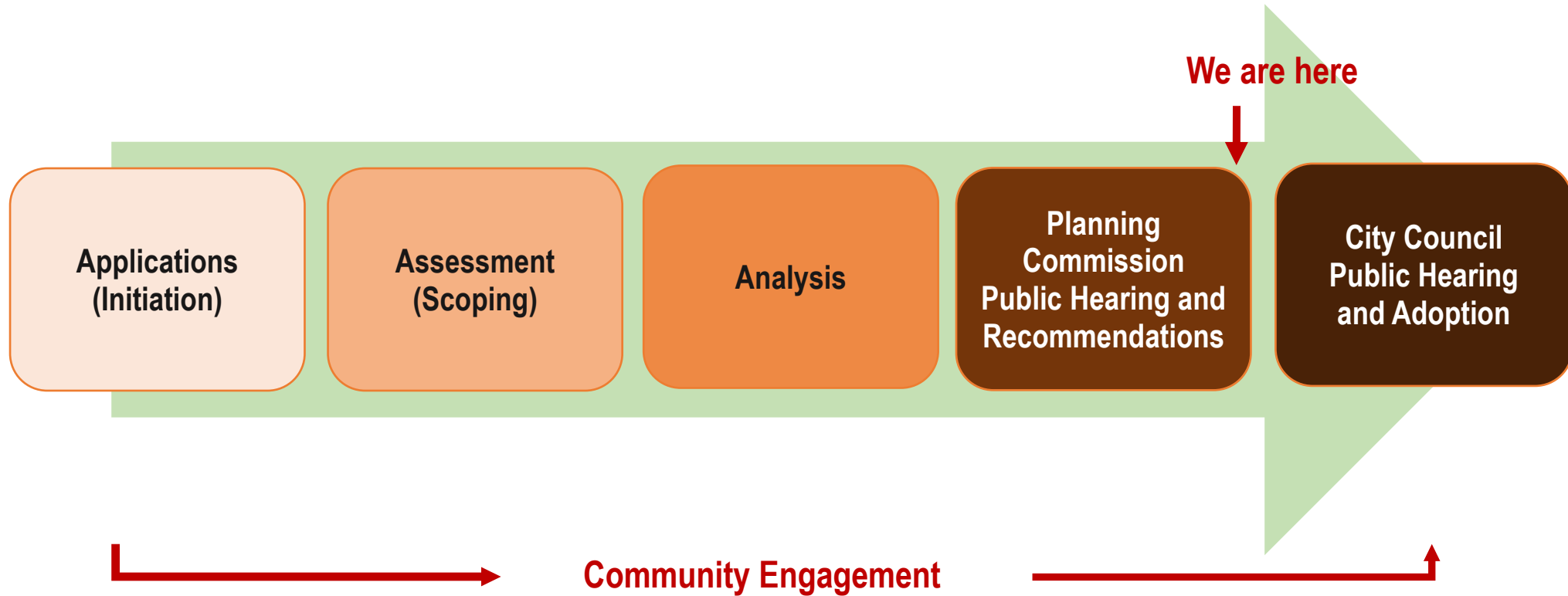
1. Amendment Process and Timeline
2. Planning Commission's Recommendations



PROCESS & TIMELINE

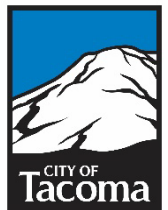


AMENDMENT PROCESS

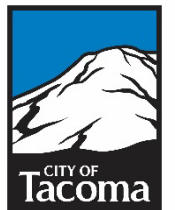


TIMELINE/NEXT STEPS

Date	Actions
March 29, 2023	Informational Meeting
April 5, 2023	Planning Commission Public Hearing
April 7, 2023	Deadline for Written Comments – 5:00 p.m.
April 19 & May 3, 2023	Planning Commission Review & Direction on Applications
May 17, 2023	Planning Commission Recommendations
June 27, 2023	City Council Study Session & Public Hearing
July 25, 2023	City Council 1 st Reading
August 1, 2023	City Council Final Reading (adoption)



PLANNING COMMISSION'S RECOMMENDATIONS



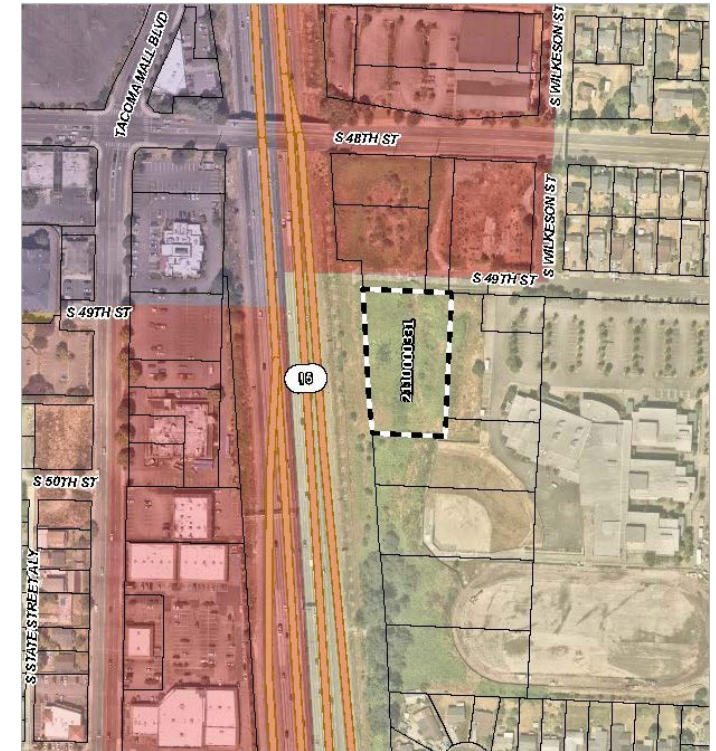
APPLICATION: MOR FURNITURE LAND USE DESIGNATION

Applicant's Request:

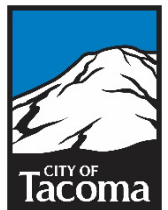
- Change land use designation for a 1.24-acre site from “Low Scale Residential” to “General Commercial”

DRAFT PC Recommendation to the City Council:

- Exhibit 1.a, Land Use Designation Request, is NOT Recommended for Adoption
- Exhibit 1.b, Park + Recreation Facilities Map amendment, is Recommended for Adoption
- Recommend further consideration of:
 - South Tacoma Land Use and Health Impacts
 - Safe Routes to School
 - I-5 Land Use Compatibility
 - Air Quality



Subject site: 1824 S 49th St.



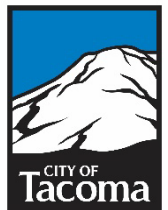
APPLICATION: ELECTRIC FENCES

Proposal: Allowance and standards for electric fences in non-Industrial Zoning Districts

- Allow Electric Fence in C-1, C-2, DR, DMU, CIX, UCX, CCX
- Limiting to outdoor storage
- Require 5-foot setback and no taller than 8 feet from certain uses
- Allow Electric Fence to be 1 foot from perimeter fence
- Require proof of insurance
- Requiring testing and labeling to IEC Standard
- Allow electric fence in between the building and front (and side on a corner) property line in limited instances. Do not allow on designated Core Pedestrian or Pedestrian Street.

DRAFT PC Recommendation to the City Council:

- Exhibit 2, Electric Fence Standards, is Recommended for Adoption



APPLICATION: SHIPPING CONTAINERS

Proposal: Allow shipping containers as an accessory structure in C-1 and C-2 Commercial Districts, and on residentially zoned properties in certain instances

- Subject to setback and screening. Limit to one per site
- Allowed on residential zoned properties with an approved Conditional Use Permit (such as parks, schools, and churches)
- Expanded Temporary Use

DRAFT PC Recommendation to the City Council:

- Exhibit 3, Shipping Container Standards, is Recommended for Adoption



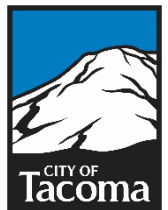
APPLICATION: DELIVERY-ONLY RETAIL BUSINESSES

Proposal:

- Add commissary kitchens as a subset of “Retail” uses in the Tacoma Municipal Code land use tables; Retail standards will apply
- “Additional regulations” for commissary kitchens in mixed-use districts, including limiting to 6,000 SF of net building area and prohibiting exterior display or storage of equipment
- Require in-person, direct-to-customer sale component for retail establishments located on a designated pedestrian street.

DRAFT PC Recommendation to the City Council:

- Exhibit 4 Delivery-Only Retail Businesses is Recommended for Adoption

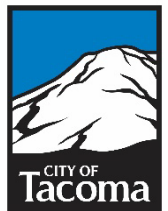
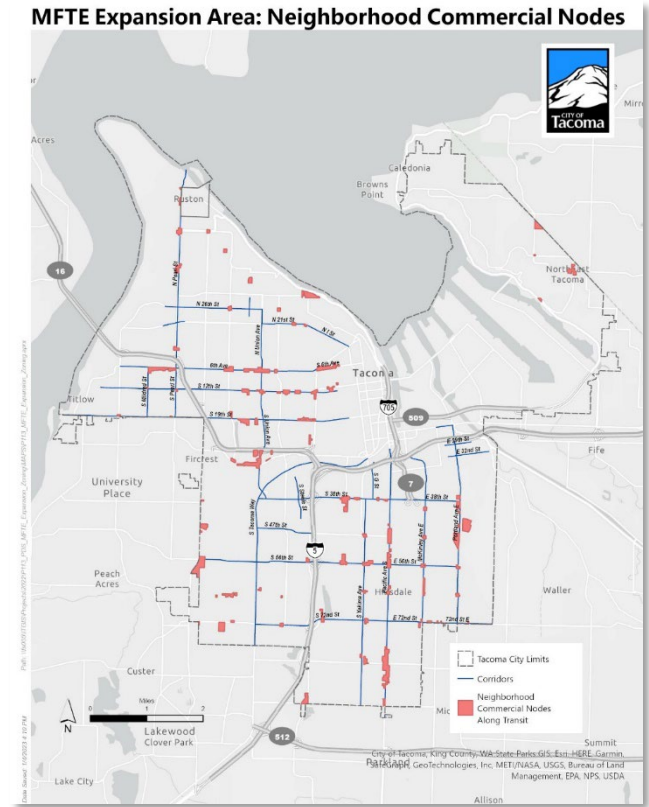


APPLICATION: COMMERCIAL ZONING UPDATE

Proposal: Phase 1 of citywide update to commercial zoning code that includes a comprehensive review of the design standards for projects which include residential development in “neighborhood commercial nodes.”

DRAFT PC Recommendation to the City Council:

- Exhibit 5, Commercial Zoning Update Phase 1 is Recommended for Adoption
- Recommend further consideration of:
 - Expand multi-family tax exemption program to neighborhood commercial nodes (as adopted in Ordinance 28798)
 - Conduct a comprehensive commercial zoning review as part of the Comprehensive Plan update

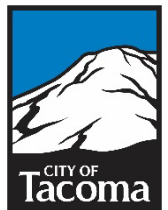
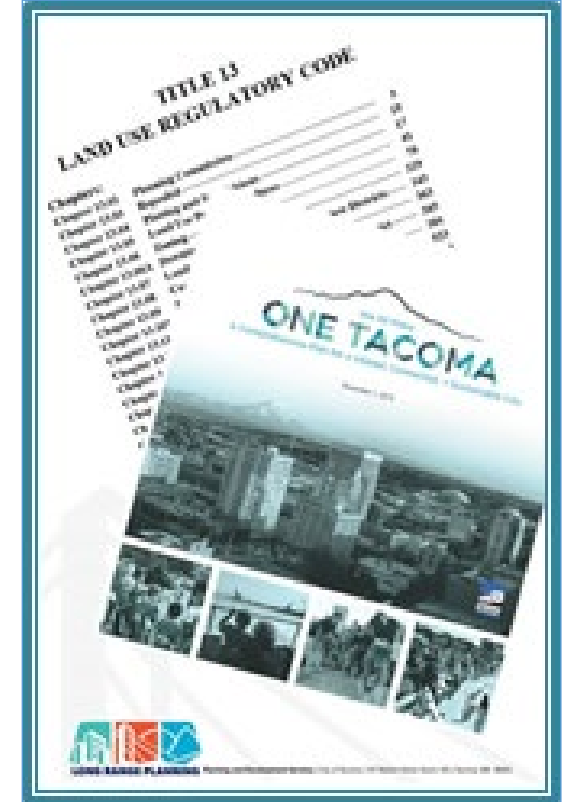


APPLICATION: MINOR PLAN/CODE AMENDMENTS

Proposal: Consider minor amendments (7 issues) to the Comprehensive Plan and the Tacoma Municipal Code to intended to keep information current, correct errors, address inconsistencies, improve clarity, and enhance applicability of the Plan and the Code.

DRAFT PC Recommendation to the City Council:

- Exhibit 6, Minor Plan and Code Amendment, is Recommended for Adoption

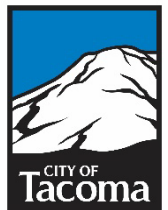


FINDINGS AND RECOMMENDATIONS

- Request final direction on Draft Letter
- Staff will work with Chair and Vice-chair to incorporate final edits

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