

# 2023 Amendment

to the Comprehensive Plan and Land Use Regulatory Code

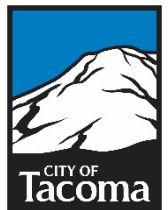
**PLANNING COMMISSION PUBLIC HEARING**  
**04.05.2023**



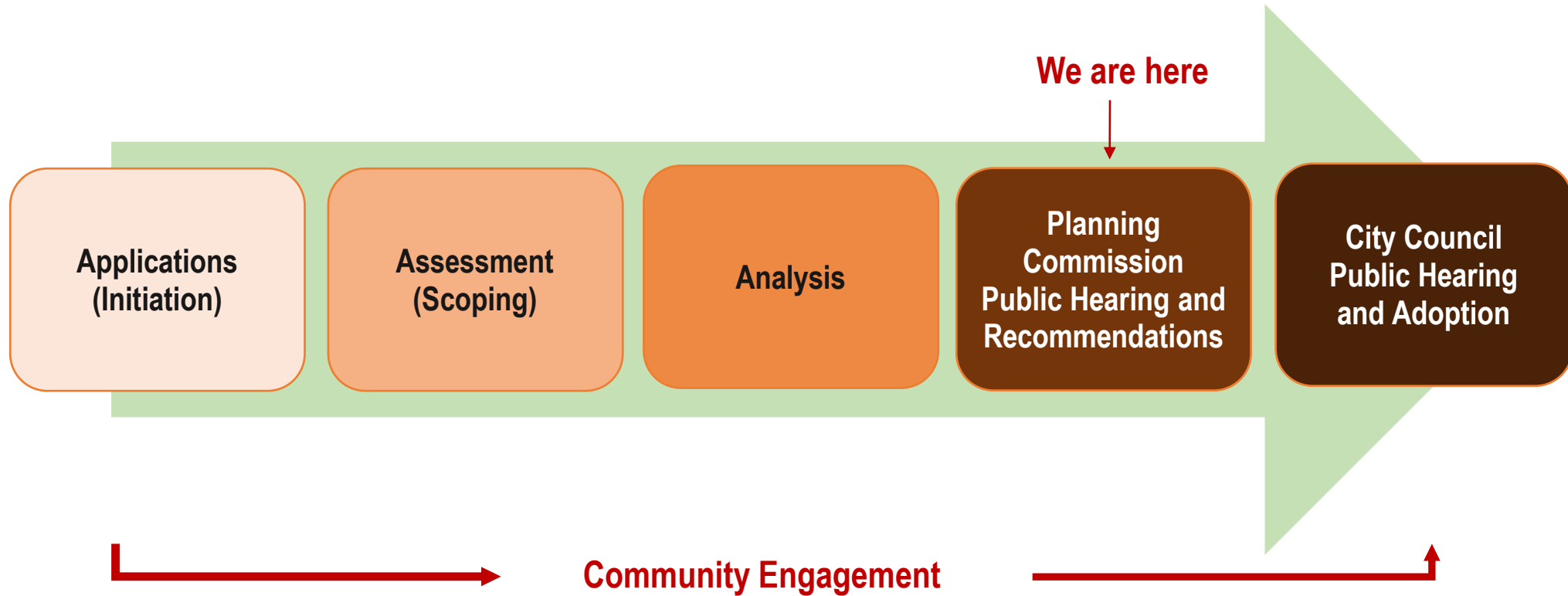
# PURPOSE OF THE MEETING

Accept public comments and testimony on the 2023 Comprehensive Plan and Land Use Regulatory Code Amendment applications.

1. Mor Furniture Land Use Designation
2. Electric Fence Standards
3. Shipping Container Standards
4. Delivery-Only Retail
5. Commercial District Design Standards
6. Minor Plan and Code Amendments



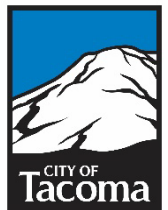
# AMENDMENT PROCESS





# TENTATIVE SCHEDULE (NEXT STEPS)

Date	Actions
March 29, 2023	Informational Meeting
April 5, 2023	Planning Commission Public Hearing
April 19 and May 3, 2023	Planning Commission Review and Recommendations
May 24, 2023	IPS Review
June 6, 2023	City Council Study Session City Council Public Hearing
June 13, 2023	City Council 1 <sup>st</sup> Reading
June 27, 2023	City Council Final Reading (adoption)



# APPLICATION: MOR FURNITURE LAND USE DESIGNATION

**Applicant:** Wesco Management, LLC

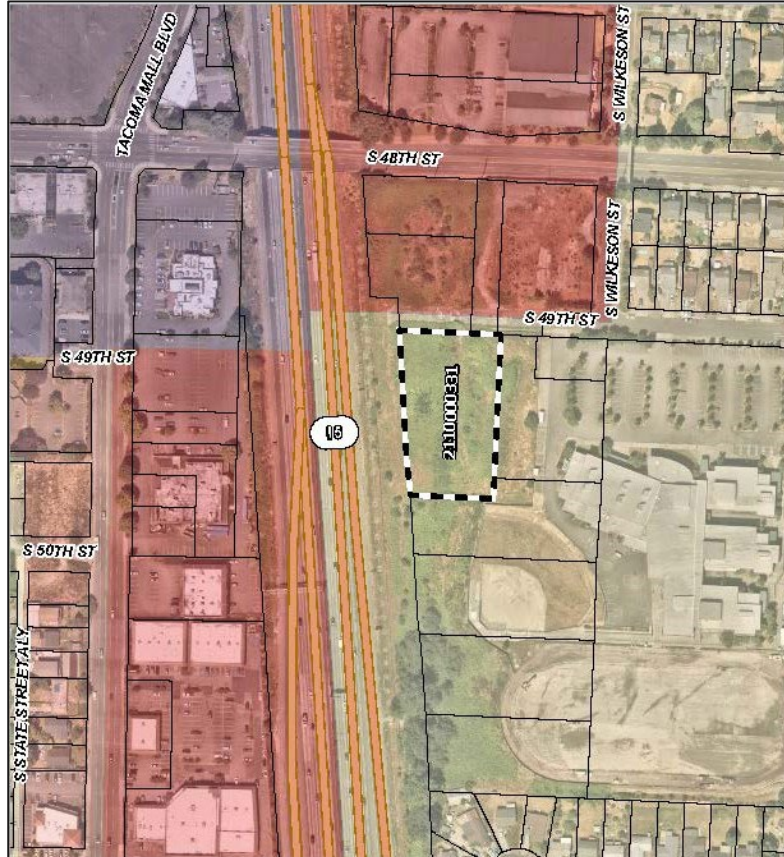
**Location:** 1824 S 49th St.

**Proposal:** Change land use designation for a 1.24-acre site from “Low Scale Residential” to “General Commercial” (enabling future rezone request for furniture outlet store)

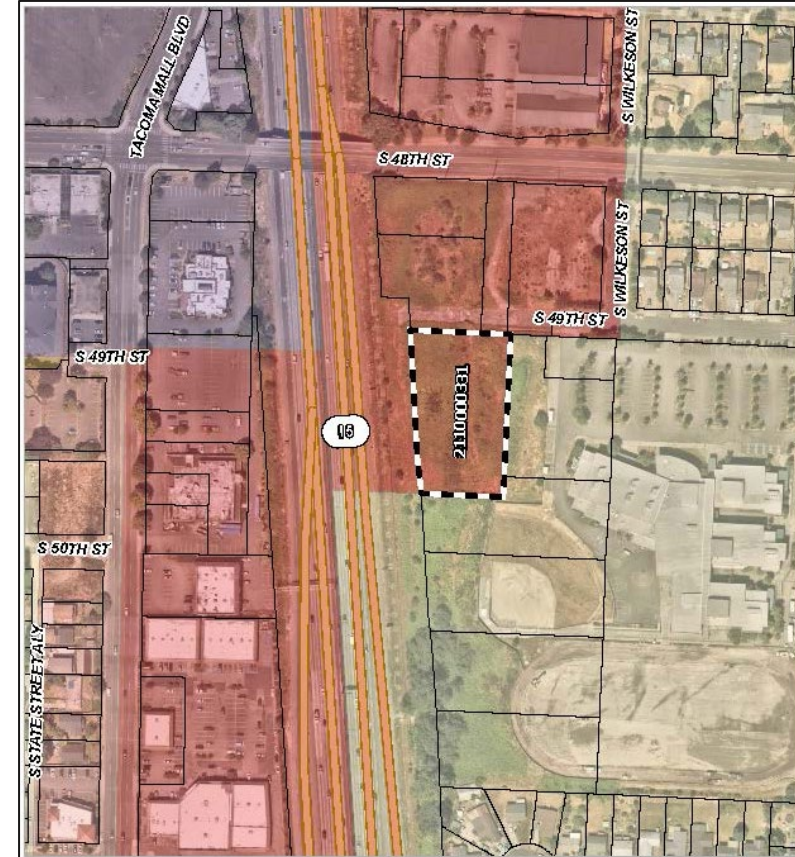




# EXHIBIT A – LAND USE DESIGNATION CHANGE REQUEST (MOR FURNITURE)



**Current: Low-Scale Residential**  
**on Future Land Use Map**



**Proposed: General Commercial**  
**on Future Land Use Map**

# APPLICATION: ELECTRIC FENCES

**Applicant:** City of Tacoma

**Proposal:** Allow in Commercial Districts (C-1 and C-2), CIX Commercial Industrial Mixed-Use District, and WR Warehouse Residential District.

Establish standards to address safety and aesthetics.





# APPLICATION: SHIPPING CONTAINERS

**Applicant:** City of Tacoma

**Proposal:** Allow as accessory structure in Commercial Districts (C-1 and C-2); Allow in Residential Districts with Conditional Use Permit (such as schools, parks) or valid Temporary Use Permit.





# APPLICATION: DELIVERY-ONLY RETAIL BUSINESSES

**Applicant:** City of Tacoma

**Proposal:** Amend the TMC Title 13 to address Delivery-Only Retail Businesses:

- Expand retail definition to include “commissary kitchens”
- Size limitation on Commissary Kitchens in Mixed Use Centers
- Require on-site customer component for Designated Pedestrian Streets in Mixed-use Centers

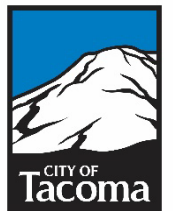
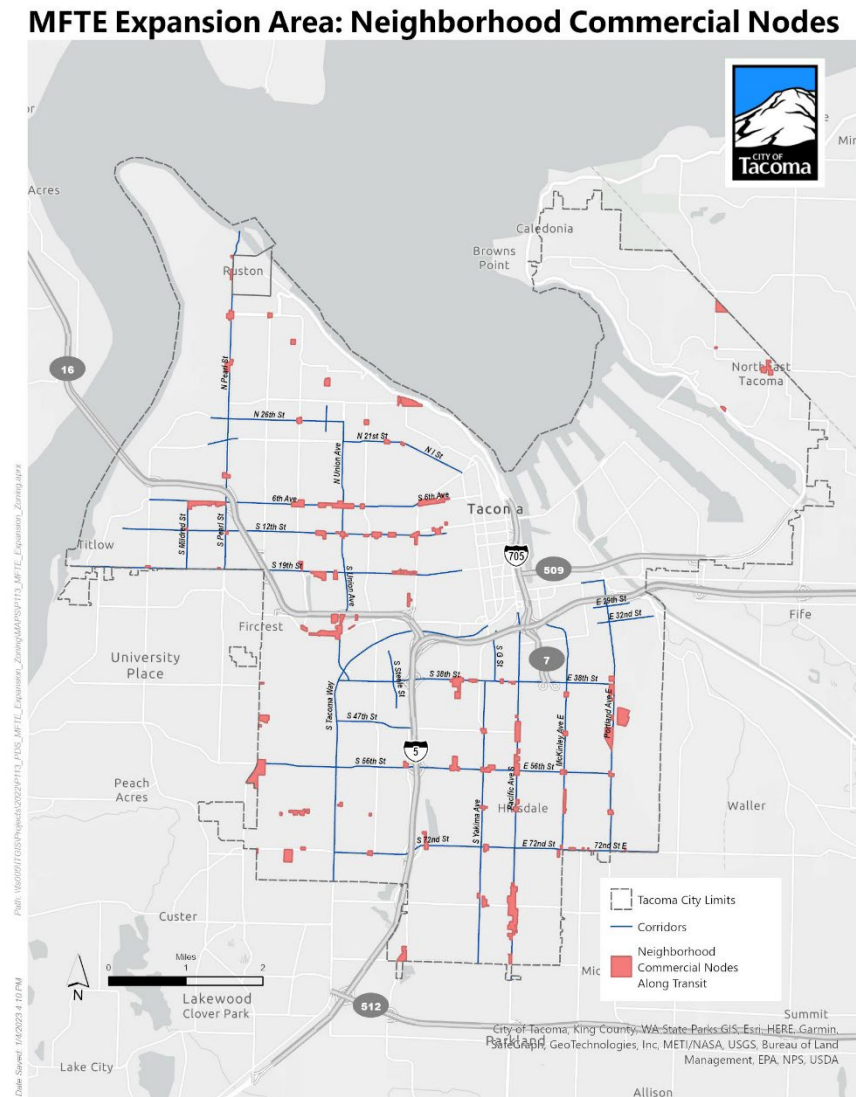


# APPLICATION: COMMERCIAL ZONING UPDATE

**Applicant:** City of Tacoma

**Proposal:** Update building and site development standards in commercial zoning districts (C-1, C-2, T, PDB) in association with expansion of the multifamily tax exemption.

- Apply existing standards to mixed-use projects: yard space, tree canopy, transition areas, maximum setbacks, parking lot location



# APPLICATION: MINOR PLAN/CODE AMENDMENTS

#	Subject	Objective
1	Standards for Ground-level Utilities	Enhance code clarity and applicability
2	Landmarks Preservation Commission Membership	Maintain consistency with City Charter
3	Critical Areas Preservation Ordinance Clarifications	Enhance code clarity and applicability
4	Home Address Signage	Maintain consistency with State law; Prevent undesired consequences
5	Overlay Zoning Maps	Enhance code clarity and applicability
6	Platting and Subdivision Vesting	Maintain consistency with State permitting
7	Land Use Table Re-organization	Enhance code clarity and applicability

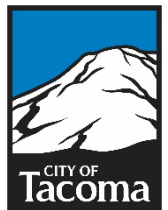


## TO PROVIDE COMMENTS

- Testify at Planning Commission Public Hearing
- Email: [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)
- Mail to:  
Planning Commission  
747 Market Street, Room 345  
Tacoma, WA 98402

Written Comments must be received by  
**April 7, 2023, at 5:00 p.m.**

Visit: [www.cityoftacoma.org/2023amendment](http://www.cityoftacoma.org/2023amendment)



# PLANNING COMMISSION PUBLIC HEARING

## Public Hearing Procedures:

Call for Testimony (“Raise Hand” or dial \*9 ):

1. Mor Furniture Land Use Designation Change (near South 49th and Wilkeson)
2. Electric Fence Development Standards
3. Shipping Container Development Standards
4. Delivery-only Retail Businesses
5. Commercial Zoning Update Phase I: Neighborhood Commercial Design Standards
6. Minor Plan and Code Amendments

