



2018 AMENDMENT TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

Summary of Proposed Amendments

A Plan or Code Amendment is the process through which the City considers changes, additions, and updates to the *One Tacoma* Comprehensive Plan, and the Land Use Regulatory Code. Periodic review and evaluation are important to ensure that the *One Tacoma Plan* and the implementing regulations maintain their effectiveness and are responsive to new issues.

The following projects are moving forward through Planning Commission review with anticipated City Council adoption in June of 2018. Additional information is available online at www.cityoftacoma.org/planning. Or email Stephen Atkinson, Senior Planner, at satkinson@cityoftacoma.org with any questions regarding the amendment process.



Car Wash Uses in Neighborhood Centers

This private application seeks to amend the Land Use Regulatory Code to allow car wash facilities in the Neighborhood Commercial Mixed-use Zoning District (NCX).

Staff Contact: Lihuang Wung, Senior Planner, lwung@cityoftacoma.org



Outdoor Tire Storage

This private application seeks to amend the Land Use Regulatory Code concerning development standards for Vehicle Service and Repair businesses, with a focus on discount and used tire shops in the C-2 General Community Commercial District.

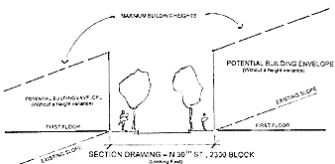
Staff Contact: John Harrington, Principal Planner, jharrington@cityoftacoma.org



S 80th Street Rezone

This private applications seeks to rezone an area along S. 80th Street from Planned Development Business District (PDB) to a more appropriate district that is consistent with the recommendations from the Joint Base Lewis-McChord Joint Land Use Study and the current use makeup of the area.

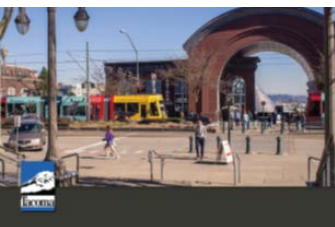
Staff Contact: Lauren Flemister, Senior Planner lflemister@cityoftacoma.org



Commercial View Sensitive District Height Measurement

This private applications seeks to amend how building heights are measured in a commercially zoned View-Sensitive Overlay District (VSD), which has a reduced height limit (25-feet) and a measurement methodology that is unique from other districts.

Staff Contact: Lauren Flemister, Senior Planner, lflemister@cityoftacoma.org



Transportation Master Plan – Limited Amendment

These amendments will address work that has been completed since the adoption of the Transportation master Plan, including the new Environmental Action Plan, the upcoming Safe Routes to Schools Implementation Plan, the Pedestrian Safety Improvement Program, and some increased funding opportunities.

Staff Contact: Josh Diekmann, Traffic Engineer, jdiekmann@cityoftacoma.org

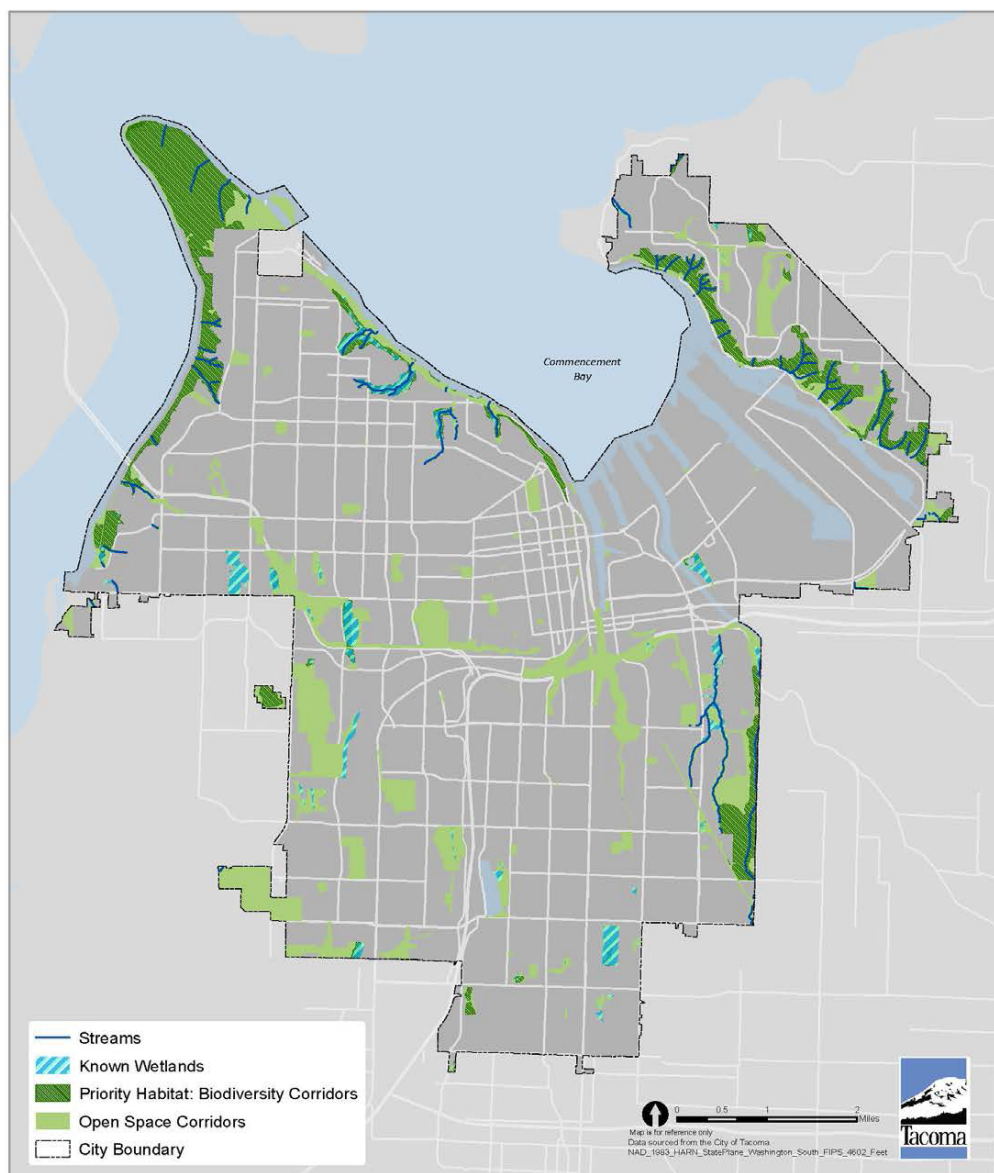
Open Space Corridors Project - Phase 1

The Open Space Corridors project is a multi-phase effort to retain and enhance valuable open spaces throughout the City. As part of this current phase, the City is considering amendments to the Critical Areas Preservation Code, TMC 13.11, to strengthen protections for two types of regulated critical areas – Biodiversity Areas which contain and connect habitat valuable to wildlife, and steep slopes designated as Geologically Hazardous Areas (see the map below for areas of potential applicability). The purpose of the project is to prevent fragmentation of habitat functions and reduce risk to life and property, consistent with longstanding City policies. The updates would prioritize retaining existing vegetation and clarify standards for reasonable use of property which contain these critical areas.

For additional information, please visit: www.cityoftacoma.org/openspacecorridors

Staff Contact: Elliott Barnett, Associate Planner, Elliott.barnett@cityoftacoma.org

Open Space: Environmental Assets



Biodiversity Corridors

Biodiversity Areas are those areas within a city that contain habitat that is valuable to fish and wildlife. These areas are mostly comprised of native vegetation and relative to other areas vegetation is diverse with a mosaic of habitats. Corridors are defined as areas of relatively undisturbed land that is not fragmented and connects fish and wildlife habitat conservation areas, other priority habitat, or valuable habitats within a city.





Car Wash Use in NCX Districts

The “Car Wash Rezone” application, submitted by Brown Bear Car Wash, seeks to rezone three parcels located on 6th Avenue between S. Howard and S. Rochester streets in the Narrows Neighborhood Center from Neighborhood Commercial Mixed-use (NCX) to Urban Center Mixed-use (UCX).

The purpose of the rezone request is to allow for the potential development of the subject site into a car washing facility. By zoning code definitions, car washing is a use in the category of “vehicle service and repair”, which is prohibited in the NCX and permitted in the UCX.

In addition, the scope of the review has been expanded to evaluate an alternative to the requested rezone. This alternative would consider whether “Car Wash” uses should be allowed in Neighborhood Commercial Mixed-use Zoning Districts (NCX).

Project Summary

Project Title:	Car Wash Rezone
Applicant:	Brown Bear Car Wash
Location and Size of Area:	6th Avenue between S. Howard and S. Rochester streets; located in the Narrows Neighborhood Center;
Current Land Use and Zoning:	Neighborhood Commercial Mixed-use (NCX)
Neighborhood Council Area:	West End
Staff Contact:	Lihuang Wung, (253) 591-5682, lwung@cityoftacoma.org
Staff Recommendation:	(None at this time)
Project Proposal:	<p>Proposed by the Applicant (January 31, 2017): Rezone the three parcels on the subject site from Neighborhood Commercial Mixed-use (NCX) to Urban Center Mixed-use (UCX).</p> <p>Suggested/Requested by the Planning Commission (December 6, 2017): Staff should focus on analyzing the following alternatives:</p> <ul style="list-style-type: none"> • Allowing “vehicle service and repair” in NCX with a conditional use permit • Allowing in NCX, but not fronting designated core pedestrian streets

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City of Tacoma, Washington
Peter Huffman, Director

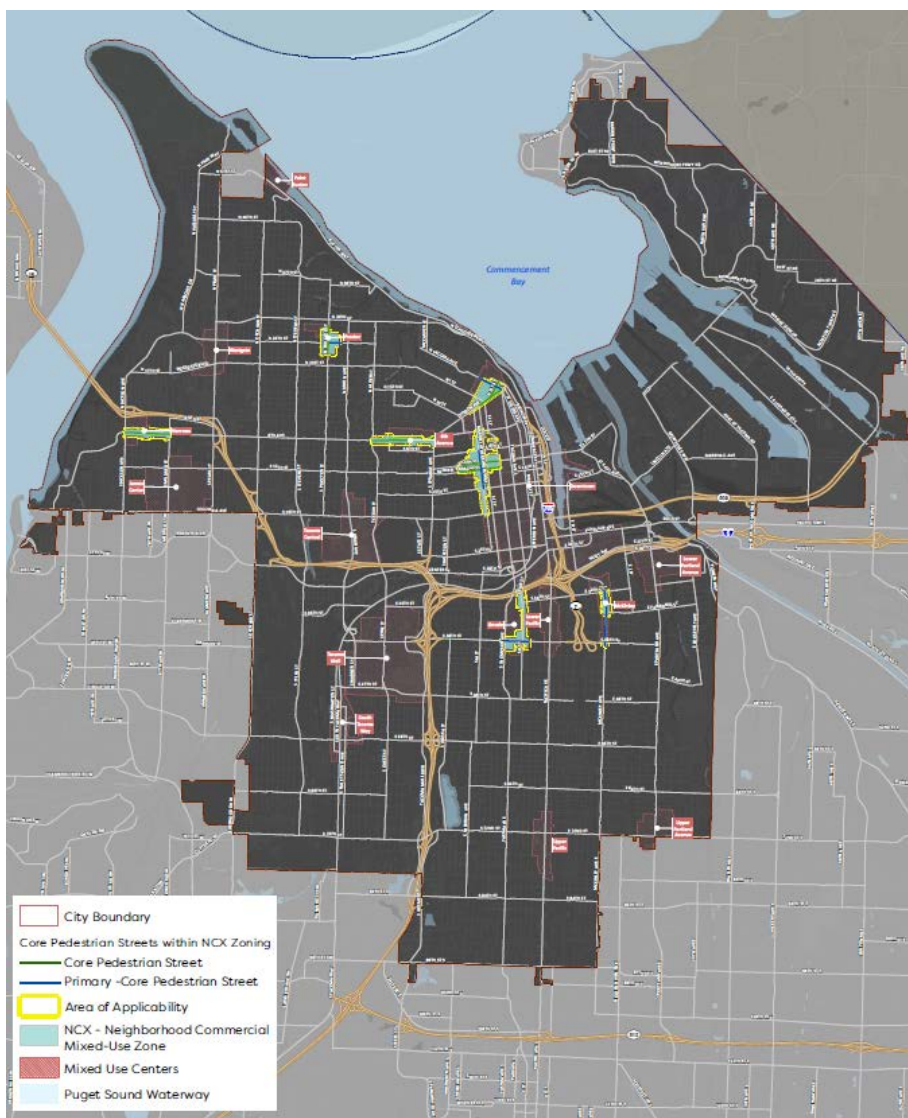


Project Manager:
Lihuang Wung, (253) 591-5682,
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Website:
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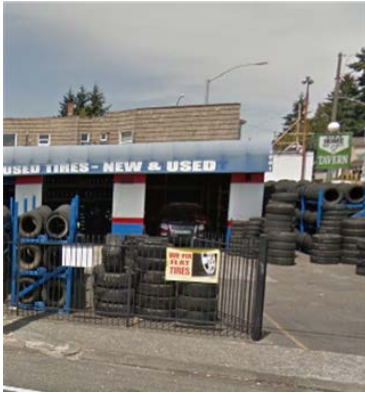
Area of Applicability



As depicted in the map (left), the subject site (including three tax parcels, with two addresses) is situated in the Narrows Neighborhood Center, within the zoning district of Neighborhood Commercial Mixed-use (NCX) and fronting a designated Core Pedestrian Street (i.e., 6th Avenue). The site abuts the zoning district of Urban Residential Mixed-Use (URX), which transitions into the R-2 Single-Family zoning.



In addition, the scope of the review has been expanded to evaluate an alternative to the requested rezone. This alternative would consider whether “Car Wash” uses should be allowed in Neighborhood Commercial Mixed-use Zoning Districts (NCX). The map to the right depicts all the areas in the City with NCX Zoning. These areas are denoted in yellow outline.



Outdoor Tire Storage

This is a private application to allow outdoor tire storage in C-2 General Commercial Zoning Districts. The current standards prohibit outdoor storage of resale tires. There are some grandfathered (non-conforming) used tire stores operating in the C-2 Commercial zone. This project will evaluate development standards, including screening, which could serve to mitigate the impacts of outdoor tire storage. Outdoor tire storage is a component of Vehicle Service and Repair use within the Land Use Regulatory Code.

Project Summary

Project Title:	Vehicle Service and Repair Regulatory Standards
Applicant:	Seven applicants – Used tire store operators
Location and Size of Area:	Changes will apply to C-2 General Community Commercial District city-wide
Current Land Use and Zoning:	General Business and C-2 General Community Commercial District
Neighborhood Council Area:	Multiple
Staff Contact:	John W. Harrington, Jr., Principal Planner 253-279-8950 jharring@cityoftacoma.org
Staff Recommendation:	(None at this time)
Project Proposal:	<p>To facilitate continued viability of used tire businesses, the following changes are proposed to the regulatory controls for the vehicle service and repair uses in TMC 13.06.510 E:</p> <ul style="list-style-type: none"> • Screening. Vehicles awaiting repair, junk vehicles and auto parts must be fully screened from public view. These areas shall be screened by a minimum six foot tall solid or opaque screening fence that is equal in height to the highest level of items stored, except in the PMI District. • All repairs must be conducted entirely within an enclosed building, except for tire installation. • Landscaping. All fenced outdoor storage areas must provide site perimeter landscaping as required in TMC 13.06.502 E between the screening fence and the property line.

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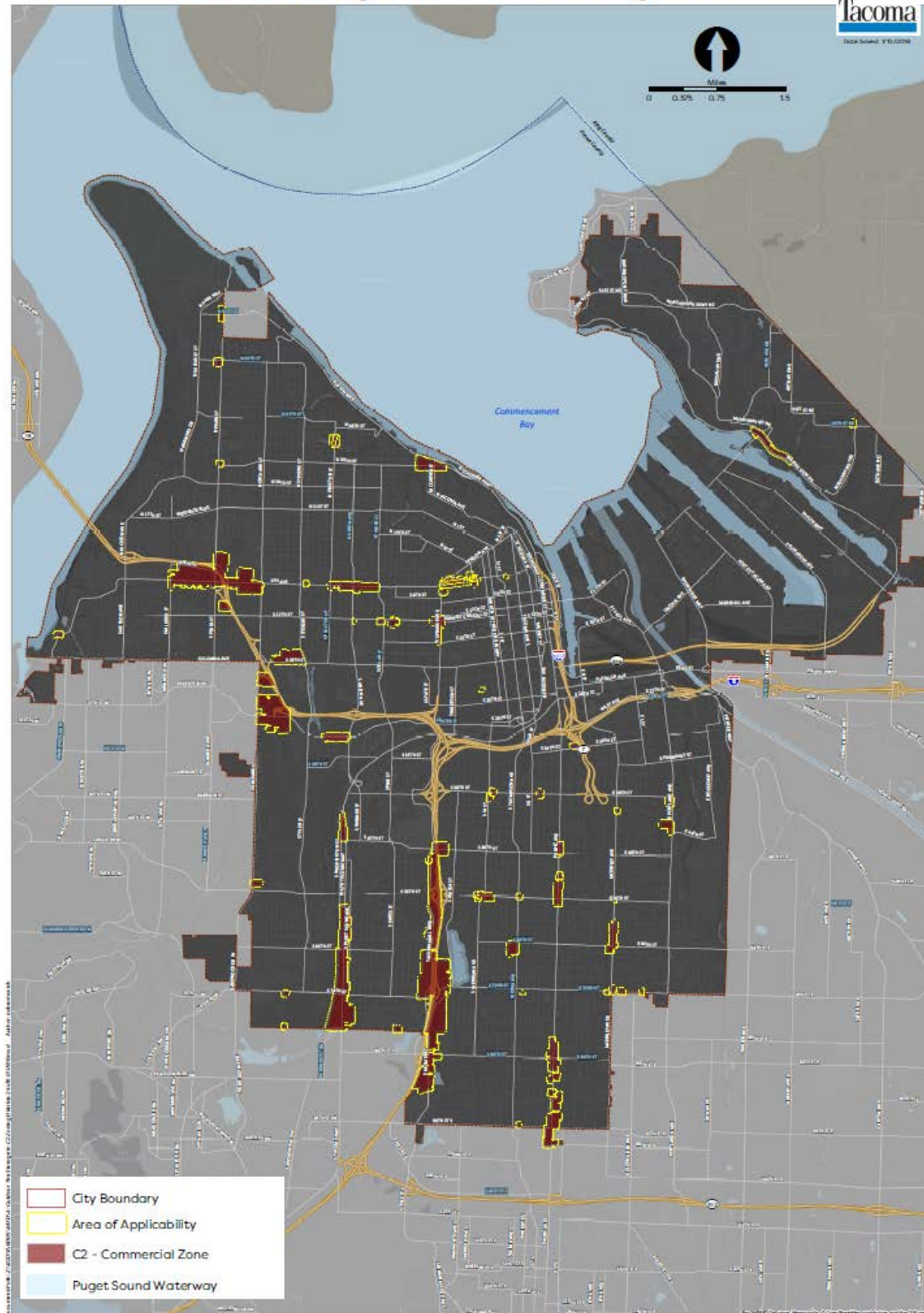


Project Manager:
John Harrington
Website:
www.cityoftacoma.org/planning

Area of Applicability

City of Tacoma

Outdoor Tire Storage in C-2 Zoning Districts



Outdoor Tire Storage
Open House 01.10.18



S. 80th Street PDB Rezone

Staff Analysis Report

Introduction:

The project is for a rezone of five properties flanked by S 80th and S 78th Streets. The change in zoning designation would be from the existing Planned Development Business (PDB) District (3 parcels), Commercial (C-2) District (1 parcel) and Single Family Dwelling Residential (R-2) District (1 parcel) to Light Industrial (M-1) District. In addition, the land use would change from General Commercial and Residential to Light Industrial by Comprehensive Plan amendment.

The rezone should help address undesired application of Development Business District and increase compatibility with existing land use and development patterns in the area in compliance with the Comprehensive Plan

Project Summary

Project Title:	South 80 th Street PDB Rezone
Applicant:	Cabot Properties
Location and Size of Area:	Bordering Streets: S 80 th , S Trafton, S 78 th , and S Pine. Approx. 23 acres.
Current Land Use and Zoning:	General Commercial; Planned Development Business (PDB)
Neighborhood Council Area:	South Tacoma
Staff Contact:	Lauren Flemister, lflemister@cityoftacoma.org , 253-591-5660
Staff Recommendation:	Rezone to M-1 and change Comprehensive Plan Land Use to Light Industrial
Project Proposal:	The project as submitted is for a rezone of the property at the address 2615 S 80 th Street from the existing Planned Development Business (PDB) District to Light Industrial District (M-1). In addition, the land use would change from General Commercial to Light Industrial by Comprehensive Plan amendment.

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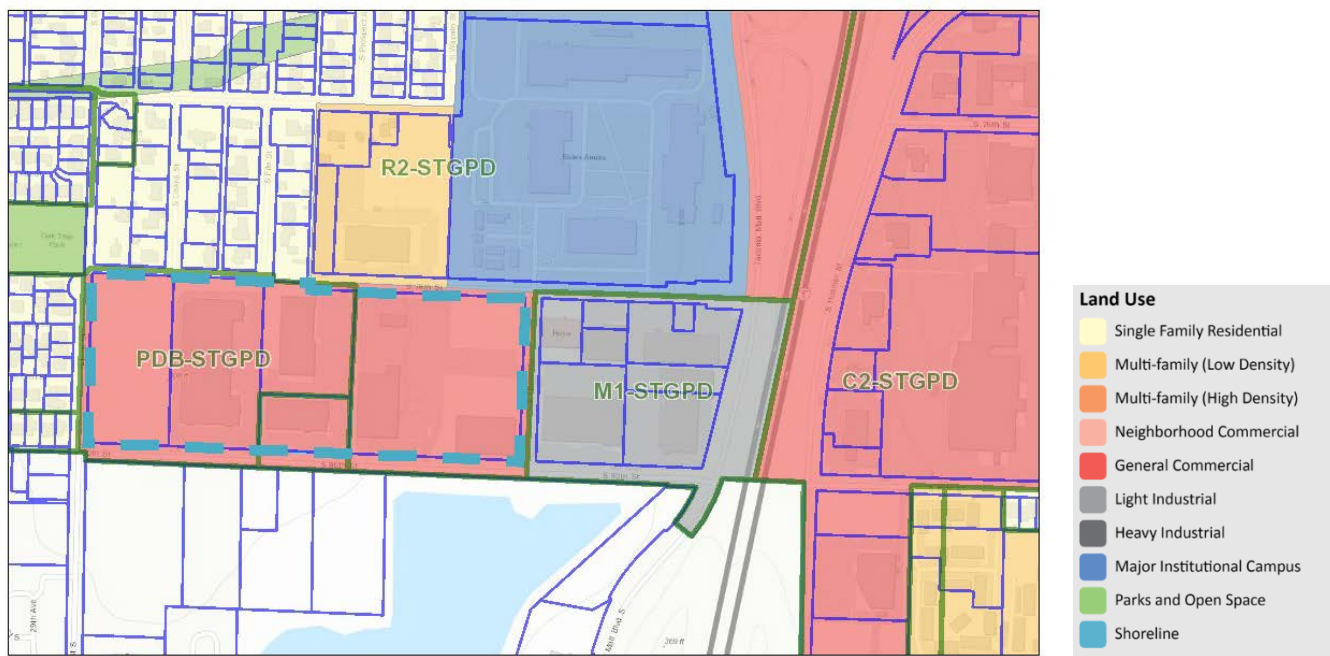


Lauren Flemister

lflemister@cityoftacoma.org

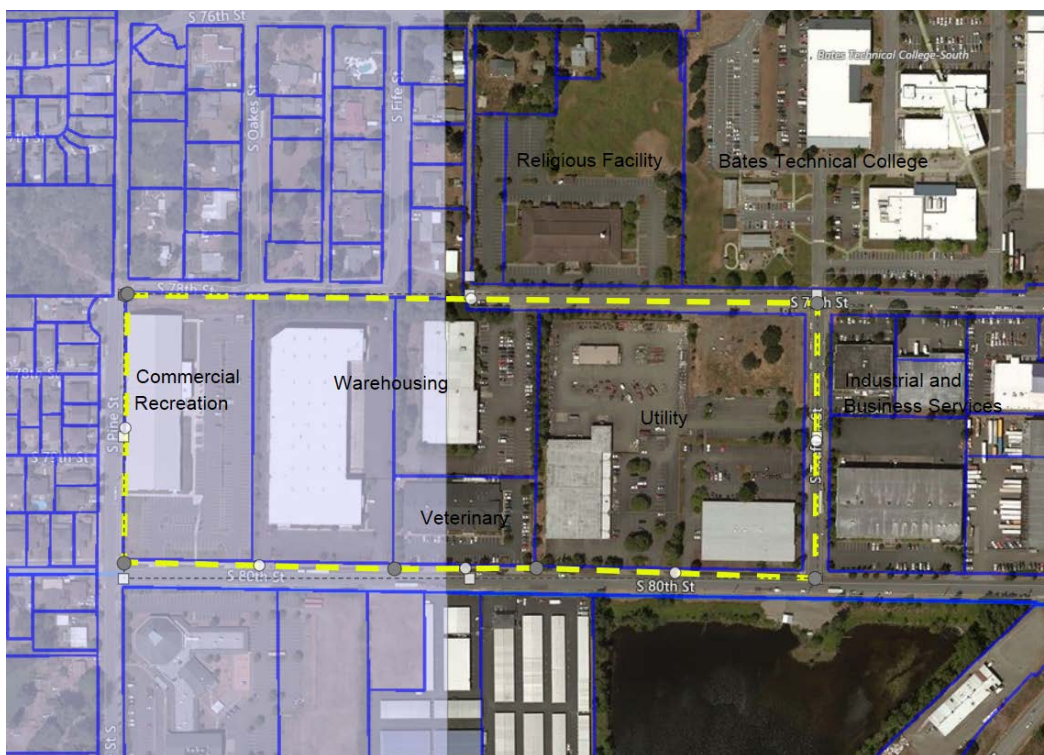
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Area of Applicability



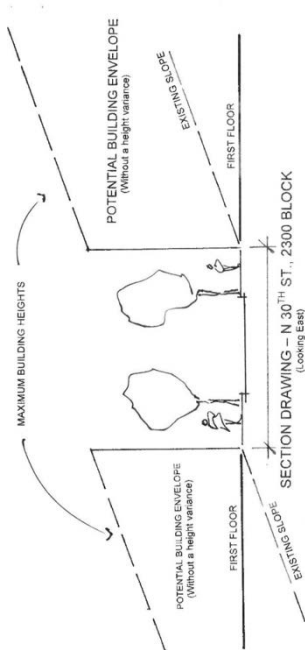
Bordering streets of the area of applicability: S 78th Street to the North, S 80th Street to the South, S Pine to the West and S Trafton to the East.

The map above depicts the Comprehensive Plan Land Use Designations. The subject sites are depicted as General Commercial designations. The map below shows the subject sites – the purple area represents the Joint Base Lewis McChord Accident Potential Zone II.



Accident Potential Zone II

Clear Zones and Accident Potential Zones (APZ) represent the most likely impact areas if an aircraft accident occurs. APZ are based on Department of Defense historical data on where accidents have previously occurred.



Commercial View Sensitive District (C2-VSD) Height Measurement

Introduction:

The project is for a regulatory code text change to amend language describing and determining how building height is measured in all C-2 (Commercial) zoning districts in the VSD (view sensitive district) overlay district. Currently, the VSD height measurement methodology in the land use code is used to determine building height, whereas, the City's Building Code utilizes a different methodology for measuring height.

The amendment should help create more parity amongst parcels in C-2 VSD (amongst upslope and downslope parcels), as well as create consistency in code on building height measurement.

Project Summary

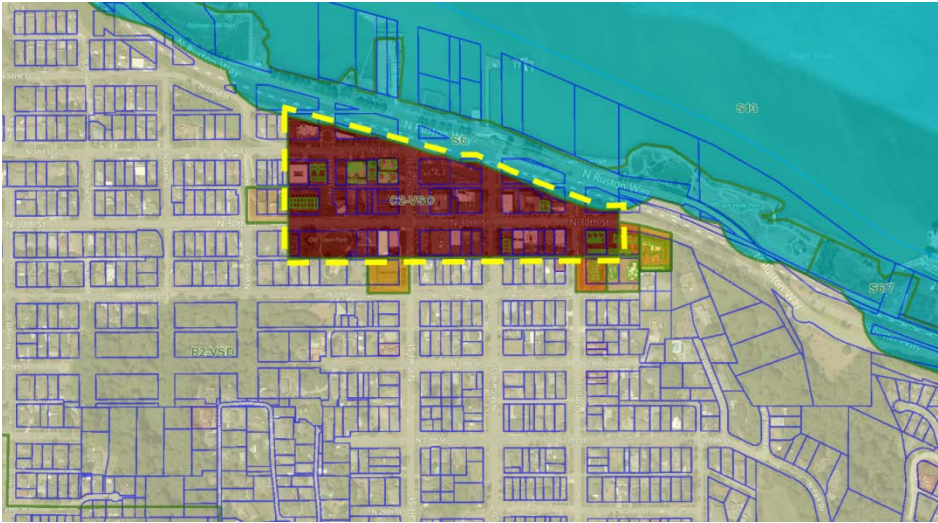
Project Title:	Commercial View Sensitive District Height Measurement
Applicant:	Kenneth Thiem
Location and Size of Area:	Various. Old Town, N. Proctor and N 34 th , Titlow Park Areas
Current Land Use and Zoning:	General Commercial; Planned Development Business (PDB)
Neighborhood Council Area:	North End, West End
Staff Contact:	Lauren Flemister, lflemister@cityoftacoma.org , 253-591-5660
Staff Recommendation:	A recommendation is still being formulated.
Project Proposal:	The applicant and owner of a property on N. 30th Street points out that Old Town's topography consistently slopes up from the south side of N. 30th Street and down from the north side and the disparity gives development/design advantages to property owners on the south side. The applicant suggests using the site's average grade along the primary street frontage, as opposed to existing grade at the proposed building corners.

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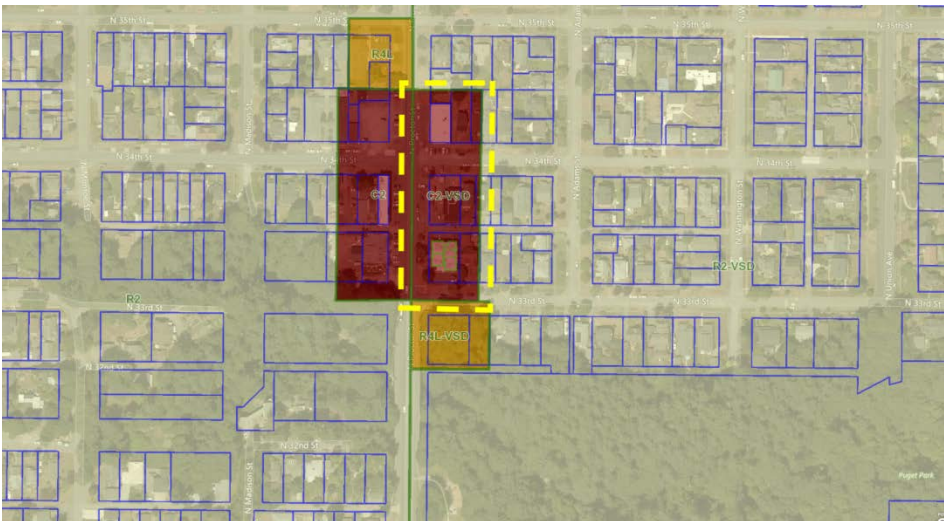


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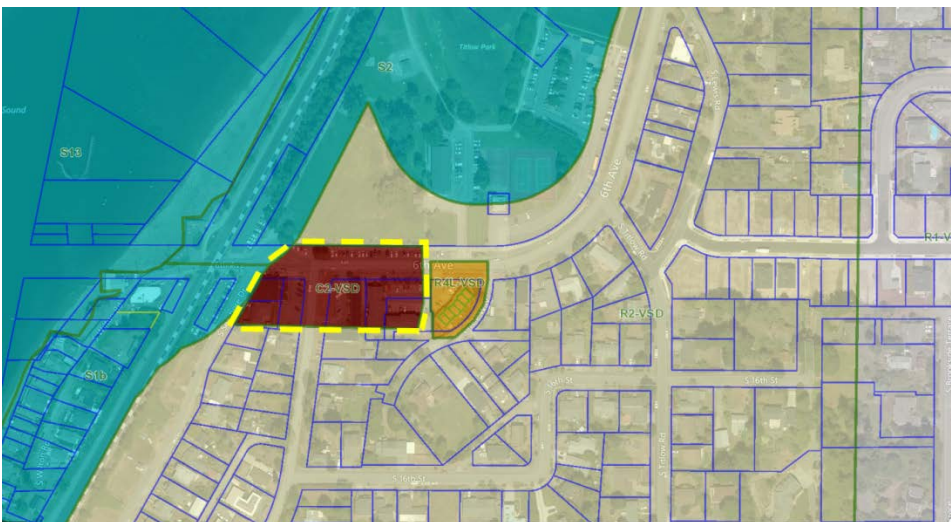
Area of Applicability



Old Town
Commercial District
(N. 30th between N.
White and just past
N. Starr)



West Side of N.
Proctor and N. 34th
Street Commercial
Area



Titlow Park
Commercial Area



Open Space Project – Phase 1

The Open Space Corridors project is a multi-phase effort to retain and enhance valuable open spaces throughout the City. As part of this current phase, the City is considering amendments to the Critical Areas Preservation Code, TMC 13.11, to strengthen protections for two types of regulated critical areas – Biodiversity Areas which contain and connect habitat valuable to wildlife, and steep slopes designated as Geologically Hazardous Areas (see the map below for areas of potential applicability).

The objective of this project phase is to prevent fragmentation of habitat functions and reduce risk to life and property, consistent with longstanding City policies. The updates would prioritize retaining existing vegetation and clarify standards for reasonable use of property which contain these critical areas.

Project Summary	
Project Title:	Open Space Corridors Project, Phase 1
Applicant:	City of Tacoma PDS
Location and Size of Area:	Citywide
Current Land Use and Zoning:	Various
Neighborhood Council Area:	Citywide
Staff Contact:	Elliott Barnett, Associate Planner
Staff Recommendation:	Planning Commission discussion ongoing
Project Proposal:	<p>Critical Areas standards updates to strengthen Biodiversity Corridors protections, as follows:</p> <ul style="list-style-type: none"> • Clarify that development must avoid, minimize and mitigate impacts • Establish guidelines to minimize impacts, including minimum connected corridor widths, protections for significant trees, maximum vegetation removal and clustered development • Require impacts to be mitigated through habitat conservation and/or restoration within the Biodiversity Corridor <p>Critical Areas standards updates to clarify Geohazard areas review, as follows:</p> <ul style="list-style-type: none"> • Clarify that development must avoid, minimize and mitigate impacts • Prioritize vegetation retention for steep slopes located within Biodiversity Corridors

Planning and Development Services

City of Tacoma, Washington
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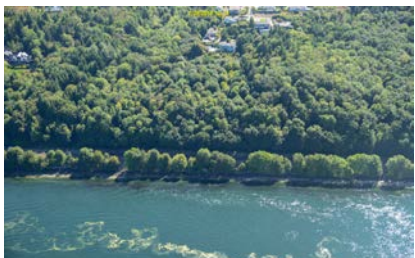
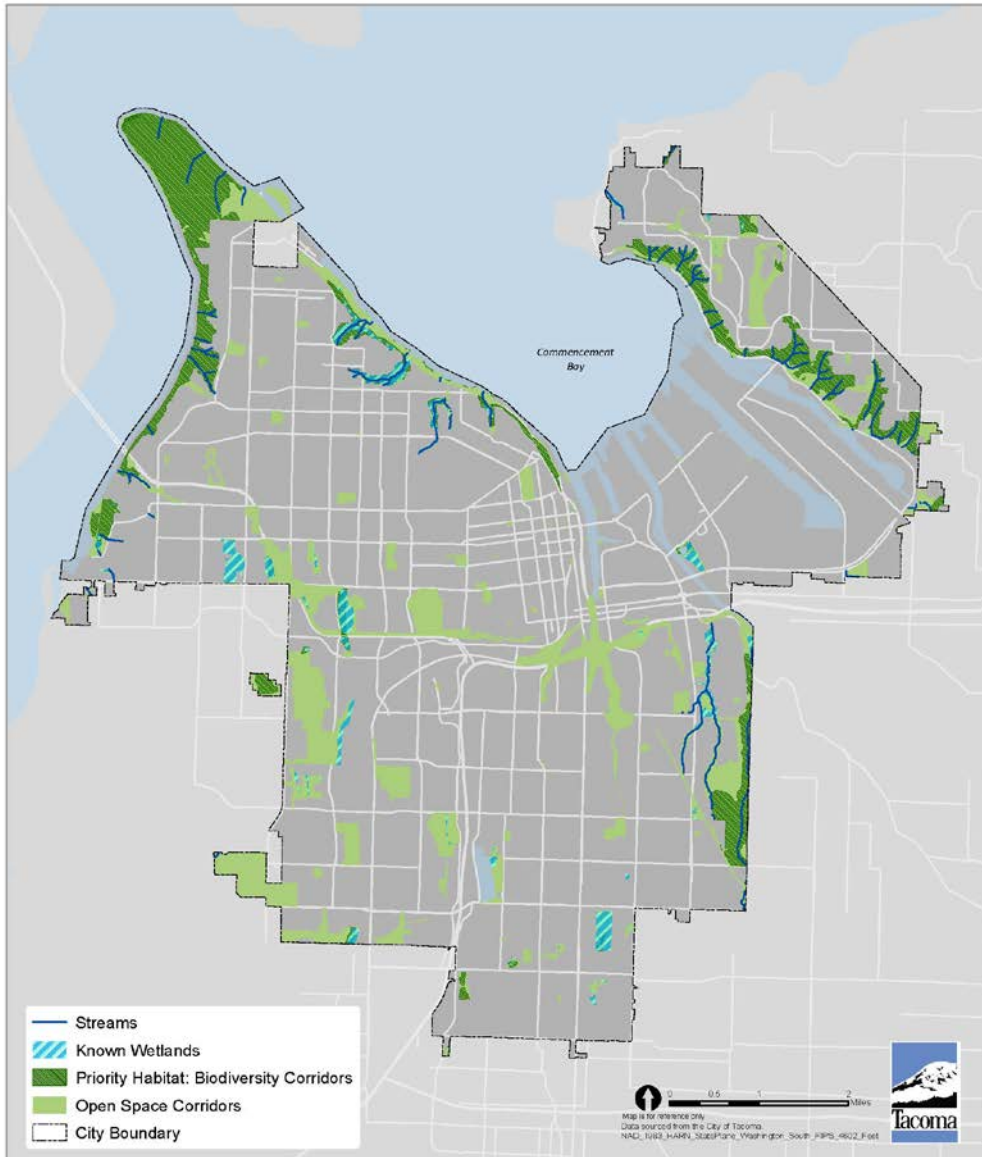
Area of Applicability

Biodiversity Corridors and Areas are about 2,100 acres within the City of Tacoma. Steep slopes, a type of geologically hazardous area, overlap substantially with Biodiversity Corridors within Tacoma's forested corridors.

City of Tacoma

November 2017

Open Space: Environmental Assets



Biodiversity Corridors

Biodiversity Areas are those areas within a city that contain habitat that is valuable to fish and wildlife. These areas are mostly comprised of native vegetation and relative to other areas vegetation is diverse with a mosaic of habitats. Corridors are defined as areas of relatively undisturbed land that is not fragmented and connects fish and wildlife habitat conservation areas, other priority habitat, or valuable habitats within a city.



Geohazard Areas

Geologically hazardous areas include areas susceptible to erosion, sliding, earthquake, or other geological events. They pose a threat to the health and safety of citizens when incompatible commercial, residential, or industrial development is sited in areas of significant hazard.



Code Cleanups

Code Cleanups involves minor revisions to various sections of the Tacoma Municipal Code (TMC), intended to address inconsistencies, correct minor errors, and improve provisions that, through administration and application of the code, are found to be unclear or not fully meeting their intent.

Project Summary	
Project Title:	Code Cleanups
Applicant:	City
Location and Size of Area:	Citywide
Current Land Use and Zoning:	various
Neighborhood Council Area:	Citywide
Staff Contact:	Lihuang Wung, (253) 591-5682, lwung@cityoftacoma.org
Staff Recommendation:	(None at this time)
Project Proposal:	<p>Changes are being proposed to the following sections of the TMC:</p> <ul style="list-style-type: none"> • 13.06.502.E – Allow landscaping buffer interruption for utilities • 13.06A.065.E.7 – Clarify the reference to “Landscape Type B” • 13.06.510 – Clarify off-street parking for townhouses • 13.06.510 – Clarify off-street parking for efficiency multifamily dwellings • 13.06A.065 – Align text and map for Reduced Parking Area (RPA) • 13.05.020 – Increase notification radius for certain development activity • 13.06.100.D – Modify lot size averaging standard • 13.06.300.D.3 – Clarify area of applicability for “self-storage” • 13.05.020 – Correct reference to “temporary homeless camp permits” • Various sections – Correct reference to CUP (Section 13.06.640) • 13.06A.070(D) – Make weather protection requirement consistent • 13.05.010.C – Require scoping/pre-application meetings for variances • 13.04.90 & .100 – Add addressing requirements on Short and Full Plats • 13.06.700.D – Modify the definition of “Detoxification Center”

Planning and Development Services

City of Tacoma, Washington
Peter Huffman, Director



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