



PRESENTATIONS and HANDOUTS

Meeting on December 19, 2018

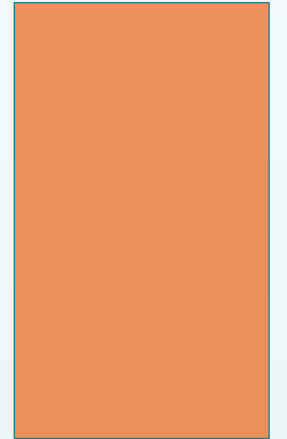
- 1. JBLM Airport Compatibility Overlay District**
(PowerPoint Slides, for Discussion Item D-1)
- 2. Future Land Use Map Implementation**
(PowerPoint Slides, for Discussion Item D-2)





JBLM AIRPORT COMPATIBILITY OVERLAY DISTRICT

PLANNING COMMISSION
DECEMBER. 19, 2018



OVERVIEW

Proposal:

- Develop an Airport Compatibility Overlay District corresponding with JBLM Accident Potential Zone II

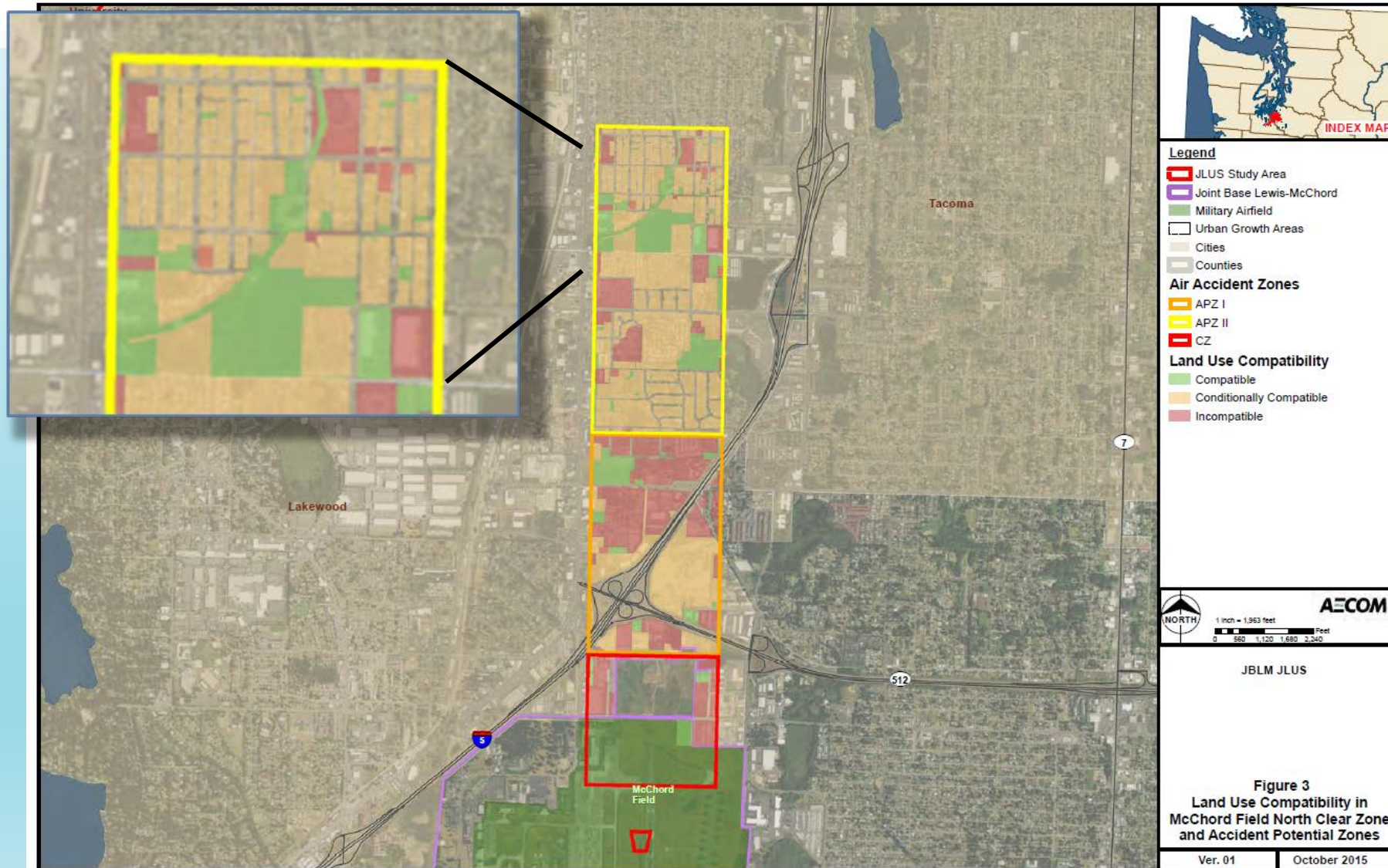
Prior actions:

- Presentation at the 9/19/18 Planning Commission
Public hearing at the 11/7/18 Planning Commission

Requested action:

1. Discuss public comments and provide further guidance to staff on the proposal.
2. Staff will then bring the item back on January __ for final consideration by the Planning Commission.

JBLM CLEAR ZONE & APZ'S: LAND USE COMPATIBILITY



INTENT

- Reduce the scale of catastrophe should a crash occur
- *Implement JLUS/AICUZ, Comp Plan*
- Recognize existing uses and preserve the character of the neighborhood
- Increase awareness

COMMENT SUMMARY

Support from JLUS partners

- JBLM
- The City of Lakewood
- South Sound Military and Communities Partnership

Supportive comments from citizens

- Supportive of the military
- A recognition that JBLM is very important for our local and regional economy
- Recognition of risk

COMMENT SUMMARY

Concerns from residents, businesses, assembly facilities

- Negative impact to property value
- Undue restriction on use
- Possible impact to bank loans/property insurance cost
- Negative impact to quality of life in and resilience of the neighborhood

AICUZ INTENT

The goals of the AICUZ program are simple – to protect the health, safety and welfare of our neighbors from the effects of aircraft operations while ensuring the continued viability of the defense flying mission.

Within APZ II, acceptable uses include those compatible within APZ I, as well as **low-density** single family residential, personal and business services, and commercial/retail trade uses of low intensity or low scale of operation...

...**High-density** functions such as multi-story buildings, places of assembly (theaters, churches, schools, restaurants, etc.), and high-density office uses are not considered compatible.

BALANCING AICUZ WITH NEIGHBORHOOD GOALS

AICUZ intent for APZ II	Consideration for existing conditions
<ul style="list-style-type: none">• Residential density at 2 units/ acre• Under 50 people per acre at a time• Limit scale of commercial/ industrial uses• Prohibit public assembly uses	<ul style="list-style-type: none">• <i>Area almost entirely built out</i>• <i>Overall density is under 50 person per acre threshold</i>• <i>Neighborhood-serving commercial uses</i>
Maintain the integrity of the neighborhood	

LAND USE POLICY OPTIONS

RESIDENTIAL: SINGLE-FAMILY

Underlying Objective – Prevent **Significant** Density Increases.

Neighborhood largely built out/little undeveloped property
(approx. # of undeveloped properties)

- Allow single-family subdivisions per the standards of the underlying zoning district (e.g., 5,000 sf lots)
- Allow ADU's per standard City requirements

LAND USE POLICY OPTIONS COMMERCIAL & INDUSTRIAL

Underlying goal: Prevent large scale gatherings

- Allow small-scale neighborhood commercial uses outright (e.g., eating and drinking establishments up to a maximum size)
- Replace Floor Area Ratio (FAR) with square footage maximums
- Introduce an option for discretionary review of some uses
- Allow expansions for accessory uses (for example, café in an industrial use)

LAND USE POLICY OPTIONS

PUBLIC ASSEMBLY & UTILITIES

Public Assembly

- Discuss whether there are small-scale versions with a less than 50 persons per acre level of activity

Utilities

- Remove or modify restrictions on Wireless Facilities and overhead Utility facilities
- Simplify the proposed height limitation within the Overlay District

PROPOSED PROHIBITED USES & POTENTIAL MODIFICATIONS

- Airports
- New Public/Private Assembly Facilities
- Brewpubs
- Carnivals
- Commercial Recreational and Entertainment
- Correctional/Detention Facilities
- Day Care Centers (more than 12 children)
- Eating and Drinking*
- Heliports
- Hospitals
- Hotels/Motels
- Heavy Industry
- Medical Offices*
- Non-Passive Parks and Recreational
- Shopping Centers*

** Could be removed from list*

Existing Prohibited Uses Become Non-Conforming

PROPOSED DEVELOPMENT STANDARDS

Explore options to clarify or streamline proposal

Proposal would restrict:

- Generation of air pollution, electronic interference or glare
- Structures taller than allowed in the base zoning districts
- Manufacturing or processing of apparel, chemicals, petroleum, rubber or plastic
- Floor Area Ratios for certain uses
- Bird attractions?????

POLICY OPTIONS SUMMARY (BEFORE OR AFTER STAFF RECOMMENDATIONS)

Yes	No	Maybe
Standard residential property subdivision for R-2 zoned properties	Multi family	Scaled down commercial uses otherwise prohibited
ADUs allowed in R-2	Large public assembly	Notice on title for any new development
Development of the 13 undeveloped parcels of land in accord with TMC Title 13 standards	Hazardous uses	Small scale accessory uses to an existing development

CONCLUSION

Proposal:

- Develop an Airport Compatibility Overlay Zone corresponding with JBLM Accident Potential Zone II

Requested action:

1. Provide further guidance to staff on the proposal.

Next Steps-

- January 16th Planning Commission Meeting for final recommendation.
- Infrastructure Planning & Sustainability – February 27th

City Council – March/April 2019.

FUTURE LAND USE MAP IMPLEMENTATION



STEPHEN ATKINSON
PRINCIPAL PLANNER

PURPOSE

- Guidance on T-Transitional District
- Information regarding properties in Tribal Trust

ISSUE 1. TRANSITIONAL DISTRICTS

Issue: Multi-family Designation with Transitional Zoning

Transitional District intent:

This district is intended as a transition between commercial or institutional areas and residential areas. It may also provide a transition between residential districts and commercial districts on arterial street segments supported by the Comprehensive Plan. It primarily consists of office uses with negligible off-site impacts. It is characterized by lower traffic generation, fewer operating hours, smaller scale buildings, and less signage than general commercial areas. *Residential uses are also appropriate.*

Significant use allowances: Office, Craft Production, Live/Work, Work/Live, Short Term Rental (3-9 guest rooms)



ISSUE 1. TRANSITIONAL DISTRICTS

Examples:



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Examples:



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Examples:



ISSUE 1. TRANSITIONAL DISTRICTS

Option 1: Rezone from T to R-4L Low Density Multifamily

- Implements the One Tacoma Plan
- Reflects the current uses
- But, removes any concomitant zoning agreements
- Limits future use through the base zone
- Diminishes the long term commercial/mixed use potential

ISSUE 1. TRANSITIONAL DISTRICTS

Option 2: Re-designate to Neighborhood Commercial

- No zoning change necessary
- Maintains any concomitant zoning agreements
- Provides greater long term use/zoning flexibility
- But, any concomitant zoning agreements remain in place so major modification requires new process
- Respects the more specific past Council decision and the long-term intent of the T-District

ISSUE 2: TRIBAL TRUST STATUS

- Puyallup Tribal Trust properties are not subject to local zoning and land use
- Applies to Residential Rezones, Commercial Zoning update, and Shoreline Master Program

ISSUE 2: TRIBAL TRUST STATUS

Emerald Queen

- Zoned R-2 Single Family
- Designated General Commercial



Portland Avenue

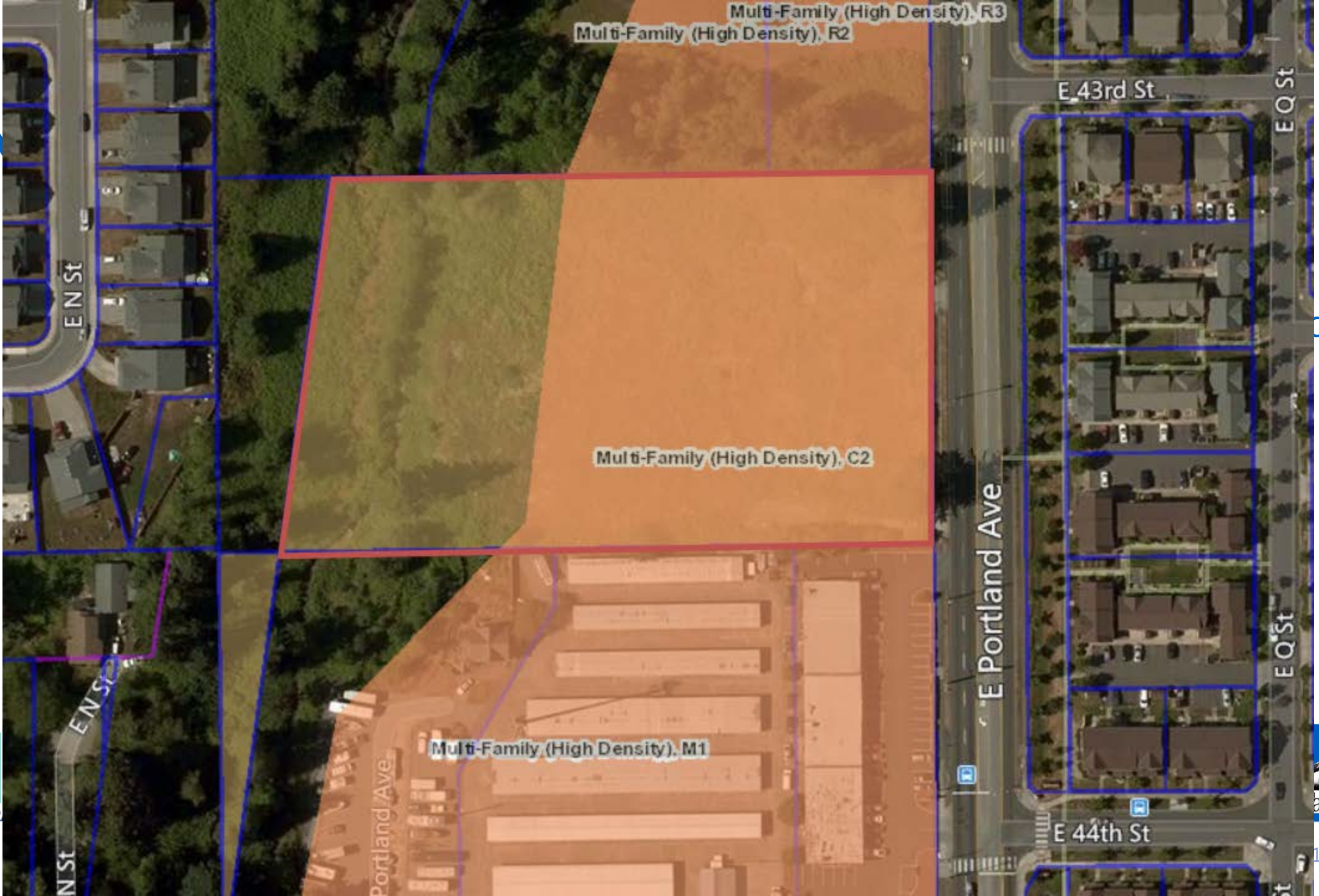
- Zoned C-2 General Commercial
- Designated Multifamily (High Density)



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