



NOTICE OF PUBLIC HEARING

2013 ANNUAL AMENDMENT

Why Am I Receiving This?

You received this public hearing notice because you are a taxpayer with property within an area or within 400 feet of an area proposed for a change in the Comprehensive Plan Land Use Designation. The areas being affected include the existing Mixed-Use Centers and Shoreline Districts within the City of Tacoma.

What Is Comprehensive Plan Land Use Designation?

Similar to zoning, land use designation is a general division of land into areas of different current and allowed future uses. As depicted on the Generalized Land Use Map of the Comprehensive Plan, there are currently four basic designations in Tacoma, i.e., Single-Family, Low Intensity, Medium Intensity, and High Intensity.

What Are the Proposed Changes and Why?

The Planning Commission is considering replacing the existing “Intensity” approach in the land use designation to a more simplified and easily understood classification system. This is a multi-year process. For 2013, the proposed changes include: (1) removing the “Intensity” designation for all Mixed-Use Centers and Shoreline Districts; and (2) establishing a new framework to better align the land use designations for Mixed-Use Centers, Shorelines and other uses of land with their corresponding zoning classifications.

Should I Be Concerned?

No. The proposed changes are essentially modifications to the Generalized Land Use Map reflecting the already designated Mixed-Use Centers and Shoreline areas. This does not affect or change the boundaries of these areas or the Comprehensive Plan policies or regulatory code requirements that are applicable to individual properties located within these areas. However, if you have any concerns, comments or suggestions, we would like to hear from you.

PLANNING COMMISSION

PUBLIC HEARING

Wednesday, March 20, 2013 5:00 pm

City Council Chambers

Tacoma Municipal Building,

747 Market Street, 1st Floor

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INFORMATIONAL SESSION

WITH STAFF

Wednesday, March 13, 2013 5:00-7:00 pm

City Council Chambers

Tacoma Municipal Building,

747 Market Street, 1st Floor

What Is the Public Hearing about?

The Planning Commission is seeking public comment on the Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2013 (or “2013 Annual Amendment”). The proposed land use designation changes are a part of the 2013 Annual Amendment Package and titled “Application #2013-06 Land Use Designations.” There are eight other applications contained in the Package, concerning drive-through regulations, countywide planning policies, transportation and shoreline related elements of the Comprehensive Plan, adoption and amendment procedures, platting and subdivision regulations, sign regulations, and minor amendments to the Land Use Regulatory Code.

How Do I Provide Comments?

You can testify at the hearing on **March 20, 2013**, and/or provide written comments no later than 5:00 pm on **Friday, March 29, 2013**, via U.S. Mail using the return address on this card, facsimile at (253) 591-5433, or e-mail at planning@cityoftacoma.org

Where Can I Get Additional Information?

- (1) Visit www.cityoftacoma.org/planning (then click on “2013 Annual Amendment”);
- (2) Review summary information concerning the “2013 Annual Amendment” at any branch of the Tacoma Public Library;
- (3) Attend the Informational Session with Staff on March 13, 2013; or
- (4) Contact staff: Lihuang Wung, Senior Planner, at the address shown on this card; phone (253) 591-5682; or e-mail lwung@cityoftacoma.org

Environmental Review

The lead agency for this proposal has made a preliminary determination that this project does not have a probable significant adverse impact on the environment. A Determination of Environmental Non-Significance was made after a review of an environmental checklist, a copy of which is available upon request. Comments on the preliminary determination must be submitted by 5:00 p.m. on **March 29, 2013**. The City may reconsider or modify the preliminary determination in light of timely comments. The preliminary determination will become final on April 5, 2013, unless modified.



PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
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