

LAND USE DESIGNATIONS PHASE II

CITY OF TACOMA PLANNING COMMISSION

NOVEMBER 5, 2014



What's on Tap

- Background
- First impressions
- General approach
- Example scenarios
- A Cautionary tale

Background

- How are land use designations used?
 - Future land use
 - Relationship to zoning
- Current classification scheme
- Transition to a new classification scheme
- Addressing inconsistencies

First Impressions

- Single family zoning
- Greater differentiation
- Open space and urban form
- Overlap of layers

General Approach

- Where current zoning and intensities are consistent, base the new designation on the zoning
- Where there are current inconsistencies, err on the side of the Plan intent
- Exceptions – no golden rule
 - ▣ Education facilities
 - ▣ Planned Residential Development
- Find the appropriate scale

Examples

- Pacific Ave and South 56th Business District
- South 12th

A Cautionary Tale

- North Slope
- Documentation

Questions/Suggestions

