

Land Use Designations

Phase 2

Planning Commission Review

Today's Objective

- Planning Commission recommendation on:
 - Designating Educational/Institutional Uses
 - Designating Planned Residential Developments
 - Designating Parks and Open Space

Background

- New Land Use Designation Classification Table
- Current inconsistencies between Plan and Code (Intensities and Zoning)
 - Educational Facilities
 - Planned Residential Developments
 - Parks and Open Spaces
- Urban Design and Development Patterns

Considerations

- This is just a starting point
- Plan for now, code considerations to come
- Designation table can still change
- Some science and a lot of art

Education Facilities

Recommendation

- Differentiate education facilities
 - Those that predominantly serve a neighborhood
 - Those that serve a larger area or are regionally significant

Recommendation

Create an **Institutional Campus** land use designation

This designation is intended for large institutional campuses that are **centers of employment** that **service a broader population** than that of the neighborhood in which it is located. This designation includes hospitals, medical centers, colleges, universities, and high schools **typically greater than 10 acres** in size. The designation recognizes the unique characteristics of these institutions and is intended to accommodate the changing needs of the institution while enhancing the livability of surrounding residential neighborhoods and the viability of nearby business areas.

Corresponding zoning:

This designation is appropriate in all zoning classifications.

Institutional Campus (proposed)

Examples:

University of Washington, Tacoma

University of Puget Sound

Tacoma Community College

Bates Technical College

Multicare Health System, Tacoma General and Mary Bridge

St. Joseph Medical Center

Allenmore

High Schools (those with a campus)

Others TBD:

Cheney Stadium

Tacoma Dome

Landfill

Current Zoning Allowances

Hospitals:

Allowed outright: Hospital Medical zone, Hospital Medical Mixed Use, industrial zones

Conditional: High density multifamily zones, commercial zones, South Tacoma MIC overlay

Not allowed: Single family and low density residential, including residential mixed use districts, Port Maritime Industrial, South Tacoma MIC overlay

University/College:

Allowed outright: Commercial zones, mixed use zones, Industrial zones

Conditional: All residential zones

Not allowed: PMI and South Tacoma MIC overlay

Implications

- Not recommending zoning changes at this time
- Define the “campus” area
- Comprehensive Plan amendment to expand campus outside designated area

Recommendation

Where the designation overlaps with:

1. MUC: Depict the Institutional Campus Designation
2. Open Space: Depict the Open Space Designation
3. Shoreline: Depict the Shoreline Designation

Recommendation

Other Educational Facilities (Elementary, Middle):

- Predominantly residential zoning
- Designate consistent with zoning and neighborhood in which it is located

Planned Residential Developments

- Promote a more desirable living environment than would be possible through the strict regulations of conventional zoning districts;
- Encourage developers to use a more creative approach in land development and stormwater management;
- Provide a means for reducing the improvements required in development through better design and land planning;
- Conserve natural features and retain native vegetation;
- Facilitate more desirable, aesthetic, and efficient use of open space.

Planned Residential Developments

Site area

- The minimum gross site area for a PRD District shall be as follows:
 - R-1-PRD District ten acres
 - R-2-PRD District five acres
 - R-3-PRD District two acres
 - R-4-L-PRD District three and one-half acres
 - R-4-PRD District five acres
 - R-5-PRD District ten acres

Requires written consent from property owners

Planned Residential Developments

Recommendation: Default position is to align the Comp Plan land use designation with the underlying zoning.

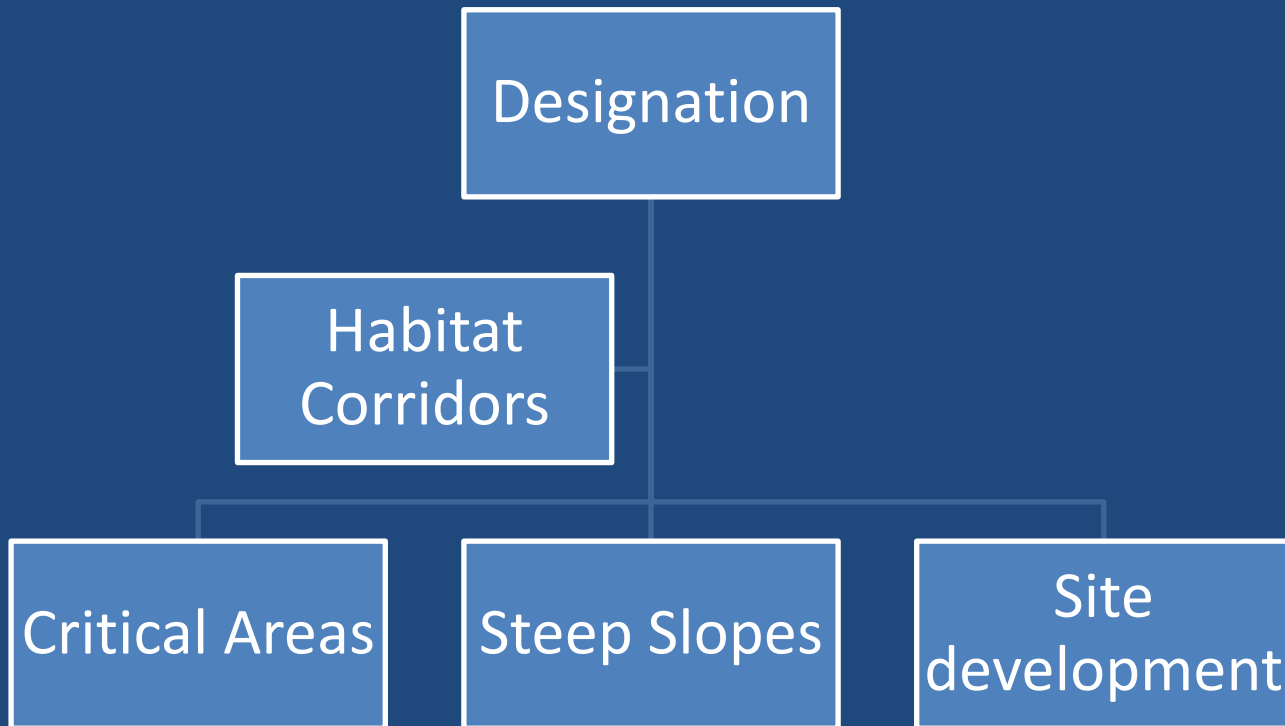
Parks and Open Space

Conserve and enhance open, natural and improved areas valuable for their environmental ,recreational, green infrastructure and scenic character and the benefits they provide.

Encompasses public and private parks and open space lands, with lands set aside for these purposes by the City of Tacoma and the Metropolitan Parks District forming the core of the designation.

As more land is placed in conservation status by these agencies as well as other public and private entities, the extent of the designation will be expanded to include them.

Parks and Open Space



Recommendation

Initially – start with adopted Parks and Open Space System Map

- Habitat corridors
- Park and Recreation Lands

Overlap with Shoreline: Show Shoreline

Overlap with MUC or PRD: Show Parks and Open Space

Other items for potential inclusion:

*Private Golf Courses

Implication

- Consistency between designation map and OSHRP
- Not recommending a “Park and Open Space” zoning category at this time
- But, potential site development standards for both critical areas and habitat corridors
 - Vegetation retention
 - Impervious surface limitations
 - Shoreline Code provides good foundation