To: Planning Commission
From: Stephen Atkinson, Associate Planner, Planning Services Division
Subject: Land Use Designations – Phase 2
Meeting Date: January 7, 2015
Memo Date: December 30, 2014

At the Planning Commission’s meeting on January 7, 2015, staff will continue the land use designation discussion pertaining to institutions and educational facilities, planned residential developments, and parks and open space areas, as well as outline the next steps in the review and application of the new designation system. The intent is to adopt a new generalized land use map in 2015 as part of the Comprehensive Plan update that fully implements the new land use designations adopted by the City Council in 2013.

At the December 3, 2014 meeting, staff recommended a draft Institutional Campus designation that would apply to high schools, higher learning facilities greater than 10 acres in size, as well as hospital campuses. The Commission gave concurrence to continue developing a draft Institutional Campus designation for consideration as part of the 2015 Comprehensive Plan update. In addition, staff and the Commission were not able to complete the review and discussion of the following topics:

- **Planned Residential Developments** – Planned Residential Developments (PRDs) provide additional flexibility within the zoning code and are based on a specific zoning district. As such they are identified vis-à-vis the zone they are permitted under (i.e. R-3 PRD). Multiple Planned Residential Developments are currently inconsistent with the land use intensity in the Generalized Land Use Map. PRDs are typically larger development sites greater than two acres.

- **Park and Open Space Areas** – Currently, the City’s parks and open spaces are not identified as such in the Generalized Land Use Map. Many of the City’s steep slopes and habitat corridors are designated in the Generalized Land Use Map as low intensity and zoned for single family residential development. The low intensity designation suggests that the steep slopes and habitat corridors are appropriate for low density multifamily development.

At the January 7th meeting, staff will be recommending a general approach to applying the new land use designations to planned residential developments and parks and open space areas, as well as showing the draft maps for the proposed Institutional Campus designation. Attached are the maps provided to the Commission at the December 3rd meeting.

If you have any questions, please contact me at (253) 591-5531 or satkinson@cityoftacoma.org.

Attachments

c. Peter Huffman, Director