At the December 3 Planning Commission meeting staff will continue the land use designation review. The intent of this review 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. While text changes to the Comprehensive Plan may be forthcoming as the review proceeds, the current discussion will remain focused on the draft map changes. At the August 20th Planning Commission meeting staff identified several general trends in areas with current Plan and Code inconsistencies. These included:

- **Education Facilities** – Education facilities are typically part of a larger concentration of single family, low intensity, or medium intensity designations. Thus, in many circumstances, the facilities are not evident in the Generalized Land Use Map. While some education facilities serve a neighborhood, others draw students and faculty from a broad geographic area and have more potential to impact the neighborhood around them.

- **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.

The maps depicting these areas are attached for the Commission’s review. At the December 3rd meeting, staff will be recommending a general approach to resolve the inconsistencies for these areas as well as to fully transition these areas to the new designations.

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

Attachments

c. Peter Huffman, Director
Legend

- Zoning - Intensity
- Zoning - High Intensity
- Zoning - Medium Intensity
- Zoning - Low Intensity

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. It is to be used for reference purposes only.