



Application

To Amend

The Comprehensive Plan or Land Use Regulatory Code

Application No.:

#2017-18 -

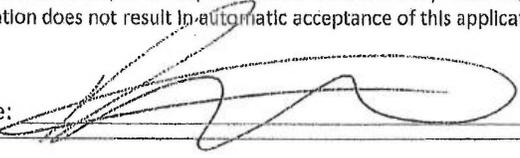
Date Received:

3/28/17

Year of Amendment	2017-2018	
Application Deadline	Friday, March 31, 2017, 5:00 p.m.	
Application Fee	\$1,400	
Type of Amendment (Check all that apply)	<input checked="" type="checkbox"/> Comprehensive Plan Text Change <input type="checkbox"/> Regulatory Code Text Change <input checked="" type="checkbox"/> Land Use Designation Change <input checked="" type="checkbox"/> Area-wide Rezone <input type="checkbox"/> Interim Zoning or Moratorium	
Summary of Proposed Amendment (Limit to 100 words)	<p>Proposal is for a rezone of property located at 2615 S 80th Street in the City of Tacoma from the Planned Development Business (PDB) District to the M-1 Light Industrial District, and a Comprehensive Plan amendment from the General Commercial land use designation to the Light Industrial land use designation.</p>	
Applicant	Name	Cabot Properties, Inc., Attn. Robert Gray
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Contact (if not Applicant)	Name	VanNess Feldman LLP, Attn: Brent R. Carson
	Affiliation / Title	Land Use Attorney / Partner
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	Relationship to Applicant	Attorney for Owner

I hereby state that I am the applicant listed above and the foregoing statements and answers made, and all the information and evidence submitted are, in all respects and to the best of my knowledge and belief, true and complete. I understand that submitting this application does not result in automatic acceptance of this application or guarantee its final approval.

Signature: _____

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, written over a horizontal line.

Date: _____

3/24/17

REQUIRED QUESTIONNAIRE

1. **Describe the proposed amendment. If submitting text changes to the *One Tacoma Comprehensive Plan or Regulatory Code*, provide the existing and the proposed language. If submitting changes to the *Comprehensive Plan* land use designation(s) or the zoning classification(s), provide the current and the proposed land use designations and/or zoning classifications for the affected/proposed area.**

Current Zoning Classification / Comprehensive Plan Land Use Designation: PDB / General Commercial

Proposed Zoning Classification / Comprehensive Plan Land Use Designation: M-1 / Light Industrial

The subject property is located at 2615 South 80th Street in the City of Tacoma, and lies within a Planned Development Business (PDB) zoning district. The Comprehensive Plan Future Land Use Designation for the PDB District is General Commercial. (Ref. Appendix B) The subject property is one of three parcels within this isolated PDB-zoned district.

This request is to amend the Comprehensive Plan Land Use Designation of the subject property to Light Industrial with corresponding zoning to M-1 Light Industrial.

Adjacent Properties / Uses:

North: R-2 Single Family Dwelling District across South 78th Street

West: PDB-zoned parcel (Pacific Sport Center) then R-2 Single Family Dwelling District across Pine Street

East: PDB-zoned parcel (Dental Supply), then R-2 Single Family (Qwest / CenturyLink)

Southeast: C-2 General Community Commercial District (Veterinarian Clinic)

South: City of Lakewood – Airport Corridor 2 (Mini-Storage and Church) across South 80th Street

2. **Why is the amendment needed and being proposed?**

Approval of the proposed amendment and concurrent rezone request will accomplish several objectives, including correcting the inappropriateness of the City's Planned Development Business (PDB) District on the site. (Ref. Appendix C, City of Tacoma Memo dated September 28, 2016 – Commercial Zoning Update – PDB Zoning Districts) City staff supports rezoning of properties located within the PDB zone and states "Based on the scant use of the zoning district, the relative ineffectiveness of the district in meeting the intent, as well as feedback and concern from existing businesses and property owners, staff recommends including these areas as a subset of the overall commercial zoning update".

Currently, the City of Tacoma has only three PDB Districts, which are occupied by seven distinct businesses. The subject property lies within one of these isolated PDB-zoned districts. The other PDB-zoned districts lie a fair distance from the subject property. The historic and current uses at this site are better aligned with uses permitted within the M-1 Light Industrial zone (warehouse, storage, and furniture manufacturing).

The current land use designation of the subject property is General Commercial, which is described in *One Tacoma: Urban Form* as:

"This designation encompasses areas for medium to high intensity commercial uses

which serves a larger community base with a broad range of larger scale uses. These areas also allow for a wide variety of residential development, community facilities, institutional uses, and some limited production and storage uses. These areas are generally located along major transportation corridors, often with reasonably direct access to a highway. This designation is characterized by larger-scale buildings, longer operating hours, and moderate to high traffic generation.”

The Light Industrial land use designation is described as:

“This designation allows for a variety of industrial uses that are moderate in scale and impact, with lower noise, odors, and traffic generation than heavy industrial uses. This designation may include various types of light manufacturing and warehousing and newer, clean and high-tech industries, along with commercial and some limited residential uses. These areas are often utilized as a buffer or transition between heavy industrial areas and less intensive commercial and/or residential areas.”

As demonstrated throughout this questionnaire, the subject property, which contains a warehouse distribution use, is better suited for the Light Industrial land use classification and M-1 zoning classification.

While the City may be contemplating an amendment and/or rezone for the PDB-zoned districts to other zoning districts within the General Commercial land use designation, this application is submitted to respectfully request that the City consider a Comprehensive Plan Amendment and concurrent Rezone of the subject property to the Light Industrial land use designation and corresponding M-1 Light Industrial zoning district. This would better align with existing uses on the site and provide continuity of the light industrial district with parcels to the east of the site that are currently zoned M-1.

3. Please demonstrate how the proposal is consistent with the applicable policies of the *One Tacoma: Comprehensive Plan*, and consistent with the criteria for amending the Comprehensive Plan or development regulations.

This proposed Comprehensive Plan Amendment and concurrent Rezone is consistent with the following goals, policies, and maps of the City’s *One Tacoma: Comprehensive Plan*.

Economic Development Goal EC-6 - Create robust, thriving employment centers and strengthen and protect Tacoma’s role as a regional center for industry and commerce.

Policy EC-6.19: Provide industrial land and encourage investment in necessary services that support industrial business retention, growth and traded sector competitiveness as a West Coast trade and freight hub, a regional center of diverse manufacturing and a widely accessible base of living wage jobs, particularly for the underserved and underrepresented people.

Policy EC-6.20: Strictly limit Comprehensive Plan Map amendments that convert industrial land and consider the potential for amendments to otherwise diminish the economic competitiveness or viability of prime industrial land.

Policy EC-6.22: Maintain properties currently developed with industrial users and strive to offset the reduction of development capacity with the addition of prime industrial capacity that includes consideration of comparable site characteristics.

Public Facilities & Services Goal PSF-3 – Collaborate with regional partners to site essential public facilities in an equitable and practical manner.

Policy PFS-3.8: Protect the viability of existing airports as essential public facilities by encouraging compatible land uses and reducing hazards that may endanger the lives and property of the public and aviation users. Evaluate and implement appropriate policy and code amendments recommended by the Joint Base Lewis-McChord Joint Land Use Study (JLUS).

The attached exhibits and maps from the One Tacoma: Comprehensive Plan depict the subject property's location relative to current and future City infrastructure improvements, as well as designated land uses. Justification for the proposed amendment and concurrent rezone request is provided below:

A-1 City of Tacoma Vicinity Map

The vicinity map shows the subject property's location between South 78th Street and South 80th Street and west of Pine Street.

A-2 Aerial Map

The aerial map shows existing commercial and light industrial uses to the east and northeast of the subject property and its proximity to Interstate 5. Some of these parcels are zoned residential, but have been constructed with non-residential uses. A Comprehensive Plan Amendment to rezone these parcels south of South 78th Street to I-5 to be consistent with existing uses would be justified.

A-3 Planned Employment Areas Map

This map demonstrates that the City recognizes the area surrounding and including the subject property to I-5 will continue to provide employment opportunities vital to the City of Tacoma. This area is envisioned as a Planned Employment Area with Major Institutional Campus (Bates Technical College), Manufacturing, and Industrial uses.

Because the City recognizes that the PDB zone is problematic (Ref. Appendix C as addressed above) amending the land use designation for the parcels south of South 78th Street to Light Industrial would achieve a City goal of supplying adequate land to meet the City's employment needs.

Manufacturing / industrial centers are employment concentrations of local and/or regional importance which are well served by major transportation facilities and are priority locations for future growth and infrastructure investment. The City has designated this area adjacent to the I-5 corridor as an employment hub consistent with existing uses.

The Applicant proposes rezoning the subject property to the M-1 Light Industrial zoning district. Amending the land use designations of parcels within this area to Light Industrial would be consistent with existing uses and fulfill the City's vision for a Planned Employment Area.

A-4 Transportation Network Map

This map shows the City's existing and proposed transit routes, light rail and Sounder rail systems. The nearest proposed transit station/bus stop is more than a mile away (northwest) from the subject property.

The General Commercial designation provides for high intensity uses offering goods and services easily accessible to the general public. Public transit service, however, does not currently serve the site, nor is