



2018 AMENDMENT TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

Open House and Q&A with City Staff

Wednesday, January 10, 2018, at 6:00 p.m.
City Council Chambers, 747 Market Street, Tacoma, WA

Please join Planning and Development Services staff for a presentation and question and answer discussion regarding the 2018 Amendments to the Comprehensive Plan and Land Use Regulatory Code. The following projects are moving forward through Planning Commission review with anticipated City Council adoption in June of 2018.

Additional information is available online at www.cityoftacoma.org/planning. Or email Stephen Atkinson, Senior Planner, at satkinson@cityoftacoma.org with any questions regarding the amendment process.



Car Wash Uses in Neighborhood Centers

The application seeks to amend the Land Use Regulatory Code to allow car wash facilities in the Neighborhood Commercial Mixed-use Zoning District (NCX).

Staff Contact: Lihuang Wung, Senior Planner, lwung@cityoftacoma.org



Outdoor Tire Storage

The application seeks to amend the Land Use Regulatory Code concerning development standards for Vehicle Service and Repair businesses, with a focus on discount and used tire shops in the C-2 General Community Commercial District.

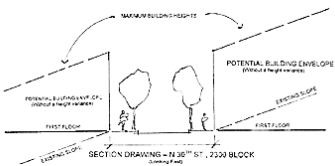
Staff Contact: John Harrington, Principal Planner, jharring@cityoftacoma.org



S 80th Street Rezone

This project seeks to rezone an area along S. 80th Street from Planned Development Business District (PDB) to a more appropriate district that is consistent with the recommendations from the Joint Base Lewis-McChord Joint Land Use Study and the current use makeup of the area.

Staff Contact: Lauren Flemister, Senior Planner lflemister@cityoftacoma.org



View Sensitive District Height Measurement

The application seeks to amend the Land Use Regulatory Code concerning how building heights are measured in a View-Sensitive Overlay District (VSD), which has a reduced height limit (25-foot) and a measurement methodology that is unique from other districts.

Staff Contact: Lauren Flemister, Senior Planner, lflemister@cityoftacoma.org



Transportation Master Plan – Limited Amendment

These amendments will address work that has been completed since the adoption of the Transportation master Plan, including the new Environmental Action Plan, the upcoming Safe Routes to Schools Implementation Plan, the Pedestrian Safety Improvement Program, and some increased funding opportunities.

Staff Contact: Josh Diekmann, Traffic Engineer, jdiekmann@cityoftacoma.org

THIS IS NOT A PUBLIC HEARING

Additional notice will be issued at the time of a public hearing or comment period. This meeting is for informational purposes. You are receiving this notice because your property may be located within or near an area in which zoning or land use development standards may be modified. You and/or your affiliation(s) have been identified as stakeholders who may be interested or impacted by the proposals.

Open Space Corridors Project

The Open Space Corridors project is a multi-phase effort to retain and enhance valuable open spaces throughout the City. As part of this current phase, the City is considering amendments to the Critical Areas Preservation Code, TMC 13.11, to strengthen protections for two types of regulated critical areas – Biodiversity Areas which contain and connect habitat valuable to wildlife, and steep slopes designated as Geologically Hazardous Areas (see the map below for areas of potential applicability). The purpose of the project is to prevent fragmentation of habitat functions and reduce risk to life and property, consistent with longstanding City policies. The updates would prioritize retaining existing vegetation and clarify standards for reasonable use of property which contain these critical areas.

For additional information, please visit: www.cityoftacoma.org/openspacecorridors

Staff Contact: Elliott Barnett, Associate Planner, Elliott.barnett@cityoftacoma.org

