

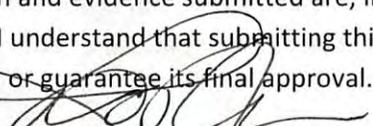


AMENDMENT APPLICATION PACKET

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

APPLICATION

Proposed Amendments to the Comprehensive Plan and/or Land Use Regulatory Code

For Office Use Only	Application No.:	
	Date Received:	
	Application Fee: <input type="checkbox"/> \$1,400	
Type of Amendment <i>(Check all that apply)</i>	<input type="checkbox"/> Comprehensive Plan Text Change	<input type="checkbox"/> Regulatory Code Text Change
	<input checked="" type="checkbox"/> Land Use Designation Change	<input type="checkbox"/> Area-wide Rezone
	<input type="checkbox"/> Interim Zoning or Moratorium	
Summary of Proposed Amendment <i>(Limit to 100 words)</i>	To reclassify eight parcels, totaling approximately 15.96 acres of property, designated as Single Family Residential to Multi-Family (Low Density) and General Commercial.	
	<i>Additional Contact (Agent):</i> Emily Adams, AHBL 253-284-0263 eadams@ahbl.com	
Applicant	Name	Ron Nelson
	Affiliation / Title	Board Treasurer, South Sound Christian Schools
	Address	2052 South 64th Street
	City, State, Zip Code	Tacoma, WA 98409
	E-mail	ronnelson10@gmail.com
	Phone	253-377-5145
Co-Applicant, or Additional Contact <i>(If applicable)</i>	Name	Bill Herried
	Affiliation / Title	Centerpoint Christian Fellowship
	Address	2041 S. 66th St
	City, State, Zip Code	Tacoma, WA 98409
	E-mail	bill@cpcf.org
	Phone	253-970-9714
	Relationship to Applicant	Co-applicant
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: 		Date: 3/30/21

Ron Nelson
TREASURER
SSCS





AMENDMENT APPLICATION PACKET

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

Required Questionnaire

The applicant is responsible for providing complete and accurate information in response to the following questions. You may type in the space under each question or provide your answers in text and/or graphic form on separate sheets of paper and reference the question numbers in your answer. List and label all applicable attachments that are included with the application. The Planning Commission and Department staff reserve the right to request additional information as needed. Any modification to the application must be submitted prior to the deadline. A pre-application meeting with staff before submitting an application is strongly advised.

1. **Project Summary** – Please provide the following information:
 - (a) A description of the proposed amendment, including the amendatory language, if applicable;
 - (b) A description, along with maps if applicable, of the area of applicability and the surrounding areas, including identification of affected parcels, ownership, current land uses, site characteristics, and natural features; and
 - (c) The current and proposed Comprehensive Plan land use designation and zoning classification for the affected area.
2. **Background** – Please provide appropriate history and context for the proposed amendment, such as prior permits or rezones, concomitant zoning agreements, enforcement actions, or changes in use.
3. **Policy Review** – Please identify and cite any applicable policies of the Comprehensive Plan and/or Land Use Regulatory Code that provide support for the proposed amendment.
4. **Objectives** – Please describe how the proposed amendment achieves the following objectives, where applicable:
 - (a) Address inconsistencies or errors in the Comprehensive Plan or development regulations;
 - (b) Respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City’s capacity to provide adequate services;
 - (c) Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern; and
 - (d) Enhance the quality of the neighborhood.
5. **Community Outreach** – Please provide a description of any community outreach that you have conducted, and the response received, with respect to the proposed amendment.
6. **Supplemental Information** – Please provide supplemental information as you deem appropriate and necessary and/or as may be requested by the Department, which may include, but is not limited to, completion of an environmental checklist, wetland delineation study, visual analysis, or other studies.





March 30, 2021

Mr. Lihuang Wung
City of Tacoma
Planning and Development Services
747 Market Street
Tacoma, WA 98402

Civil Engineers

Structural Engineers

Project: South Sound Christian Schools & CenterPoint Christian Fellowship, AHBL
No. 2200382.10/.30

Landscape Architects

Subject: Comprehensive Plan Amendment Application

Community Planners

Dear Mr. Wung:

Land Surveyors

Thank you for your and City staff's help and insight as we have worked to complete this application for the 2022 Comprehensive Plan Amendment cycle. This letter will provide all the items listed in the "required questionnaire" section of the application. The application itself is attached.

Neighbors

1. Project Summary

a) **A description of the proposed amendment, including the amendatory language, if applicable;**

Response: To reclassify approximately 15.96 acres of property designated as Single Family Residential to Multi-Family (Low Density) and General Commercial.

b) **A description, along with maps if applicable, of the area of applicability and the surrounding areas, including identification of affected parcels, ownership, current land uses, site characteristics, and natural features; and**

Response: Parcels included in the comprehensive plan amendment proposal includes:

- Parcel numbers 032030-1024 and 032030-1189 (referred to as Parcel "A" and "B" on the maps below). Located south of South 66th Street the 2.38-acre and 0.179-acre parcels are owned by South Sound Christian Schools. Parcel A currently has multiple buildings on site and parking and is used for administrative purposes. The southernmost portion of

TACOMA

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the parcel is undeveloped and forested. Parcel B is undeveloped and currently used as a vegetable garden.

- Parcels 032030-1073 and 032030-1075 (referred to as Parcels “C” and “D” respectively) are owned by South Sound Christian and are part of the Tacoma Baptist School site. The sites total 7.34 acres and contain the school, gymnasium, a large field and associated parking for the uses.
- Parcels 302030-1193 and 032030-1194 (referred to as Parcels “E” and “F” respectively) are owned by South Tacoma Baptist Church (CenterPoint Christian Fellowship). Both parcels are undeveloped and located east of the Tacoma Baptist School site and north of CenterPoint Church. Together, the two parcels total approximately 2.06 acres.
- Parcel 032030-1159 (referred to as Parcel “G”) is owned by South Tacoma Baptist Church (CenterPoint Christian Fellowship) This parcel consists of 4 acres and contains the church and associated parking. Additionally, parcel 032030-1158 (referred to as Parcel “H”) is a parcel set aside for tax exemption status for CenterPoint Christian Fellowship, totals 1-acre in area and is not shown on the map with a parcel outline as it is contained within the 4 acres of Parcel 032030-1159 (Parcel “G”).

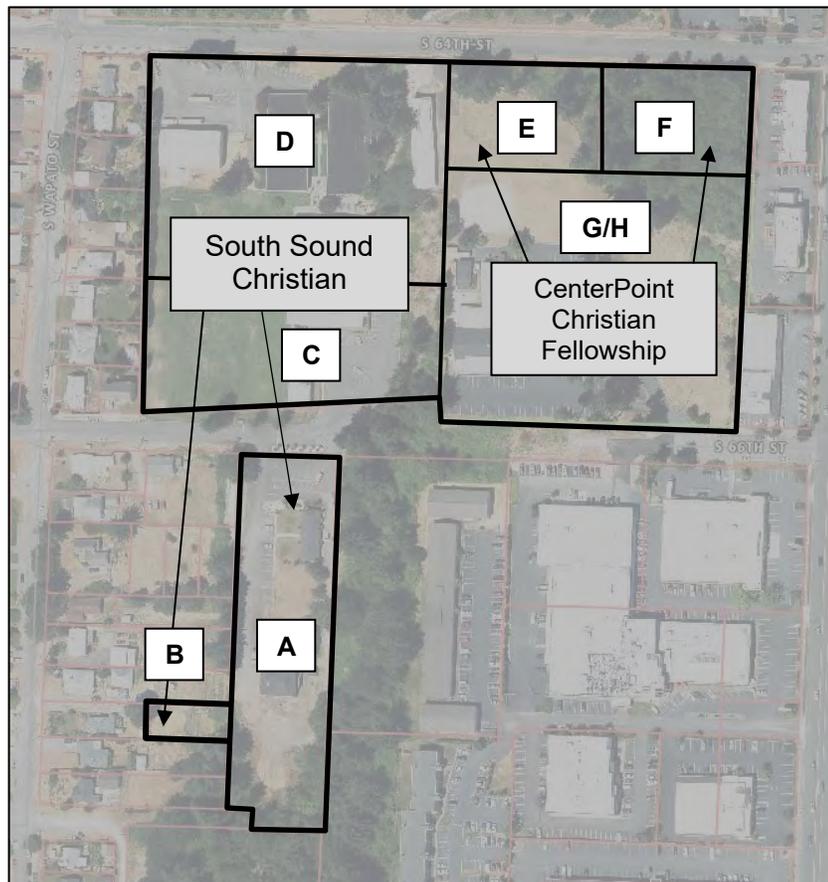


Figure 1: Project Parcels and Owner Identification

c) The current and proposed Comprehensive Plan land use designation and zoning classification for the affected area.

Response: The properties currently have a future land use designation of Single Family Residential and are zoned R2. The proposed amendment is to change the existing comprehensive plan designation from Single Family Residential to Multi-Family Residential (Low Density) on the western 4 parcels (A, B, C, and D) and General Commercial on the eastern 4 parcels (E, F, G, and H).

If the comprehensive plan amendment is approved, future development of parcel A, located south of 66th Street, is envisioned as a rezone from R2 to R4L and a two-lot short plat. The new north parcel would remain school property and continue its use as an administrative building and the new southern parcel, along with the adjacent parcel B, would be sold to be developed with multi-family. It would further be proposed that the South Sound Christian School site (parcels C and D) also be rezoned to R4L. The parcels proposed to be designated as General Commercial (E, F, G, H) would be



proposed to be rezoned correspondingly to C-2. Parcels E and F have a proposed buyer/ developer lined up for the properties should they be rezoned to C-2. The user would be Bargreen Ellingson, which is currently located south of the parcels, across 66th Street. Bargreen Ellingson intends to expand their operations and move a portion of their Fife operations to this site.



Figure 2: Existing and Proposed Site FLUM Designations

2. Background

Two years ago, the parcel south of South 66th Street ("A") was designated Multi-Family (Low Density), but during the FLUM process last year the Planning Commission recommended re-designating the site as Single Family Residential, given the assumed educational use and adjacent lands. Council approved that recommendation. However, the site was changed under a mistaken understating that the parcel is used for educational purposes. It is not, and has not, been used for educational purposes for over 15 years. The school functions on an entirely separate,



larger property to the north, with the buildings on the parcel used only for storage and administrative offices. The proposal is to change the designation back to Multi-Family (Low Density) and include the two larger parcels to the north as well.

While beginning to research this change, it came to the applicant's attention that other comprehensive plan amendments and rezones were desired in the area; therefore, the change in designation to General Commercial at the CenterPoint Church property is included in this proposal. Within the last few years parcels E, F, G, and H were designated as General Commercial, which was changed to residential during that same cycle that changed Parcel A.

No onsite uses would become nonconforming with the proposed changes. Religious assembly and schools are conditional uses in the R4-L zone and permitted in the C-2 zone.

3. Policy Review

The Future Land Use Map designates the subject parcels as Single Family Residential. For parcels C - H, the adjacent future land use designations include Neighborhood Commercial and General Commercial to the East; Parks and Open Space, and Neighborhood and General Commercial to the north; Single Family Residential, Parks and Open Space, and Neighborhood and General Commercial to the south. For parcel A and B, south of 66th Street, the adjacent future land use designations include Parks and Open Space, Neighborhood Commercial, and Multi-Family (Low Density) to the east, Single Family Residential to the south and north, and Multi-Family (Low Density) and Single Family Residential to the west. Amending the comprehensive plan land use designations would provide for consistency with the surrounding area and with the comprehensive plan. The following lists the relevant comprehensive plan goals and policies:

Policy H-1.3 Encourage new and innovative housing types that meet the evolving needs of Tacoma households and expand housing choices in all neighborhoods. These housing types include single family dwelling units; multi-dwelling units; small units; accessory dwelling units; pre-fabricated homes such as manufactured, modular; co-housing and clustered housing.

GOAL H-3 Promote safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, affordable multimodal transportation.

Policy H-1.9 Apply infill housing approaches to create additional housing opportunities for low and mid-range (Missing Middle) housing types.



Policy UF-1.3 Promote the development of compact, complete and connected neighborhoods where residents have easy, convenient access to many of the places and services they use daily including grocery stores, restaurants, schools and parks, that support a variety of transportation options, and which are characterized by a vibrant mix of commercial and residential uses within an easy walk of home.

Goal DD-9 Support development patterns that result incompatible and graceful transitions between differing densities, intensities and activities.

Policy DD-4.3 Encourage residential infill development that complements the general scale, character, and natural landscape features of neighborhoods. Consider building forms, scale, street frontage relationships, setbacks, open space patterns, and landscaping. Allow a range of architectural styles and expression, and respect existing entitlements.

GOAL DD-12 Integrate and harmonize development with the natural environment.

The comprehensive amendment to Multi-Family (Low Density) of parcels A-D would aid in the development of a compact, complete neighborhood and acts as infill on what is an otherwise underutilized lot (parcel A). Allowing higher density housing than what is seen on the western parcels creates a transition into the multi-family and commercial land uses and zones to the east and south. Further, the potential for increased density on the property will support the nearby commercial uses.

The comprehensive plan amendment of the eastern parcels, E-H, to General Commercial creates consistency with the designations to the east and south allowing for expansion of commercial uses to the west, in line with how far the designation extends to both the north and south.

4. Objectives

a) **Address inconsistencies or errors in the Comprehensive Plan or development regulations;**

Response: In regard to parcel A, the designation was mistakenly changed in the last FLUM amendment cycle as it was thought to house an educational use, when in fact it only houses administrative offices.

b) **Respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City's capacity to provide adequate services;**



Response: The change in the area is evident by the seven parcels (eight including the tax exemption parcel) in this application that are requesting a designation change. Through outreach in the area, it is our understanding that neighboring property owners are in favor of and support this effort. Growth in the area, and the City as a whole, has resulted in the need for more housing options and production. The community's desires have resulted in a numerous parcel application to provide more commercial and multi-family designations in the neighborhood so that the City has more housing options and commercial land in a place that makes sense for growth and is contiguous with similar designations.

c) **Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern; and**

Response: The change in designation from Single Family Residential to General Commercial would be consistent with the existing and planned land uses to the north, south, and east. The change in designation from Single Family Residential to Multi-Family Low Density would be consistent with the designation and existing land uses to the west and southeast. Further the multi-family designation would provide for a better transition between the low-density housing to the west and the commercial development to the east. It would also create consistency with the single, multi-family designated parcel to the west, eliminating that spot zone.

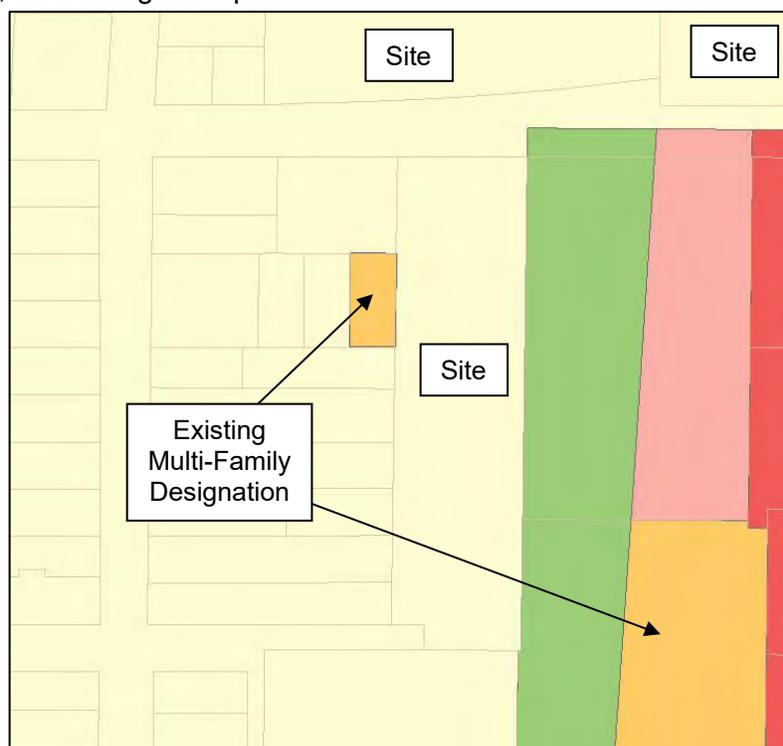


Figure 3: Existing Multi-Family Designations



d) Enhance the quality of the neighborhood.

Response: The changes in the comprehensive plan designation enhance the quality of the neighborhood by providing for a better transition between the single-family residential designation and the commercial designation. The multi-family designation will allow for investment in this neighborhood and the production of low-density multi-family units. These units will support a diversity of housing in a neighborhood that is currently dominated by single family homes. It will also provide more, higher density housing in a location that is walkable to commercial uses and compatible with the neighboring multi-family uses.

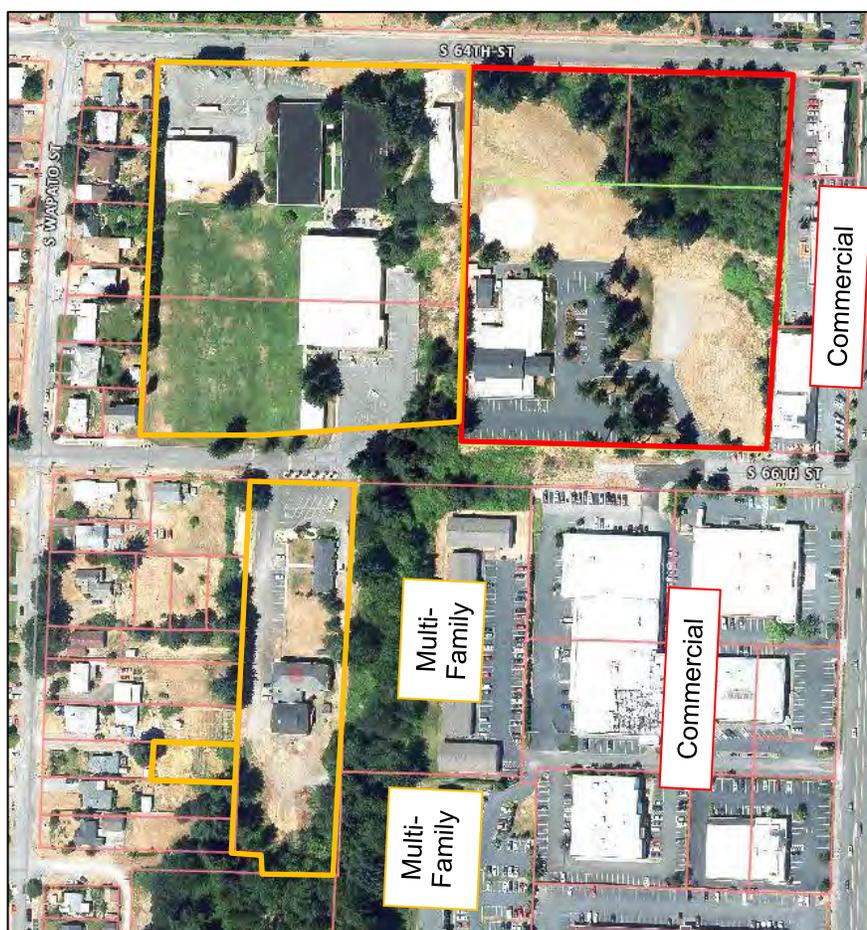


Figure 4: Existing Land Uses

5. Community Outreach

Outreach has been done to neighboring properties that are active (Seattle Lighting is out of business). Through speaking with these properties, it is our understanding that neighboring property owners are in favor of and support this effort. First Western



Properties to the east, and Bargreen-Ellingson to the south have both voiced support of this effort. Outreach to other neighboring properties is underway.

6. Supplemental Information

No supplemental information has been prepared at this point.

Thank you again for your assistance throughout the process. Please feel free to contact me via phone, 253-284-0263, or email, eadams@ahbl.com, if you have any questions or comments during the review of our proposal.

Sincerely,

A handwritten signature in blue ink that reads "Emily Adams". The signature is fluid and cursive, with a long horizontal stroke at the end.

Emily Adams, AICP
Project Planner
AHBL, Inc.

EA/wc