

# EXECUTIVE SUMMARY

## About This Document

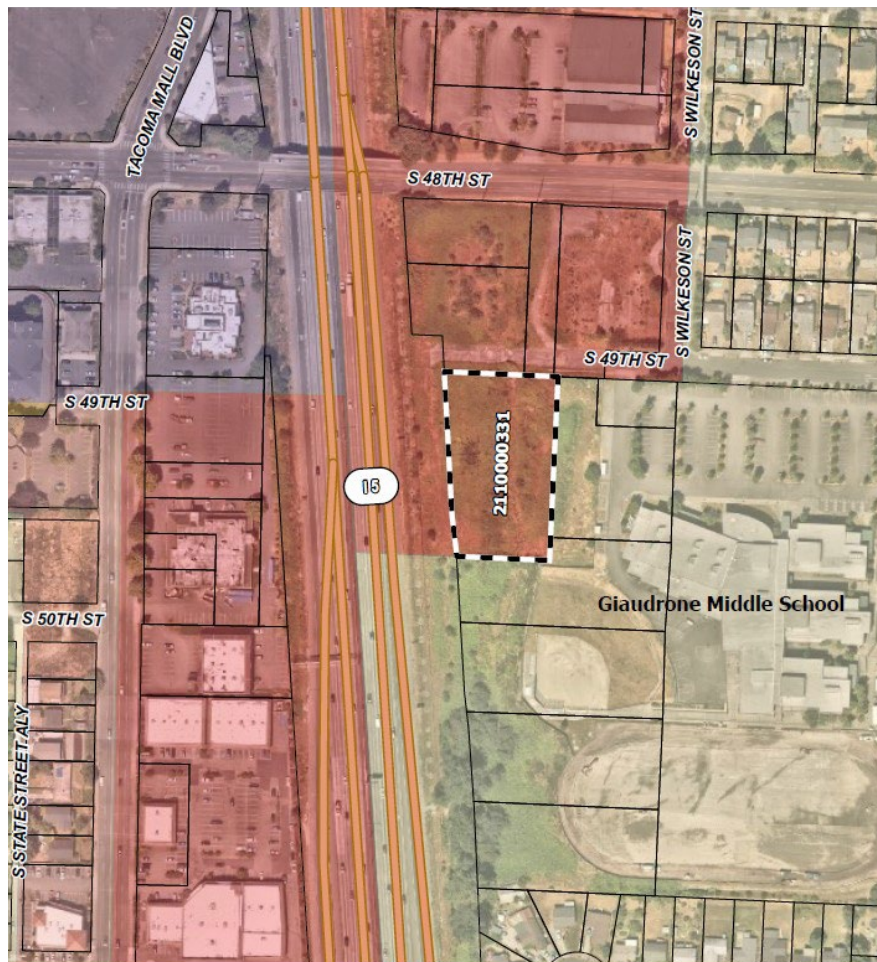
This is the **Public Review Document** prepared for the Planning Commission's public hearing concerning the 2023 Annual Amendment to the *One Tacoma Comprehensive Plan* and the Land Use Regulatory Code ("2023 Amendment").

## Applications for 2023 Amendment

The 2023 Amendment includes six applications, as briefly described below. The complete text, staff analyses, and background information associated with these applications are posted online at [www.cityoftacoma.org/2023Amendment](http://www.cityoftacoma.org/2023Amendment).

### (1) Mor Furniture Land Use Designation Change:

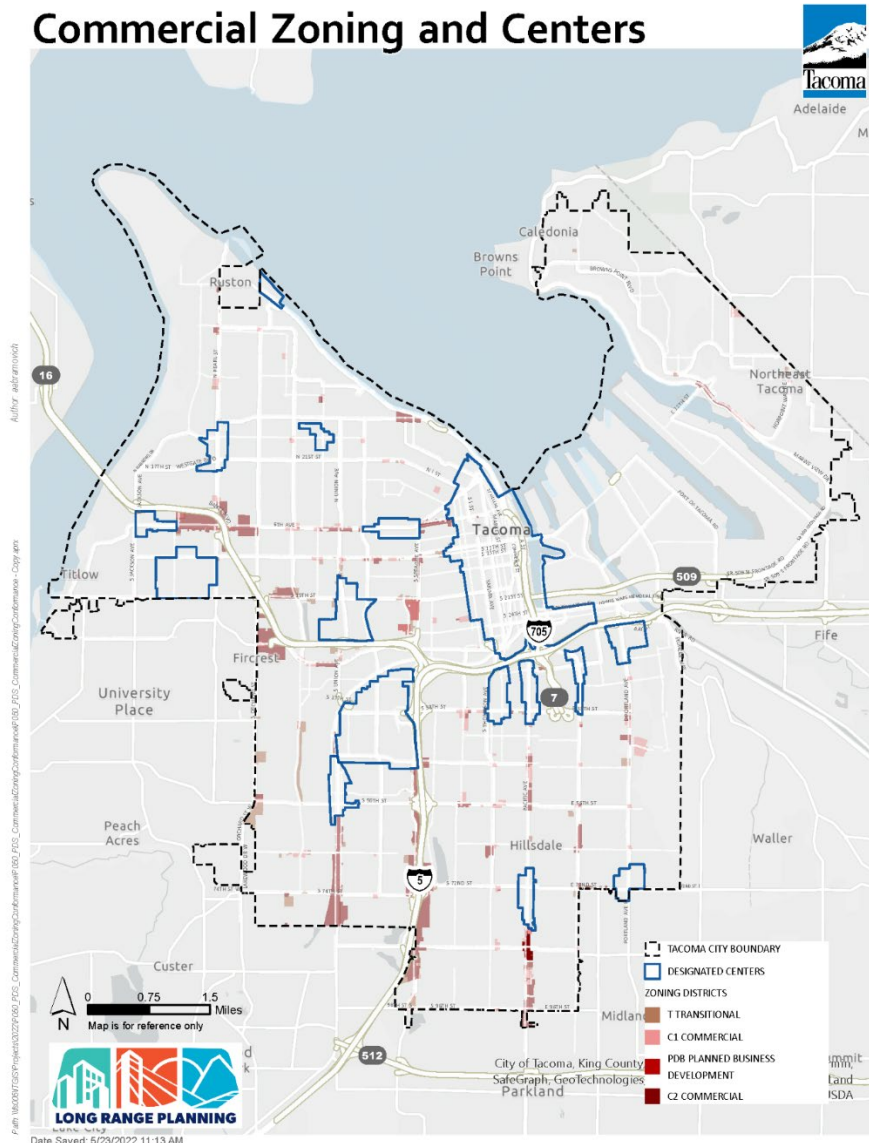
This proposal is to change the Land Use Designation for a 1.24-acre parcel located at 1824 S. 49<sup>th</sup> Street owned by Wesco Management, LLC from "Low Scale Residential" to "General Commercial." This would allow the applicant to apply for a future site rezone to develop the site as part of a Mor Furniture Outlet Store that would include four applicant-owned Commercial zoned parcels bordering directly to the north of the subject site along S. 48<sup>th</sup> Street.



Map showing proposed land use change to "General Commercial" at 1824 South 49th Street (Subject Site, black/white border)

- (2) Electric Fences:** This proposal would apply citywide in C-1 and C-2 Commercial Districts, as well as the CIX Industrial Mixed-Use District and the WR Warehouse Residential District. Local businesses, particularly ones that store vehicles or other equipment outside, are seeking ways to reduce theft and have posed electric fences as a solution. The draft code would permit electric fences with standards focused on safety and maintaining a pleasant pedestrian experience.
- (3) Shipping Containers:** This proposal would allow shipping containers to be used as an accessory structure in C-1 and C-2 Commercial Districts and on residentially zoned properties that are operating with an approved Conditional Use Permit (such as parks, schools, and churches). The placement of shipping containers would be subject to certain development standards and, depending on size, may require a building permit. The proposal would also broaden the potential use of shipping containers as a temporary structure.
- (4) Delivery-Only Retail Businesses:** This proposal would apply citywide in zoning districts allowing for retail commercial uses. Staff proposes to address delivery-only food establishments as a commissary kitchen use, and add commissary kitchens as a subset of “Retail” uses in the Tacoma Municipal Code land use tables. This would mean that commissary kitchens are no longer an unlisted use and would be required to meet “Retail” use and development standards (parking, loading, etc.). Additional regulations would add size limitations for commissary kitchens in mixed-use districts and a requirement for an in-person, direct-to-customer sale component for retail establishments located on a designated pedestrian street. These measures would add clarity around delivery-only retail use and standards in Tacoma Municipal Code.
- (5) Commercial Zoning Update Phase I: Neighborhood Commercial Design Standards:** The commercial zoning update is a City-wide update to our commercial zoning code. Phase I, being implemented as part of the 2023 amendment package, is limited in scope to updates deemed appropriate prior to the expansion of the multi-family tax exemption (MFTE) program to neighborhood commercial nodes. Phase 2, as part of the 2024 Periodic Comprehensive Plan update, will further assess necessary code updates to commercial areas throughout the City. Phase I updates focus on clarifying the applicability of existing standards to more clearly articulate which standards apply to single- and mixed-use multi-family development in the City’s commercial zoning districts (C-1, C-2, PDB, T).

# Commercial Zoning and Centers



Map showing Commercial zoning and designated centers.

## (6) Minor Plan and Code Amendments:

Proposed by the Planning and Development Services Department, this application compiles 7 minor and non-policy amendments to the *One Tacoma Comprehensive Plan* and the Land Use Regulatory Code, intended to keep information current, correct errors, address inconsistencies, improve clarity, and enhance applicability of the Plan and the Code.

## Environmental Review

Based on a review of the subjects addressed in the 2023 Amendment against an environmental checklist, the City has issued a Preliminary Determination of Environmental Nonsignificance (DNS), which is subject to public comments through April 7, 2023. The DNS and the Environmental Checklist has been completed and are included in this document. The City may reconsider or modify the preliminary determination in light of timely comments. Unless modified, the preliminary determination would become final on April 14, 2023.

## Public Hearing and Informational Meeting

The Planning Commission will conduct a public hearing on April 5, 2023 to receive public comments on the 2023 Amendment. An informational meeting will be conducted by planning staff on March 29, 2023. Meeting details, information on how to provide comment, and public review documents can be accessed at [www.cityoftacoma.org/2023Amendment](http://www.cityoftacoma.org/2023Amendment).

## Comprehensive Plan and Land Use Regulatory Code

The *One Tacoma Plan*, adopted in 2015 by Ordinance No. 28335, is Tacoma's comprehensive plan as required by the State Growth Management Act (GMA). As the City's official statement concerning future growth and development, the Comprehensive Plan sets forth goals, policies, and strategies for the health, welfare and quality of life of Tacoma's residents. The *One Tacoma Plan* is a blueprint for the future character of our City. The plan can be viewed online at [www.cityoftacoma.org/OneTacoma](http://www.cityoftacoma.org/OneTacoma).

The Land Use Regulatory Code, Title 13 of the Tacoma Municipal Code (TMC), is the key regulatory mechanism that implements the *One Tacoma Plan*. Title 13 contains regulations and procedures for controlling land use, platting, shorelines, environment, critical areas, and historic preservation, among others. The Tacoma Municipal Code can be viewed online at [www.cityoftacoma.org/MuniCode](http://www.cityoftacoma.org/MuniCode).

## Annual Amendments

The *One Tacoma Plan* is subject to continuous review, evaluation, and modification to remain relevant and to respond to changing circumstances. The GMA allows the Plan generally to be amended only once each year. Amendments may include adding new Plan elements, modifying existing elements, revising policies or maps, or updating data and information. All proposed modifications are reviewed concurrently to address the cumulative effect of the revisions and to maintain internal consistency among the various plan components and external consistency with regional, county, and adjacent jurisdictional plans. The GMA requires development regulations to be consistent with and to implement the Comprehensive Plan. To maintain this consistency, changes to the *One Tacoma Plan* often are accompanied by similar changes to development regulations and/or zoning classifications.

## 2023 Amendment Process

The general timeline and schedule for the 2023 Amendment is as follows:

Timeline	Activity
January-March 2022	Applications accepted (submittal deadline March 31, 2022)
May-September 2022	Assessment of applications by the Planning Commission
July 2022 – March 2023	Technical analysis of applications by the Planning Commission and planning staff, including community outreach and engagement
March-April 2023	Public review of the 2022 Amendment package prior to public hearing
March 29, 2023	Informational Meeting with Planning Staff
April 5, 2023	Planning Commission Public Hearing
April-May 2023	Planning Commission making recommendations to the City Council
May-June 2023	City Council review and adoption