PURPOSE OF THE MEETING

Accept public comments and testimony on the 2023 Comprehensive Plan and Land Use Regulatory Code Amendment applications.

1. Mor Furniture Land Use Designation
2. Electric Fence Standards
3. Shipping Container Standards
4. Delivery-Only Retail
5. Commercial District Design Standards
6. Minor Plan and Code Amendments
AMENDMENT PROCESS

Applications (Initiation)  Assessment (Scoping)  Analysis  Planning Commission Public Hearing and Recommendations  City Council Public Hearing and Adoption

We are here  Community Engagement
## Tentative Schedule (Next Steps)

<table>
<thead>
<tr>
<th>Date</th>
<th>Actions</th>
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<tr>
<td>March 29, 2023</td>
<td>Informational Meeting</td>
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<tr>
<td>April 5, 2023</td>
<td>Planning Commission Public Hearing</td>
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<tr>
<td>April 19 and May 3, 2023</td>
<td>Planning Commission Review and Recommendations</td>
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<td>May 24, 2023</td>
<td>IPS Review</td>
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<td>June 6, 2023</td>
<td>City Council Study Session</td>
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<td>City Council Public Hearing</td>
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<td>June 13, 2023</td>
<td>City Council 1&lt;sup&gt;st&lt;/sup&gt; Reading</td>
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<tr>
<td>June 27, 2023</td>
<td>City Council Final Reading (adoption)</td>
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APPLICATION: MOR FURNITURE LAND USE DESIGNATION

Applicant: Wesco Management, LLC

Location: 1824 S 49th St.

Proposal: Change land use designation for a 1.24-acre site from “Low Scale Residential” to “General Commercial” (enabling future rezone request for furniture outlet store)
EXHIBIT A – LAND USE DESIGNATION CHANGE REQUEST (MOR FURNITURE)

Current: Low-Scale Residential on Future Land Use Map

Proposed: General Commercial on Future Land Use Map
APPLICATION: ELECTRIC FENCES

Applicant: City of Tacoma

Proposal: Allow in Commercial Districts (C-1 and C-2), CIX Commercial Industrial Mixed-Use District, and WR Warehouse Residential District.

Establish standards to address safety and aesthetics.
APPLICATION: SHIPPING CONTAINERS

Applicant: City of Tacoma

Proposal: Allow as accessory structure in Commercial Districts (C-1 and C-2); Allow in Residential Districts with Conditional Use Permit (such as schools, parks) or valid Temporary Use Permit.
**APPLICATION: DELIVERY-ONLY RETAIL BUSINESSES**

**Applicant:** City of Tacoma

**Proposal:** Amend the TMC Title 13 to address Delivery-Only Retail Businesses:
- Expand retail definition to include “commissary kitchens”
- Size limitation on Commissary Kitchens in Mixed Use Centers
- Require on-site customer component for Designated Pedestrian Streets in Mixed-use Centers
APPLICATION: COMMERCIAL ZONING UPDATE

Applicant: City of Tacoma

Proposal: Update building and site development standards in commercial zoning districts (C-1, C-2, T, PDB) in association with expansion of the multifamily tax exemption.

- Apply existing standards to mixed-use projects: yard space, tree canopy, transition areas, maximum setbacks, parking lot location
# Application: Minor Plan/Code Amendments

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<th>#</th>
<th>Subject</th>
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<td>1</td>
<td>Standards for Ground-level Utilities</td>
<td>Enhance code clarity and applicability</td>
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<td>2</td>
<td>Landmarks Preservation Commission Membership</td>
<td>Maintain consistency with City Charter</td>
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<tr>
<td>3</td>
<td>Critical Areas Preservation Ordinance Clarifications</td>
<td>Enhance code clarity and applicability</td>
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<tr>
<td>4</td>
<td>Home Address Signage</td>
<td>Maintain consistency with State law; Prevent undesired consequences</td>
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<tr>
<td>5</td>
<td>Overlay Zoning Maps</td>
<td>Enhance code clarity and applicability</td>
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<tr>
<td>6</td>
<td>Platting and Subdivision Vesting</td>
<td>Maintain consistency with State permitting</td>
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<tr>
<td>7</td>
<td>Land Use Table Re-organization</td>
<td>Enhance code clarity and applicability</td>
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TO PROVIDE COMMENTS

• Testify at Planning Commission Public Hearing
• Email: planning@cityoftacoma.org
• Mail to:
  Planning Commission
  747 Market Street, Room 345
  Tacoma, WA 98402

Written Comments must be received by
April 7, 2023, at 5:00 p.m.

Visit: www.cityoftacoma.org/2023amendment
PLANNING COMMISSION PUBLIC HEARING

Public Hearing Procedures:

Call for Testimony (“Raise Hand” or dial *9):
1. Mor Furniture Land Use Designation Change (near South 49th and Wilkeson)
2. Electric Fence Development Standards
3. Shipping Container Development Standards
4. Delivery-only Retail Businesses
5. Commercial Zoning Update Phase I: Neighborhood Commercial Design Standards
6. Minor Plan and Code Amendments