Manitou Potential Annexation Area
Proposed Zoning

City of Tacoma | Planning and Development Services
Planning Commission Meeting
February 6, 2019
Agenda

• Review proposed land use designations and zoning classifications (two options)

• Consider releasing both options for public review
Area of Applicability

- Fife Heights
- Browns Point/Dash Point
- Manitou
- Parkland/Spanaway

Urban Growth Areas (UGAs)
Potential Annexation Areas (PAAs)
Process and Timeline

- Annexation Method – Interlocal Agreement (ILA) (RCW 35.13.470(1))
  - Designated UGA
  - 60%+ of boundaries contiguous to the City

Staff Analysis / Planning Comm. Review
Community Meeting
Initiation of ILA and Annexation Process
Community Meeting
ILA Negotiation
ILA Public Hearings and Approval
2019 Annual Amendment
Annexation Ordinance
Boundary Review Board
Voters may petition for referendum
Annexation Effective

We are here

January-December 2018
May 14, 2018
County Council Sep. 4, 2018
City Council Oct. 30, 2018
December 2018
December 2018 – February 2019
March-April 2019
March-June 2019
June-July 2019
July-August 2019
August 2019
• Existing Land Uses (under “Mixed-Use District” Designation):

- Misc Office Space
- Office Insurance
- Real Estate Finance
- Comm Land with SFR
- Gas Station Mini Mart
- Multi Fam Apts 5 units or More
- Office Condo
- Single Family Dwelling
- Auto Accessories Retail
- Auto Repair Services
- MH Park Condo
- Duplex 2 Units

(Source: Pierce County Planning and Public Works, 2018)
Land Use and Zoning – Previously Adopted

1995 Annual Amendment

2004 Annual Amendment
**Option 1**
- Reflects existing land uses
- Preserves residential characters
- Allows development opportunities
- Compatible with the surrounding neighborhood
- Consistent with previously adopted scheme

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Lad Use Designation</th>
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</thead>
<tbody>
<tr>
<td>R-2</td>
<td>Single-Family Residential</td>
</tr>
<tr>
<td>R-4L</td>
<td>Multi-Family (Low Density)</td>
</tr>
<tr>
<td>C-1</td>
<td>Neighborhood Commercial</td>
</tr>
<tr>
<td>C-2</td>
<td>General Commercial</td>
</tr>
<tr>
<td>STGPD Overlay</td>
<td></td>
</tr>
</tbody>
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Land Use and Zoning – Proposed

Option 2
• Similar to Option 1, except:
  ▪ Change R-2 to R-3, working as transition
  ▪ Change C-2 to C-1, keeping commercial at neighborhood level

• Nonconforming:
  ▪ Vehicle rental/sales nonconforming to use
  ▪ Vehicle service/repair nonconforming to development standards

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Land Use Designation</th>
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<tbody>
<tr>
<td>R-3</td>
<td>Two-Family Residential</td>
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<tr>
<td>R-4L</td>
<td>Multi-Family (Low Density)</td>
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<tr>
<td>C-1</td>
<td>Neighborhood Commercial</td>
</tr>
<tr>
<td>STGPD Overlay</td>
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<tr>
<td></td>
<td>C-1</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>Max. Height (ft)</td>
<td>35</td>
</tr>
<tr>
<td>Max. Floor Area (sf)</td>
<td>30,000</td>
</tr>
</tbody>
</table>
| Permitted Uses in Both C-1 and C-2 (samples) | • **Vehicle service/repair** (subject to development standards, e.g., screening, landscaping and enclosed building)  
• Others such as **fueling stations, retail, office, daycares, residential, group housing, work/live, and eating and drinking** (drinking with CUP in C-1) | |
| Permitted in C-2               | • **Vehicle rental and sales**  
• Brewpub  
• Building materials and services  
• Commercial recreation and entertainment  
• Drive-through  
• Hotel/motel  
• Mobile homes (with CUP)  
• Nursery  
• Self-storage |
## R-2, R-3 and R-4L

### Lot Size and Building Envelops

<table>
<thead>
<tr>
<th></th>
<th>R-2</th>
<th>R-3</th>
<th>R-4L</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Standard Lot Area (sf)</td>
<td>5,000</td>
<td>5,000</td>
<td>5,000</td>
</tr>
<tr>
<td>Min. Small Lot Area (sf)</td>
<td>4,500</td>
<td>4,500</td>
<td>2,500</td>
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<tr>
<td>Min. Standard Lot Width (ft)</td>
<td>50</td>
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<td>50</td>
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<tr>
<td>Min. Small Lot Width (ft)</td>
<td>35</td>
<td>30</td>
<td>25</td>
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<tr>
<td>Density (units/acre)</td>
<td>--</td>
<td>10</td>
<td>14</td>
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<tr>
<td>Max. Height (ft)</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>Setback Front (ft)</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Setback Side (ft)</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Setback Rear (ft)</td>
<td>25</td>
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<td>25</td>
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Action Requested and Next Steps

Action requested:
• Release both options for public review (as part of the 2019 Amendment)

Next Steps (tentative):
• April 2019 – Planning Commission Public Hearing
• May 2019 – Planning Commission Recommendation
• June 2019 – City Council Adoption
• August 2019 – Manitou Annexation Effective