

NOTICE OF CITY COUNCIL PUBLIC HEARING



Large Scale Retail - Proposed Code Amendments

The City Council is considering revisions to the City's zoning regulations relative to large scale retail uses, as recommended by the Planning Commission. The Council is holding a public hearing to obtain community feedback on these proposed code changes.

CITY COUNCIL PUBLIC HEARING

Tuesday, January 31, 2012 approximately 5:30 pm City Council Chambers
Tacoma Municipal Building, 747 Market Street, 1st Floor

WHAT IS BEING CONSIDERED?

The Planning Commission has proposed changes to the City's zoning regulations which would add a requirement that all large scale retail uses located within certain zoning districts that exceed specific size thresholds secure a Conditional Use Permit (CUP). Under this amendment, a Conditional Use Permit would be required for new or significantly modified retail businesses that exceed 45,000 square feet in size within the C-2, CCX, UCX, UCX-TD, and CIX Districts. Likewise, a CUP would be required for those retail businesses that exceed 65,000 square feet in size that are located within the M-1 and M-2 Districts and are located outside of the South Tacoma Manufacturing and Industrial Center (where large scale retail uses are already prohibited). In addition, the draft code changes would:

- Create specific Conditional Use Permit decision criteria for large scale retail uses, with an enhanced focus on ensuring projects are designed to be compatible with the Comprehensive Plan policies for the area (particularly in Mixed-Use Centers), mitigate potential impacts to the surrounding area, and ensure the feasibility of future building reuse.
- Conditional Use Permits for large scale retail uses would require a pre-application community meeting, a public hearing, and be subject to approval by the Hearing Examiner.
- Revise the RCX District to limit large scale retail development to 30,000 square feet in size per business and 45,000 square feet in size for full service grocery stores (similar to the existing limitations in the NCX and C-1 Districts).

WHERE CAN I GET ADDITIONAL INFORMATION?

Additional information, including the complete text of the proposed amendments, a map of the areas affected, the Planning Commission's Findings and Recommendations Report, and other background information, is available from the Community and Economic Development Department, 747 Market Street, Room 1036, and on the Long-Range Planning Division website:

www.cityoftacoma.org/planning

(click on "Large Scale Retail Moratorium")

HOW DO I PROVIDE COMMENTS TO THE COUNCIL?

All persons will have an opportunity to present their oral comments at the City Council meeting. Those wishing to submit written comments may do so at the public hearing or by submitting them to the City Clerk's Office at 747 Market Street, Room 220, Tacoma, WA 98402, by **4:00 p.m. on Tuesday, January 31, 2012.**

If you have additional questions please feel free to contact Brian Boudet at:

(253) 573-2389

Please note: if you own property in a commercial, mixed-use, or industrial district, the changes may affect how you can redevelop your property in the future. If you do not own property in one of these areas, you have been identified as a potentially interested party or own property near one of these areas.



To request this information in an alternative format or a reasonable accommodation, please contact the City Clerk's Office at 591-5505. TTY or STS users please dial 711 to connect to WA Relay Services.



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