PRESENTATIONS and HANDOUTS

Meeting on December 19, 2018

1. JBLM Airport Compatibility Overlay District
   (PowerPoint Slides, for Discussion Item D-1)

2. Future Land Use Map Implementation
   (PowerPoint Slides, for Discussion Item D-2)
JBLM AIRPORT COMPATIBILITY OVERLAY DISTRICT

PLANNING COMMISSION
DECEMBER. 19, 2018
OVERVIEW

Proposal:
- Develop an Airport Compatibility Overlay District corresponding with JBLM Accident Potential Zone II

Prior actions:
- Presentation at the 9/19/18 Planning Commission
- Public hearing at the 11/7/18 Planning Commission

Requested action:
1. Discuss public comments and provide further guidance to staff on the proposal.
2. Staff will then bring the item back on January ___ for final consideration by the Planning Commission.
JBLM CLEAR ZONE & APZ’S: LAND USE COMPATIBILITY
INTENT

• Reduce the scale of catastrophe should a crash occur

• Implement JLUS/AICUZ, Comp Plan

• Recognize existing uses and preserve the character of the neighborhood

• Increase awareness
Support from JLUS partners
• J BLM
• The City of Lakewood
• South Sound Military and Communities Partnership

Supportive comments from citizens
• Supportive of the military
• A recognition that J BLM is very important for our local and regional economy
• Recognition of risk
COMMENT SUMMARY

Concerns from residents, businesses, assembly facilities
• Negative impact to property value
• Undue restriction on use
• Possible impact to bank loans/property insurance cost
• Negative impact to quality of life in and resilience of the neighborhood
The goals of the AICUZ program are simple – to protect the health, safety and welfare of our neighbors from the effects of aircraft operations while ensuring the continued viability of the defense flying mission.

Within APZ II, acceptable uses include those compatible within APZ I, as well as low-density single family residential, personal and business services, and commercial/retail trade uses of low intensity or low scale of operation...

...High-density functions such as multi-story buildings, places of assembly (theaters, churches, schools, restaurants, etc.), and high-density office uses are not considered compatible.
## BALANCING AICUZ WITH NEIGHBORHOOD GOALS

<table>
<thead>
<tr>
<th>AICUZ intent for APZ II</th>
<th>Consideration for existing conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Residential density at 2 units/acre</td>
<td>• Area almost entirely built out</td>
</tr>
<tr>
<td>• Under 50 people per acre at a time</td>
<td>• Overall density is under 50 person per acre threshold</td>
</tr>
<tr>
<td>• Limit scale of commercial/industrial uses</td>
<td>• Neighborhood-serving commercial uses</td>
</tr>
<tr>
<td>• Prohibit public assembly uses</td>
<td></td>
</tr>
<tr>
<td>Maintain the integrity of the neighborhood</td>
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</table>
LAND USE POLICY OPTIONS
RESIDENTIAL: SINGLE-FAMILY

Underlying Objective – Prevent **Significant** Density Increases.

Neighborhood largely built out/little undeveloped property (approx. # of undeveloped properties)

- Allow single-family subdivisions per the standards of the underlying zoning district (e.g., 5,000 sf lots)
- Allow ADU’s per standard City requirements
Underlying goal: Prevent large scale gatherings

- Allow small-scale neighborhood commercial uses outright (e.g., eating and drinking establishments up to a maximum size)
- Replace Floor Area Ratio (FAR) with square footage maximums
- Introduce an option for discretionary review of some uses
- Allow expansions for accessory uses (for example, café in an industrial use)
LAND USE POLICY OPTIONS
PUBLIC ASSEMBLY & UTILITIES

Public Assembly
• Discuss whether there are small-scale versions with a less than 50 persons per acre level of activity

Utilities
• Remove or modify restrictions on Wireless Facilities and overhead Utility facilities
• Simplify the proposed height limitation within the Overlay District
PROPOSED PROHIBITED USES & POTENTIAL MODIFICATIONS

- Airports
- New Public/Private Assembly Facilities
- Brewpubs
- Carnivals
- Commercial Recreational and Entertainment
- Correctional/Detention Facilities
- Day Care Centers (more than 12 children)

* Could be removed from list

Existing Prohibited Uses Become Non-Conforming
Explore options to clarify or streamline proposal
Proposal would restrict:
• Generation of air pollution, electronic interference or glare
• Structures taller than allowed in the base zoning districts
• Manufacturing or processing of apparel, chemicals, petroleum, rubber or plastic
• Floor Area Ratios for certain uses
• Bird attractions???
## POLICY OPTIONS SUMMARY (BEFORE OR AFTER STAFF RECOMMENDATIONS)

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Maybe</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard residential property subdivision for R-2 zoned properties</td>
<td>Multi family</td>
<td>Scaled down commercial uses otherwise prohibited</td>
</tr>
<tr>
<td>ADUs allowed in R-2</td>
<td>Large public assembly</td>
<td>Notice on title for any new development</td>
</tr>
<tr>
<td>Development of the 13 undeveloped parcels of land in accord with TMC Title 13 standards</td>
<td>Hazardous uses</td>
<td>Small scale accessory uses to an existing development</td>
</tr>
</tbody>
</table>
CONCLUSION

Proposal:
• Develop an Airport Compatibility Overlay Zone corresponding with JBLM Accident Potential Zone II

Requested action:
1. Provide further guidance to staff on the proposal.

Next Steps:
• January 16th Planning Commission Meeting for final recommendation.
• Infrastructure Planning & Sustainability – February 27th
City Council – March/April 2019.
FUTURE LAND USE MAP
IMPLEMENTATION

STEPHEN ATKINSON
PRINCIPAL PLANNER
PURPOSE

• Guidance on T-Transitional District
• Information regarding properties in Tribal Trust
ISSUE 1. TRANSITIONAL DISTRICTS

Issue: Multi-family Designation with Transitional Zoning

Transitional District intent:

This district is intended as a transition between commercial or institutional areas and residential areas. It may also provide a transition between residential districts and commercial districts on arterial street segments supported by the Comprehensive Plan. It primarily consists of office uses with negligible off-site impacts. It is characterized by lower traffic generation, fewer operating hours, smaller scale buildings, and less signage than general commercial areas. Residential uses are also appropriate.

Significant use allowances: Office, Craft Production, Live/Work, Work/Live, Short Term Rental (3-9 guest rooms)
ISSUE 1. TRANSITIONAL DISTRICTS

Examples:
ISSUE 1. TRANSITIONAL DISTRICTS

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ISSUE 1. TRANSITIONAL DISTRICTS

Option 1: Rezone from T to R-4L Low Density Multifamily

• Implements the One Tacoma Plan
• Reflects the current uses
• But, removes any concomitant zoning agreements
• Limits future use through the base zone
• Diminishes the long term commercial/mixed use potential
ISSUE 1. TRANSITIONAL DISTRICTS

Option 2: Re-designate to Neighborhood Commercial

• No zoning change necessary
• Maintains any concomitant zoning agreements
• Provides greater long term use/zoning flexibility
• But, any concomitant zoning agreements remain in place so major modification requires new process
• Respects the more specific past Council decision and the long-term intent of the T-District
ISSUE 2: TRIBAL TRUST STATUS

- Puyallup Tribal Trust properties are not subject to local zoning and land use
- Applies to Residential Rezones, Commercial Zoning update, and Shoreline Master Program
ISSUE 2: TRIBAL TRUST STATUS

Emerald Queen
• Zoned R-2 Single Family
• Designated General Commercial

Portland Avenue
• Zoned C-2 General Commercial
• Designated Multifamily (High Density)
NEXT STEPS

• T-Transitional:
  • Incorporate Commission guidance into the preliminary rezone map and public outreach materials

• Tribal Trust Properties:
  • Consult with the Puyallup Tribe prior to public hearing draft
  • Provide the Commission with options for public release
  • Represent Tribal Jurisdiction in materials