



Public Meeting Notice (RE-NOTICE)

City of Tacoma

747 Market Street

Tacoma, Washington 98402-3766

September 12, 2008

NOTE: The incorrect zoning designation for the subject site was indicated in the Public Notice and the Public Meeting Notice. See the underlined portions of the modified proposal below for changes.

Applicant

Austin Cina Architects, PS, Mike Cina, 12202 Pacific Avenue, Suite C, Tacoma, WA 98444 for Chabad of Pierce County, 1889 North Hawthorne Drive, Tacoma, WA 98406

Proposal

File Nos. CUP2008-40000114821, SEP2008-40000114822, MLU2008-40000114823 – The applicant requests a conditional use permit to allow a structure for religious assembly at 2146 North Mildred Street. The site is located in the “R-2VSD” “R-1VSD” One-Family Dwelling District with a View-Sensitive District overlay. The “R-2” “R-1” District regulations require approval of a conditional use permit to allow a structure for religious assembly per *Tacoma Municipal Code (TMC Section 13.06.640)*.

Proposed is a structure for religious assembly with a height of 35 feet and a total floor area of 7,772 square feet. The proposal requires a 14-foot, 3-inch rear-yard setback variance to allow the proposed structure to be located within 10 feet, 9 inches of the west facing rear property line. Further, the proposal requires a 12-foot, 6-inch side-yard setback variance to allow the proposed structure to be located within 7 feet, 6 inches of both the north and the south property lines. The *TMC* requires a 25-foot rear-yard setback (*TMC Section 13.06.140 13.06.105*) and a 20-foot side-yard setback (*TMC Section 13.06.602.A.3.f.*). Per *TMC 13.06.640.B*, the Land Use Administrator may authorize the height of a building for a conditional use to exceed the 25-foot maximum allowable height in a “VSD” View-Sensitive District. The required off-street parking is proposed to be provided through a shared parking agreement with Skyline Elementary Public School that will allow the use of the school’s existing parking lot after 7:30pm and on weekends.

Location of Proposal

The site is located at 2146 North Mildred Street. The Assessor Parcel Number is 5945401250.



<p>Public Meeting</p> <p>Time and Location</p> <p>Public Comment Period</p> <p>Staff Contact</p>	<p>A public meeting will be held regarding the proposal. The purpose of the public meeting is to provide information about the proposal to the public and to obtain feedback on the proposal from the public to assist the Land Use Administrator in making a decision on the proposal.</p> <p><i>The public meeting is not a formal public hearing.</i></p> <p>September 18, 2008 5:30 p.m. to 7:30 p.m. Tacoma Municipal Building North, Room 16 733 Market Street Tacoma, WA 98402</p> <p>The period during which public comments will be accepted has been extended until the date of the public meeting. Written comments on the proposal will be accepted until September 25, 2008, and may be submitted at the meeting. The purpose of public comments is to obtain feedback on the proposal from the public to assist the Land Use Administrator in making a decision on the proposal.</p> <p>Application Received: May 21, 2008 Application Complete: June 18, 2008</p> <p>Philip Kao 253.591.5378 pkao@cityoftacoma.org Building and Land Use Services Division Public Works Department 747 Market Street, Room 345 Tacoma, WA 98402</p>
<p>Final Decision</p> <p>File Number(s)</p> <p>Applicable Regulations</p>	<p>A final decision on the proposal will be made following the comment period. A summary of the final decision will be sent to those parties who receive this notice. A complete copy of the final decision will be mailed to those parties who request a copy or to those who have commented on the project. Appeal provisions will be included with both the summary and the complete copy of the final decision.</p> <p>CUP2008-40000114821, SEP2008-40000114822, MLU2008-40000114823</p> <p><i>Tacoma Municipal Code:</i></p> <ul style="list-style-type: none"> ▪ 13.06.110 13.06.105 R-2 R-1 One-Family Dwelling District ▪ 13.06.555 View-Sensitive District ▪ 13.06.602 General Restrictions ▪ 13.06.640 Conditional Use Permit ▪ 13.06.645 Variance ▪ 13.12 Environmental Code
<p>Documents Used to Evaluate Proposal</p> <p>Additional Permits Which May be Required</p> <p>Environmental Documents</p>	<p><i>Comprehensive Plan</i></p> <p>Building Permit Demolition Permit</p> <p>You are invited to review the environmental documents prepared for this proposal. City staff has preliminarily determined the project will not have a probable significant adverse impact on the environment and issuance of a Determination of Nonsignificance (DNS) is anticipated. DNS comments will be accepted up to September 25, 2008 when a final determination will be made. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.</p>