



Public Notice

City of Tacoma v 747 Market Street v Tacoma, Washington 98402-3766

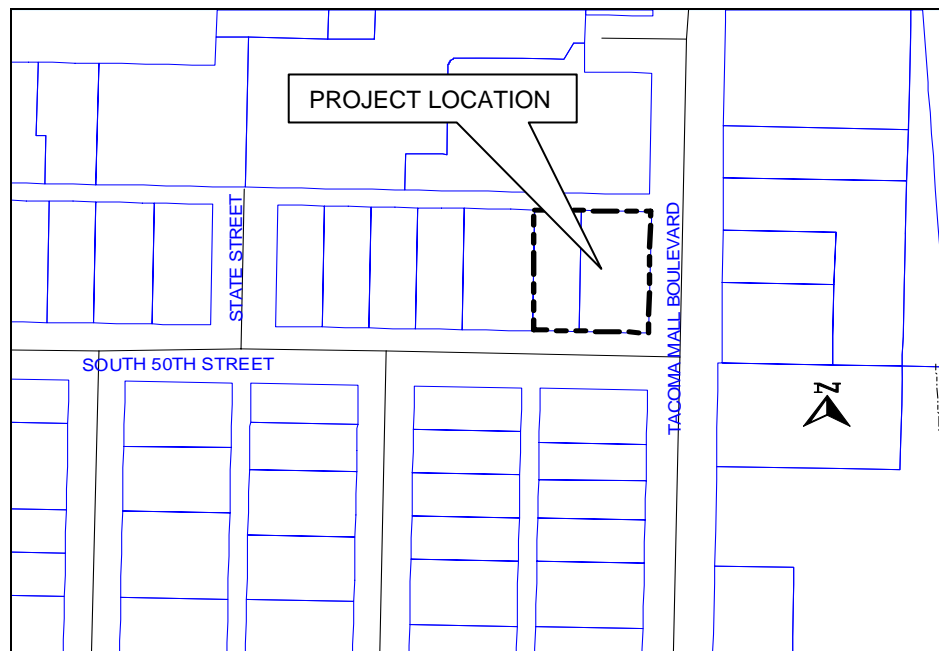
December 26, 2006

Applicant Jon Graves Architects & Planners, 3110 Ruston Way, Suite D, Tacoma, WA 98402

Proposal The applicant proposes to rezone a site from “R-2” One-Family Dwelling District to “C-2” General Community Commercial District to allow development of a 2-story office-retail building and associated parking facilities. There will be 21 off-street parking spaces with access from South 50th Street.

File Numbers REZ2006-40000083071/SEP2006-40000083072

Location The site is located on the northwest corner of Tacoma Mall Boulevard and South 50th Street at 2101 South 50th Street. Assessor Parcel Numbers – 2320000450 and 2320000460.



Access The applicant proposes to access the site from South 50th Street. No access is proposed from Tacoma Mall Boulevard.

Public Hearing**March 8, 2007**

1:30 p.m.

City Council Chambers

First Floor

Tacoma Municipal Building

747 Market Street

Tacoma, WA 98402-3769

You may testify in person at the public hearing or you may submit comments in writing prior to the public hearing to the staff contact listed below.

Staff Contact

Shanta Frantz

City of Tacoma, Public Works Department

Building and Land Use Services

747 Market Street, Room 345

Tacoma, WA 98402

(253) 591-5388

shanta.frantz@cityoftacoma.org**Applicable Regulations**Title 13 of the *Tacoma Municipal Code* (TMC) - Land Use Regulatory Code

- Chapter 13.05 Land Use Permit Procedures
- Chapter 13.06 Zoning
- Section 13.06.200 Commercial Districts
- Section 13.06.501 Building design standards
- Section 13.06.502 Landscaping and/or buffering standards
- Section 13.06.503 Residential Compatibility Standards
- Section 13.06.510 Off-street parking
- Section 13.06.511 Transit support facilities
- Section 13.06.512 Pedestrian and bicycle support standards
- Section 13.06.650 Application for rezone of property
- Chapter 13.12 Environmental

Documents and Studies Used to Evaluate Proposal

Comprehensive Plan

Studies Applicant Has Been Asked To Prepare:

- Environmental Checklist

Other Permits Which May Be Required For This Proposal

- Building permits
- Grading and Erosion Control permits
- Work Orders

Environmental Review

You are invited to review the environmental documents prepared for this proposal. City staff has preliminarily determined that the project will not have a probable significant adverse impact on the environment and issuance of a Determination of Non-Significance (DNS) is anticipated. DNS comments will be accepted up to **January 16, 2007**, when a final determination will be made. The optional DNS process is being used. This may be the only opportunity to comment on the environmental impacts of this 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.

Project Schedule

Public Hearing Notice**December 26, 2006**
Comments on the Environmental Documents.....**January 16, 2007**
Environmental Determination.....**February 2, 2007 (tentative)**
Environmental Determination Appeal Deadline.....**February 16, 2007 (tentative)**
Public Hearing Date..... **March 8, 2007**