

OMC SECTION 18.59.040 REVIEW AND EVALUATION OF PROPOSED TRILLIUM COMPREHENSIVE PLAN AMENDMENT.

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?

Yes, it is consistent. Properties to the north (across Morse-Merryman Road), east, and west of the site are designated Residential 4-8; some of the adjacent property to the west is designated Neighborhood Village, and is the site of the approved (but unbuilt) Bentrige Neighborhood Village. To the south, in the unincorporated Urban Growth Area, the Wilderness neighborhood also is designated Residential 4-8. The Trillium property was designated Residential 4-8 before it was designated Neighborhood Village in 1994. No other amendments are necessary to maintain consistency. Designating and zoning the property Residential 4-8 would strike a balance between various Comprehensive Plan goals and reflect consistency with the existing neighborhood character.

2. Is the proposed amendment consistent with the goals of the Comprehensive Plan?

Yes, changing the Comprehensive Plan Future Land Use Map designation of the site to R 4-8 is consistent with applicable goals of the Comprehensive Plan.

“Goal LU1: To accommodate the city’s expected population growth in a sustainable manner that maintains or improves the community’s character, environmental quality, and quality of life.”

Analysis: Residential 4-8 is consistent with this goal. Lower-density single-family residential zones (such as such as RLI, or R 4CB) are relatively less consistent with this goal.

“Goal LU2: To create a cohesive, beautiful, and efficient city.”

Analysis: Residential 4-8 has design standards for small-lot (less than 5000 SF) single-family residences, and for duplexes and townhomes.

“Goal LU3: To establish land use patterns, densities, and site designs that enable less reliance on automobiles.”

Analysis: The Residential 4-8 designation would result in housing densities that would be supportive of future transit service. Lower densities may not be as supportive of future transit service.

“Goal LU4: To attain a wide range of housing types and densities commensurate with the community’s needs and preferences.”

Analysis: The goal relates to the City’s various zoning designations, which collectively allow a variety of housing types. Residential 4-8 allows attached and detached single-family housing types and allows for a variety of housing sizes to meet market demand.

“Goal LU5: To provide for development in the unincorporated growth area in a way that facilitates eventual urban density development.”

Analysis: Not Applicable; the Trillium property is within the Olympia city limits.

“Goal LU6: To preserve environmental quality.”

Analysis: Policy LU 6.1 deals with critical area regulations. The Trillium Comprehensive Plan amendment and rezone request is a non-project action; any project proposed for the site, regardless of designation and zoning, would have to comply with applicable critical areas regulations. Policy 6.2 deals with the protection of public water sources; again, any project proposed for the site would have to comply with the policy and with applicable regulations regardless of designation and zoning. Policy 6.3 deals with the establishment of development regulations, including drainage regulations; the City has adopted these regulations, and they are applicable in all zones. Policy 6.4 calls for clustering of development to protect on-site critical areas. The Trillium property is not particularly characterized by such on-site areas and to the extent that they are present, applicable regulations provide protection. Policy 6.5 encourages the City to develop a transfer of development rights program with Thurston County. Such a program currently exists. Policy 6.6 encourages the development of incentives for the restoration of degraded on-site critical areas; this is not applicable on the Trillium property. Policy 6.7 deals with Budd Inlet and is not applicable to the Trillium property. Policy 6.8 calls for the City to “[r]educe the rate of impervious surface expansion in the community.” Residential 4-8 is consistent with this policy, allowing less impervious surface coverage than the existing NV designation/zoning. Policy 6.9 pertains to development actions within the City by other agencies, and is not applicable to the current request.

Ordinarily, stormwater and drainage issues are addressed pursuant to the Subdivision Act, SEPA, and the City’s Drainage Manual at the time of a specific application for development approval. It was not demonstrated here that these laws and regulations would be inadequate to address drainage and stormwater issues at the time that a specific project would be proposed under an R 4-8 designation.

“Goal LU7: To provide adequate, well-located public lands and facilities.”

Analysis: Residential 4-8 development will pay park, school and transportation impact fees to help mitigate the impacts of new development. SEPA may also be used at the time of development review to address project-specific impacts that are not foreseen at the time of rezone.

“Goal LU8: To ensure that new development maintains or improves neighborhood character and livability.”

Analysis: Residential 4-8 will produce a development density similar to that found on most adjacent properties.

“Goal LU9: To establish neighborhood centers as the focal points of neighborhoods.”

Analysis: This goal has been met by the establishment of other neighborhood centers.

“Goal LU10: To establish neighborhood villages, urban villages and urban centers with a coordinated, balanced mix of land uses and a pedestrian orientation.”

Analysis: This goal has been substantially met by the establishment of other villages and centers.

“Goal LU11: To provide adequate commercial land to conveniently serve the local and regional trade areas.”

Analysis: There are adequate commercial areas available. There is no requirement that this particular site have commercial development.

“Goal LU12: To more intensely develop, redevelop, and diversify established commercial areas.”

Analysis: As this property is not an established commercial area, this goal is not applicable to the Trillium property.

“Goal LU13: To improve the appearance, function, and appeal of commercial areas.”

Analysis: This goal would not be applicable to the Trillium property if it were redesignated to Residential 4-8.

“Goal LU14: To make commercial areas easily accessible and inviting for transit riders, pedestrians and bicyclists, as well as motorists.”

Analysis: This goal would not be applicable to the Trillium property if it were redesignated to Residential 4-8.

3. Is the proposed amendment or revision consistent with the County-Wide Planning Policies?

Yes, the proposed amendment is consistent with the County-Wide Planning Policies, in particular with the following policies:

I. Urban Growth Areas

II. Promotion of Contiguous & Orderly Development & Provision of Urban Services

III. Joint County & City Planning Within Urban Growth Areas

The area is within the City and was previously planned for moderate residential growth. R 4-8 is an urban density designation and will provide for urban development consistent with the GMA.

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Yes, the proposed amendment/rezone complies with the requirements of the GMA (Growth Management Act). Designating and zoning the site as Residential 4-8 would help to maintain the City's buildable land inventory, and would help the City to accommodate projected population growth.

CONSIDERATION AND EVALUATION OF PROPOSED TRILLIUM REZONE UNDER OMC 18.59.050 REZONE CRITERIA:

A. The rezone is consistent with an approved amendment to the Future Land Use Map.

The requested rezone is consistent with the requested Comprehensive Plan amendment; if both are approved, the zoning map and the Future Land Use Map would be consistent.

B. The rezone is consistent with the Comprehensive Plan.

The requested rezone is consistent with the requested change of designation on the Comprehensive Plan Future Land Use Map.

C. The rezone will maintain the public health, safety, or welfare.

The rezone will maintain the public health, safety and welfare.

1. **Stormwater Runoff:** Rezoning the Trillium property to Residential 4-8 would lower the number of lots and houses that could be built on the site. The R 4-8 zoning district has more restrictive impervious surface limits than does the NV zone. Development under any zoning would require compliance with current stormwater detention standards, which require that post-development peak runoff rates not exceed the pre-development rate. Maximum impervious surface requirements in R 4-8 would range from 55% (for small lots) to 70% (for townhomes), whereas the impervious surface limit in the Neighborhood Village zone is 70% for all residence types and lot sizes, and up to 85% for commercial/multifamily residential mixed-use buildings. It was not demonstrated that existing regulations cannot address stormwater and drainage issues at the time of a specific project application.
2. **Transportation:** Rezoning the Trillium property to Residential 4-8 would lower the number of lots and houses that could be built on the site, thus lowering the number of daily and PM peak-hour trips generated by the site.
3. **School Capacity:** Rezoning the Trillium property to Residential 4-8 would lower the number of lots and houses that could be built on the site, and therefore would lower the number of new students needing to be enrolled by the Olympia School District.
4. **Neighborhood Character:** Rezoning the Trillium property to Residential 4-8 would lower the number of lots and houses that could be built on the site, which may make the character of the site more consistent with the character of other neighboring properties already developed at R 4-8 or similar densities.

D. The rezone is warranted in order to achieve consistency with the Comprehensive Plan, or because of a need for additional property in the proposed land use district classification, or because the proposed zoning classification is appropriate for reasonable development of the subject property;

The proposed R 4-8 zoning is warranted because it will allow for the development of the property in a manner consistent with the existing or planned development in the immediate vicinity of the site. It is appropriate for reasonable development of the subject property.

E. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

The rezone will not be materially detrimental. It would return the property to its pre-Neighborhood Village zoning, which is shared by most surrounding properties. Compared to the denser Neighborhood Village zoning, impacts of development should be generally less.