

Ordinance No. _____

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING THE OFFICIAL CITY OF OLYMPIA ZONING MAP AND, IN PARTICULAR, REVISING THE ZONING OF THREE PARCELS, TAX PARCEL NOS. 85003701300, 95003701500 AND 8500370170, MORE COMMONLY KNOWN AS 123 AND 135 CUSHING STREET NW, OLYMPIA, WASHINGTON, FROM RESIDENTIAL SIX TO TWELVE UNITS PER ACRE (R 6-12) TO HIGH DENSITY CORRIDOR 3 (HDC-3)

WHEREAS, on March 29, 2016, Alicia Elliott submitted a request to change the zoning of three parcels, Tax Parcel Nos. 85003701300, 85003701500 and 85003701700, more commonly known as 123 and 135 Cushing Street NW (herein the "Cushing Street parcels"); and

WHEREAS, the Olympia Planning Commission (herein the "OPC") reviewed the request on July 11, 2016, and recommended to the Hearing Examiner that the rezone request was consistent with the Olympia Comprehensive Plan; and

WHEREAS, on September 6, 2016, pursuant to the State Environmental Policy Act, the City of Olympia issued a Determination of Non-Significance, which was not appealed; and

WHEREAS, on October 10, 2016, the Olympia Hearing Examiner (herein the "Examiner") held a duly-noticed, open-record public hearing regarding the request; and

WHEREAS, on October 24, 2016, the Examiner recommended that the land use zoning of the Cushing Street parcels be changed from Residential 6 to 12 Units per Acre (R 6-12) to High Density Corridor 3 (HDC-3); and

WHEREAS, the City Council hereby adopts the findings and conclusions as set forth in the Examiner's recommendation; and

WHEREAS, the City Council concludes, pursuant to OMC 18.58.040, that the rezone meets the requirements of OMC 18.59.050 and OMC 18.59.055; and

WHEREAS, this Official City of Olympia Zoning Map amendment meets the goals and requirements of the State of Washington Growth Management Act; and

WHEREAS, Chapters 35A.63 and 36.70A RCW and Article 11, Section 11 of the Washington State Constitution authorize and permit the City to adopt this Ordinance; and

WHEREAS, pursuant to OMC 18.82.240, this Ordinance is supported by the staff report and materials associated with this Ordinance;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of Official Zoning Map. The Official City of Olympia Zoning Map is hereby amended by replacing the current Official City of Olympia Zoning Map with the map attached hereto as Exhibit 1, which is incorporated by reference as though fully set forth herein. This amendment changes the zoning of the "Cushing Street parcels" from R 6-12 to HDC-3.

Section 2. Amendment of Official Maps.

A. The City Manager or his designee is authorized to prepare such maps reflective this Ordinance. The Mayor is authorized but not required to sign an Official City of Olympia Zoning Map reflecting this Ordinance.

B. A copy of the Official City of Olympia Zoning Map is and shall be retained on file with the City Clerk.

Section 3. Findings. The recitals above are hereby adopted as findings, conclusions and decision in support of this Ordinance.

Section 4. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or application of the provisions to other persons or circumstances shall remain unaffected.

Section 5. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 6. Effective Date. This Ordinance shall take effect five (5) days after publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

Darre Nienaber

DEPUTY CITY ATTORNEY

PASSED:

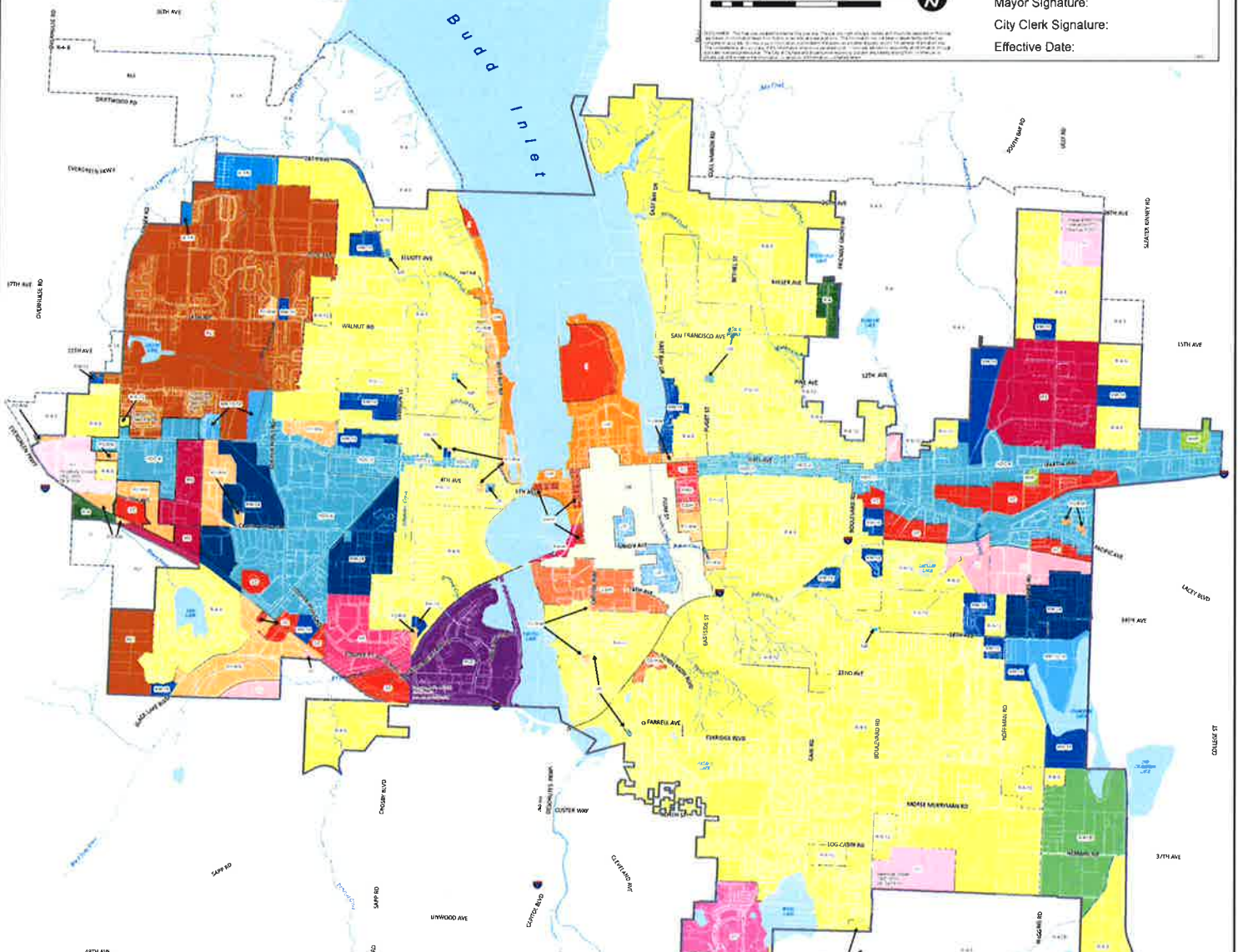
APPROVED:

PUBLISHED:

Exhibit 1 - 2016 ZONING MAP



Mayor Signature:
 City Clerk Signature:
 Effective Date:



Zoning Map Legend

- Olympia City Limits
 - Urban Growth Area
- Zone Name**
- | | |
|---|--|
| HIGH DENSITY CORRIDOR 1 | RESIDENTIAL 1 UNIT PER 5 ACRE |
| HIGH DENSITY CORRIDOR 2 | MIXED RESIDENTIAL 7-13 UNITS |
| HIGH DENSITY CORRIDOR 3 | MIXED RESIDENTIAL 10-18 UNITS |
| HIGH DENSITY CORRIDOR 4 | RESIDENTIAL MULTIFAMILY 18 UNITS |
| AUTO SERVICES | RESIDENTIAL MULTIFAMILY 24 UNITS |
| COMMERCIAL SERVICE HIGH DENSITY | SINGLE-FAMILY RESIDENTIAL (CHAMBERS BASIN) |
| COMMUNITY ORIENTED SHOPPING CENTER | SINGLE-FAMILY RESIDENTIAL 4 |
| DOWNTOWN BUSINESS | SINGLE-FAMILY RESIDENTIAL 4-6 |
| GENERAL COMMERCIAL | TWO FAMILY RESIDENTIAL 6-12 |
| INDUSTRIAL | MANUFACTURED HOUSING PARK |
| LIGHT INDUSTRIAL | RESIDENTIAL LOW IMPACT |
| HIGH RISE MULTIFAMILY | RESIDENTIAL MIXED USE |
| MEDICAL SERVICE | PLANNED UNIT DEVELOPMENT |
| PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY | NEIGHBORHOOD VILLAGE |
| NEIGHBORHOOD RETAIL | URBAN RESIDENTIAL |
| | URBAN VILLAGE |
| | URBAN WATERFRONT |
| | URBAN WATERFRONT HOUSING |