

Attachment 5

Analysis: Consistency of Trillium Comprehensive Plan and Rezone Request (Case #11-0152, 12-0001) with Comprehensive Plan Amendment/Rezone Criteria

Olympia's Unified Development Code (Title 18, OMC) contains the following criteria for the approval of Comprehensive Plan Amendments and Rezones.

OMC 18.59.040: Final review and evaluation [comprehensive plan amendment docket]

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?

Staff Response: Yes, the proposed amendment is consistent with existing map designations in the immediate site vicinity. The properties to the north (across Morse-Merryman Road), east, and west of the site are designated R 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 Thurston County's unincorporated Urban Growth Area, is the Wilderness neighborhood. The Trillium property was designated Residential 4-8 before it was designated Neighborhood Village in 1994. No other amendments are necessary to maintain consistency.

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

Below are the general (non area-specific) land use goals from Chapter One of the Olympia Comprehensive Plan, the Land Use and Urban Design Element:

"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."

Staff Response: The existing NV designation/zoning and the applicant's requested designations/zones (R 6-12 and R 4-8) are relatively more consistent with this goal. Lower-density single-family residential zones (such as such as R 4, RLI, or R 4CB) are relatively less consistent with this goal.

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

Staff Response: In the NV designation/zone, design standards apply to most structures; in the other zones design standards are of limited applicability, mostly for small-lot (less than 5000 SF) single-family residential, duplexes, and townhomes.

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

Staff Response: Although the Trillium property is not currently served by public transit, the NV designation/zone still is the most supportive of this goal, in that it provides a higher density that is more conducive to future transit, and in that it provides a mix of residential and commercial uses that will allow the location of neighborhood-scale commercial development in close proximity to residential areas. NV zoning also requires construction of neighborhood commercial and retail, which could provide goods and services within walking distance of Neighborhood Village residents. Lower-density, single-

use residential designations/zones such as R 4, RLI, or R 4CB are relatively less consistent with this goal.

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

Staff Response: The existing NV designation/zone is relatively more consistent with this goal. Lower-density, single-use residential zones such as R 4, RLI, or R 4CB are relatively less consistent with this goal.

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

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

“Goal LU6: To preserve environmental quality.”

Staff Response: 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 almost completely unconstrained by such on-site areas. 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 call for the City to “[r]educe the rate of impervious surface expansion in the community.” Lower density single-family residential designations/zones with lower impervious surface limits are relatively more consistent with this policy; the existing NV designation/zoning, which allows residential development to be built at 70% coverage and mixed commercial/multifamily buildings to be built at up to 85% coverage, is less consistent with this policy. Policy 6.9 pertains to development actions within the City by other agencies, and is not applicable to the current request.

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

Staff Response: The existing NV designation/zone, which has on-site park and open space requirements, is relatively more consistent with this goal. Single-family designation/zones do not have similar requirements.

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

Staff Response: The NV designation/zone, which requires that design standards are applied to most new structures, is relatively more consistent with this goal. In single-family residential zones that are not in defined design districts, design standards apply only to small lot single-family, townhome, and duplex development. Community character

and compatibility of new development with the existing adjacent neighborhoods has been raised as an issue during the comprehensive plan amendment and rezone proceedings.

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

Staff Response: The existing NV designation/zone, which requires a neighborhood center as part of a master plan for the site, is relatively more consistent with this goal. Single-family residential zones do not require development of a neighborhood center.

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

Staff Response: The existing NV designation/zone is consistent with this goal. It is not applicable to single-family residential zones.

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

Staff Response: The existing NV designation/zone, which requires a neighborhood development as part of a master plan for the site, is relatively more consistent with this goal. Single-family residential zones do not allow neighborhood commercial uses.

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

Staff Response: This goal is not applicable to the Trillium property.

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

Staff Response: This goal is only applicable to the existing NV designation/zone, which requires a neighborhood commercial area as part of the master plan for the site. Neighborhood commercial uses are not allowed in single-family residential designations/zones.

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

Staff Response: This goal is only applicable to the existing NV zoning, which requires a neighborhood commercial area as part of the master plan for the site.

3. Is the proposed amendment or revision consistent with the county-wide planning policies?

Staff Response: 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

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

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

OMC 18.59.050: Decision criteria for rezone requests

A. The rezone is consistent with an approved amendment to the future land use map.

Staff Response: The requested rezone is consistent with the requested comprehensive plan amendment; if both are approved, the zoning map and the Future Land Use map will be consistent.

B. The rezone is consistent with the Comprehensive Plan;

Staff Response: 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;

Staff Response: The rezone will maintain the public health, safety and welfare. Issues considered include:

1. Stormwater Runoff: Rezoning the Trillium property from Neighborhood Village to Residential 4-8 will lower the number of lots and houses that could be built on the site. The R 4-8 zoning district has lower impervious surface limits than does the NV zone. Consequentially a rezone from NV to R 4-8 could reduce the total new impervious surface, and lower the total volume of post-development stormwater runoff from the site. 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. The Draft SEIS prepared for the 2012 Comprehensive Plan Amendment docket estimates that under the existing NV zoning as many as 560 residential dwelling units could be built on the site; if zoned R 4-8 about 340 lots could be built on the site. Title 18 Olympia Municipal Code (Unified Development Regulations) establishes maximum impervious surface requirements in R 4-8 ranging 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. For additional technical analysis please see the memo from Andy Haub, dated September 4, 2012.
2. Transportation: Rezoning the Trillium property from Neighborhood Village to Residential 4-8 will lower the number of lots and houses that could be built on the site, and consequently will lower the number of daily and PM peak-hour trips generated by the site. The Draft SEIS estimated that development of the property under the current Neighborhood Village zoning could generate about 4,545 new daily residential trips and almost 460 PM peak-hour trips, whereas development under R 4-8 would generate fewer than 3,285 new daily trips and about 350 new PM peak-hour trips.

3. **School Capacity:** Rezoning the Trillium property from Neighborhood Village to Residential 4-8 will lower the number of lots and houses that could be on the site, and therefore likely would lower the number of new students needing to be enrolled by the Olympia School District. According to Timothy Byrne, Supervisor of Capital Planning & Construction for the Olympia School District, the District passed a \$97 million bond issue in February 2012. The bond will fund, among other projects, the construction of a new intermediate/middle school serving the SE area, including the Trillium site. The School District already owns property for the school. Depending on fall enrollment figures, the school could be built and open as early as the 2015-2016 school year. (Phone conversation with Timothy Byrne, September 2012)
4. **Neighborhood Character:** Rezoning the Trillium property from Neighborhood Village to Residential 4-8 will lower the number of lots and houses that could be built on the site, which in the view of some people 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. On the other hand in the current NV zone, design standards apply to most new development, whereas in R 4-8 (and other single-family residential zones) design standards only apply to small lot single-family, townhome, and duplex development.

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;

Staff Response: The rezone is warranted because the proposed R 4-8 zoning classification is appropriate for reasonable development of the subject property. The recommended 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.

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

Staff Response: 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. Rezoning the Trillium property from Neighborhood Village to Residential 4-8 will lower the number of lots and houses that could be built on the site, which will generally lower the level of development-related impacts. Specific development-related impacts will be identified and addressed at the time that a specific development proposal is reviewed by the City.