

Ordinance No. _____

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, REDUCING FROM TEN ACRES TO FIVE ACRES THE THRESHOLD FOR REQUIRING THAT MULTIFAMILY HOUSING PROJECTS IN THE RM-18 AND RMU ZONES INCLUDE A VARIETY OF HOUSING TYPES; AND AMENDING OLYMPIA MUNICIPAL CODE SUBSECTION 18.04.060.N.

WHEREAS, the Washington State Growth Management Act requires that development codes be consistent with Comprehensive Plans; and

WHEREAS, Olympia's Comprehensive Plan update, adopted in December of 2014, includes a policy update in PL16.12 that was made for the purpose of addressing public concerns about large-scale apartment projects with regard to their aesthetics and ability to provide a diversity of housing types within a neighborhood; and

WHEREAS, the updated policy PL16.12 requires a mix of single-family and multi-family structures in villages, mixed residential density districts, and apartment projects when these exceed five acres; and

WHEREAS, this amendment to Olympia Municipal Code (OMC) Subsection 18.04.060.N would be consistent with the updated policy by reducing from ten acres to five acres the threshold for requiring that multifamily projects in the Residential Multifamily 18-units per Acre (RM-18) and Residential Mixed Use (RMU) zoning districts include a variety of housing types (not more than 70% of any one housing type); and

WHEREAS, the Olympia Planning Commission received a briefing on the proposed code amendment on August 19, 2013, held a public hearing on February 10, 2014, and deliberated on February 24, 2014, and April 21, 2014; and

WHEREAS, following the public hearing and deliberations, the Planning Commission recommended amending OMC Subsection 18.04.060.N to reduce from ten acres to five acres the threshold for requiring multifamily projects in the RM-18 and RMU zoning districts to include a variety of housing types (not more than 70% of any one housing type); and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), the City issued a Determination of Non-significance on the proposed code amendment on March 25, 2015; and

WHEREAS, no appeal of the SEPA Determination of Non-significance was submitted; and

WHEREAS, this Ordinance meets the goals and requirements of the 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, this Ordinance is supported by the staff report and materials associated with this Ordinance, along with other documents on file with the City of Olympia, including but not limited to documents relating to the 2014 Comprehensive Plan update; and

WHEREAS, this Ordinance is also supported by the professional judgment and experience of the City staff who have worked on this proposal; and

WHEREAS, City Staff are known to the City Council, and staff's curriculum vitae shall be part of the record in support of this Ordinance; and

WHEREAS, the above recitals shall be treated as findings of fact in support of this Ordinance;

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

Section 1. Amendment of OMC 18.04.060. Olympia Municipal Code Subsection 18.04.060.N is hereby amended to read as follows:

N. LARGE MULTIFAMILY HOUSING PROJECTS.

To ensure that large multifamily housing projects provide a transition to adjoining lower density development, multifamily projects shall be subject to the following requirements:

1. Mix of Dwelling Types.

a. In the RM-18 and RMU districts, no more than seventy (70) percent of the total housing units on sites of ~~ten (10) five (5)~~ or more acres shall be of a single dwelling type (e.g., detached single-family units, duplexes, triplexes, multi-story apartment buildings, or townhouses).

b. Multifamily housing projects in the RM-18 or RMU districts on sites of five (5) or more acres, which abut an existing or approved multifamily development of five (5) or more acres, shall contain a mix of dwelling types such that no more than eighty (80) percent of the total units in both projects (combined) are of one (1) dwelling type. The Director (or Hearing Examiner if applicable) shall grant an exception to this requirement if s/he determines that topography, permanent buffers, or other site features will sufficiently distinguish the developments.

2. Transitional Housing Types. In the RM-18, MR 7-13 and MR 10-18 districts detached single-family houses or duplexes shall be located along the perimeter (i.e., to the depth of one (1) lot) of multifamily housing projects over five (5) acres in size which are directly across the street and visible from existing detached single-family houses. Townhouses, duplexes, or detached houses shall be located along the boundary of multifamily housing sites over five (5) acres in size which adjoin, but do not directly face, existing detached single-family housing (e.g., back to back or side to side). The Director (or Hearing Examiner) may allow exceptions to these requirements where existing or proposed landscaping, screening, or buffers provide an effective transition between the uses. (See Chapters 18.170 Multi-Family Residential Design Guidelines and 18.36.140 Residential Landscape requirements.)

Section 2. 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 3. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 4. Effective Date. This Ordinance shall take effect five (5) days after publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

Darren Nienaber DCA

CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED: