

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING THE OFFICIAL ZONING MAP OF OLYMPIA AND UPDATING THE RELATED OFFICIAL DESIGN REVIEW MAP, AND, IN PARTICULAR, REVISING THE ZONING OF THE MEDELA AND BANOMI PROPERTIES FROM SINGLE-FAMILY RESIDENTIAL 4-8 UNITS PER ACRE TO RESIDENTIAL MULTI-FAMILY 18 UNITS PER ACRE.

WHEREAS, on January 14, 2015, the Medela Group, LLC, submitted a request to change the zoning of certain properties totaling approximately nine acres located generally south of Pacific Avenue SE and east of Boulevard Road SE (herein the "Medela Property"); and

WHEREAS, City staff proposed that a similar change in zoning of an adjoining parcel known as the Banomi property (herein the "Banomi Property") be concurrently considered; and

WHEREAS, the Olympia Planning Commission (herein the "OPC") reviewed these proposals on June 1, 2015, and recommended that the Hearing Examiner proceed without a recommendation from the OPC; and

WHEREAS, on June 1, 2015, pursuant to the State Environmental Policy Act, the City of Olympia issued a Determination of Non-Significance, which was not appealed; and

WHEREAS, on July 20, 2015, the Olympia Hearing Examiner (herein the "Examiner") held a duly-noticed, open-record public hearing regarding these proposals; and

WHEREAS, on August 11, 2015, the Examiner recommended that the land use zoning of both the Medela Property and the Banomi Property be changed from Single-Family Residential 4-8 to Multi-family Residential 18 units per acre; and

WHEREAS, the Examiner's recommendation was contingent upon the Comprehensive Plan being amended to designate the block of Ninth Avenue SE east of Boulevard Road as a 'neighborhood collector' street; and

WHEREAS, the City Council has concurrently approved a separate ordinance amending the Comprehensive Plan to designate that block of Ninth Avenue SE as a neighborhood collector street effective January 1, 2016; and

WHEREAS, pursuant to Olympia Municipal Code Chapter 18.59, on October 13, 2015, the City Council considered the recommendation of the Examiner and directed preparation of an ordinance consistent with the Examiner's recommendation as described above; and

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

WHEREAS, as recommended by the Examiner, the City Council considered additional development regulations for development occurring adjacent to cemeteries and elected not to adopt such regulations; and

WHEREAS, this Zoning Map amendment meets the goals and requirements of the Growth Management Act; and

WHEREAS, the Official Zoning Map of Olympia forms the base layer of the Official Design Review Map of Olympia. It is therefore necessary to update the Official Design Review Map to reflect the Zoning Map amendment described above; and

WHEREAS, Chapters 35A.63 and 36.70 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;

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

Section 1. Amendment of Official Zoning Map and Official Design Review Map The Official Zoning Map of Olympia and the related Official Design Review Map of Olympia, as referenced by Olympia Municipal Code Sections 18.02.160 and 18.100.080, are hereby amended by replacing the current Official Zoning Map of Olympia and the related Official Design Review Map of Olympia with the maps attached hereto as Exhibits A and B, respectively, which are incorporated by reference as though fully set forth herein.

Section 2. Official Maps. Copies of the Official Zoning Map of Olympia and the Official Design Review Map of Olympia are and shall be retained on file with the City Clerk.

Section 3. 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 4. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 5. Effective Date. This Ordinance shall take effect on January 1, 2016, being five (5) days after publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED:

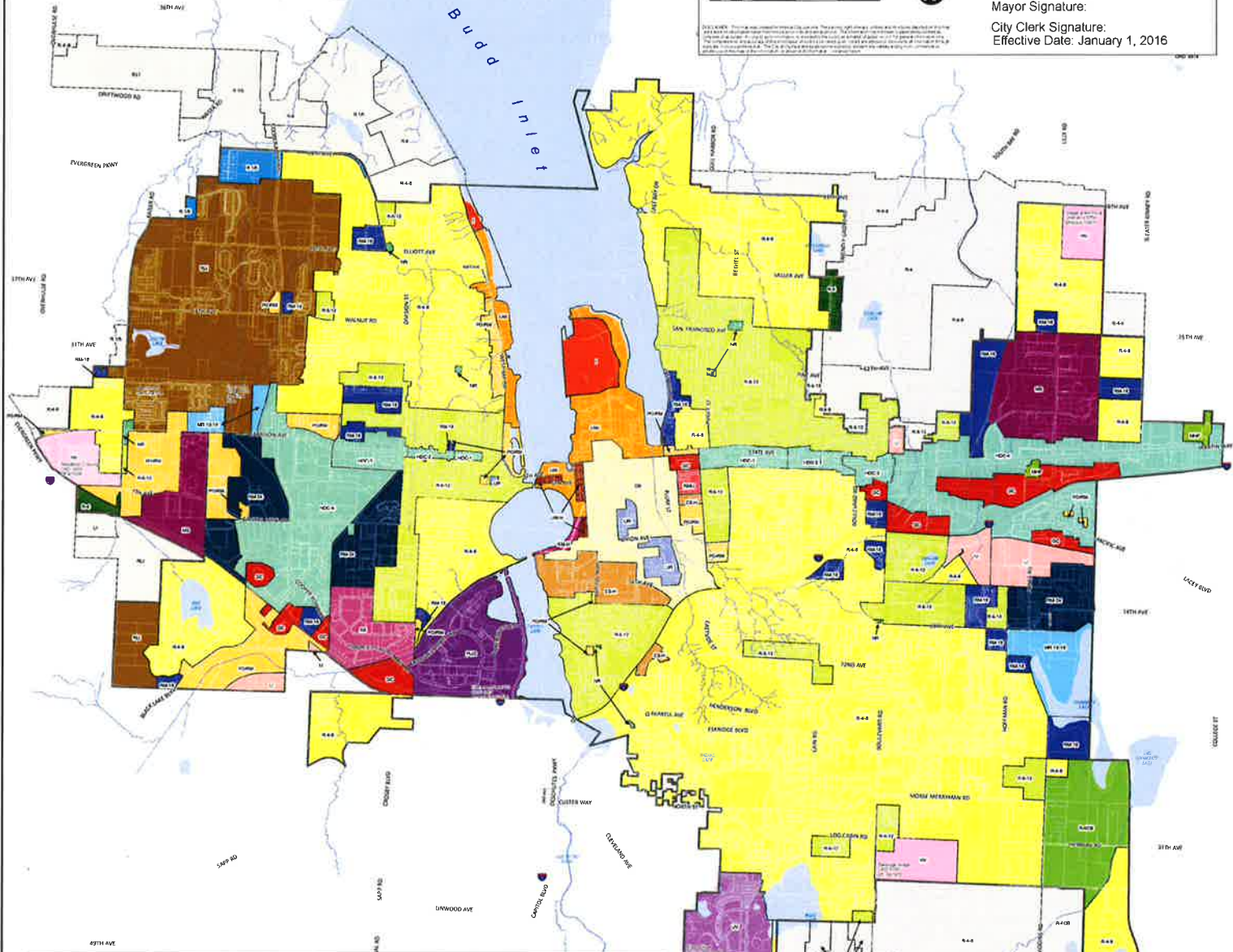
EXHIBIT A

City of Olympia | Capital of Washington State

2016 DRAFT ZONING MAP



Mayor Signature:
 City Clerk Signature:
 Effective Date: January 1, 2016



Zoning Map Legend

	Olympia City Limits		RESIDENTIAL 1 UNIT PER 5 ACRE
	Urban Growth Area		MIXED RESIDENTIAL 7-13 UNITS
Zone Name			MIXED RESIDENTIAL 10-18 UNITS
	HIGH DENSITY CORRIDOR 1		RESIDENTIAL MULTIFAMILY 18 UNITS
	HIGH DENSITY CORRIDOR 2		RESIDENTIAL MULTIFAMILY 24 UNITS
	HIGH DENSITY CORRIDOR 3		SINGLE-FAMILY RESIDENTIAL (CHAMBERS BASIN)
	HIGH DENSITY CORRIDOR 4		SINGLE-FAMILY RESIDENTIAL 4
	AUTO SERVICES		SINGLE-FAMILY RESIDENTIAL 4-8
	COMMERCIAL SERVICE HIGH DENSITY		TWO FAMILY RESIDENTIAL 6-12
	COMMUNITY ORIENTED SHOPPING CENTER		MANUFACTURED HOUSING PARK
	DOWNTOWN BUSINESS		RESIDENTIAL LOW IMPACT
	GENERAL COMMERCIAL		RESIDENTIAL MIXED USE
	INDUSTRIAL		PLANNED UNIT DEVELOPMENT
	LIGHT INDUSTRIAL		NEIGHBORHOOD VILLAGE
	HIGH RISE MULTIFAMILY		URBAN RESIDENTIAL
	MEDICAL SERVICE		URBAN VILLAGE
	PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY		URBAN WATERFRONT
	NEIGHBORHOOD RETAIL		URBAN WATERFRONT HOUSING

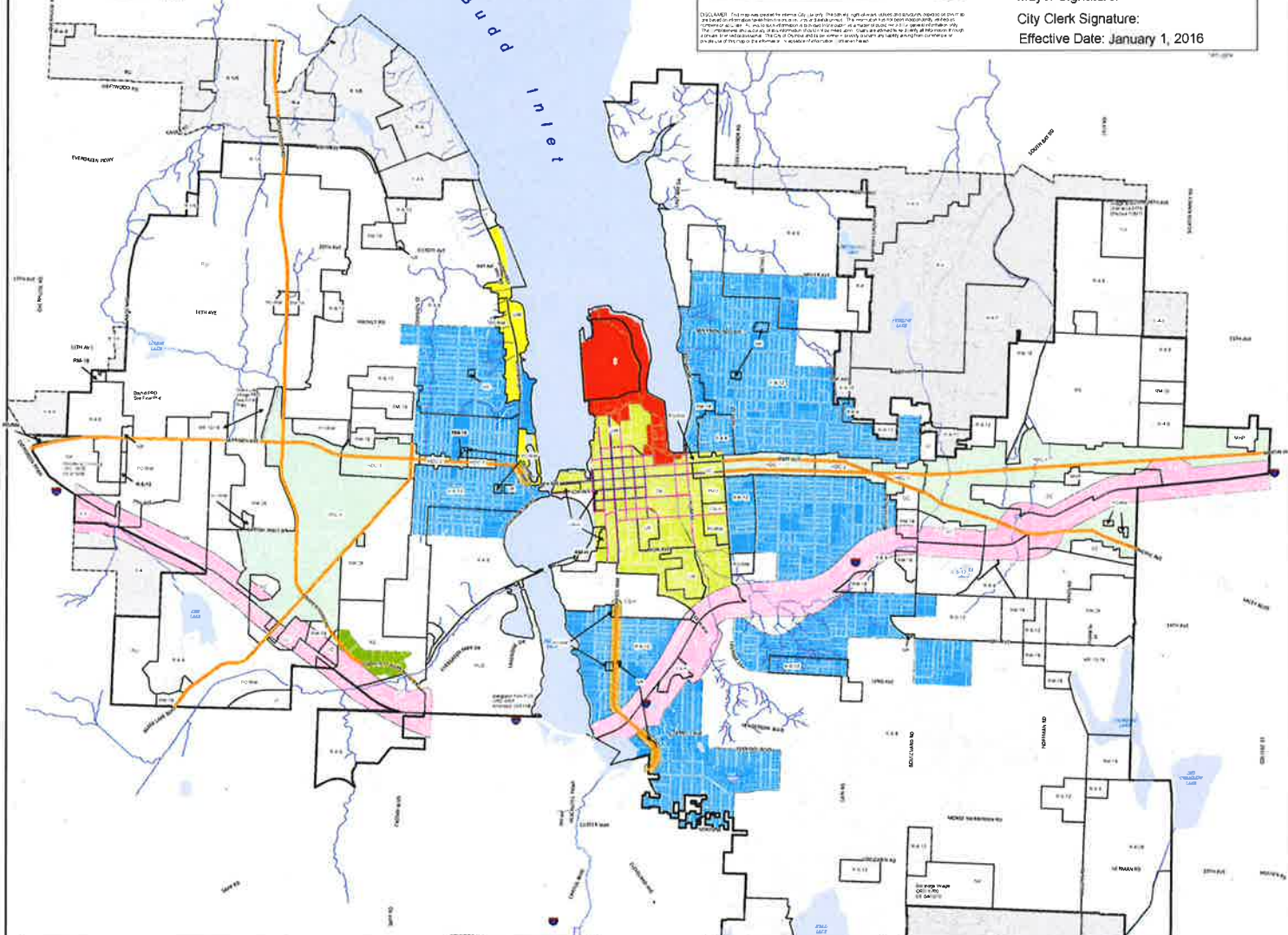
EXHIBIT **B**

2016 DRAFT DESIGN REVIEW MAP



Mayor Signature:
 City Clerk Signature:
 Effective Date: January 1, 2016

DISCLAIMER: This map was created by the City of Olympia. The City and Olympia Planning Commission do not warrant the accuracy of the information shown on this map. The information shown on this map is for informational purposes only. The information shown on this map is not to be used as a basis for any legal action. The information shown on this map is not to be used as a basis for any legal action. The information shown on this map is not to be used as a basis for any legal action.



Design Review Map Legend

- Olympia City Limits
- Urban Growth Area
- Design Review District Name**
- AUTO ORIENTED DISTRICT
- DESIGN REVIEW CORRIDOR
- DOWNTOWN DISTRICT
- FREEWAY CORRIDOR
- HIGH DENSITY CORRIDOR
- INFILL REGULATIONS
- PEDESTRIAN OVERLAY STREET A
- PEDESTRIAN OVERLAY STREET B
- PORT DESIGN DISTRICT
- RESIDENTIAL SCALE CORRIDOR
- WEST BAY DRIVE DISTRICT
- Pedestrian Streets**
- A
- B
- Design Review Corridors

- Zoning Code Name**
- HO-1 HIGH DENSITY CORRIDOR 1
 - HO-2 HIGH DENSITY CORRIDOR 2
 - HO-3 HIGH DENSITY CORRIDOR 3
 - HO-4 HIGH DENSITY CORRIDOR 4
 - AS AUTO SERVICES
 - CS+ COMMERCIAL SERVICE HIGH DENSITY
 - CO+ COMMUNITY ORIENTED SHOPPING CENTER
 - DB DOWNTOWN BUSINESS
 - GC GENERAL COMMERCIAL
 - I INDUSTRIAL
 - LI LIGHT INDUSTRIAL
 - HRM HIGH RISE MULTIFAMILY
 - MS MEDICAL SERVICE
 - PO+ PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY
 - NR NEIGHBORHOOD RETAIL
 - MRI MIXED RESIDENTIAL 7-13
 - MRI-18 MIXED RESIDENTIAL 10-18 UNITS
 - R1 RESIDENTIAL 1 UNIT PER 5 ACRE
 - R18 RESIDENTIAL MULTIFAMILY 18
 - R24 RESIDENTIAL MULTIFAMILY 24 UNITS PER ACRE
 - RS-4 SINGLE-FAMILY RESIDENTIAL (CHAMBERS BASIN)
 - R4 SINGLE-FAMILY RESIDENTIAL 4
 - R4-6 SINGLE-FAMILY RESIDENTIAL 4-6
 - R6-12 SINGLE-FAMILY RESIDENTIAL 6-12
 - MHP MANUFACTURED HOUSING PARK
 - RL RESIDENTIAL LOW IMPACT
 - RMU RESIDENTIAL MIXED USE
 - PLD PLANNED LIGHT DEVELOPMENT
 - NV NEIGHBORHOOD VILLAGE
 - UR URBAN RESIDENTIAL
 - UV URBAN VILLAGE
 - URW URBAN WATERFRONT
 - URWH URBAN WATERFRONT HOUSING