

**Final Review and Evaluation Criteria
Olympia Municipal Code - Section 18.59.040**

Tsuki Corner Comprehensive Plan Amendment and Rezone Request
Project #: 17-1263

Chapter 18.59 of the Olympia Municipal Code addresses the Comprehensive Plan Amendment process. Sections 18.59.040 and 18.59.050 identify the final review and evaluation criteria to be used during the review and decision-making process for such applications, including when a concurrent rezone is requested.

18.59.040 Final review and evaluation

A. The Department shall distribute the final docket of proposed amendments, including rezones, to any state or local agency which is required by law to receive notice of proposed amendments and revisions to the Comprehensive Plan and implementing development regulations within the time required. In addition, the Department shall distribute the final docket of proposed amendments to recognized neighborhood associations and other affected interests identified by the City Council. The Department shall include issues identified in amendment proposal analyses and conduct any review required by SEPA of the proposed amendments, including rezones, listed on the final docket.

Routed to State Agencies: April 6, 2017

60 Day Notice of Intent to Adopt Comment Period Ends: June 6, 2017

Routed to Recognized Neighborhood Associations: April 13, 2017

Notice of Application Published in the Olympian: April 19, 2017

Planning Commission Briefing: April 17, 2017

SEPA Determination Issued: June 23, 2017

SEPA Determination Notice Published, Mailed, and Posted: June 28, 2017

SEPA Comment Period Ends: July 12, 2017

SEPA Appeal Period Ends: July 19, 2017

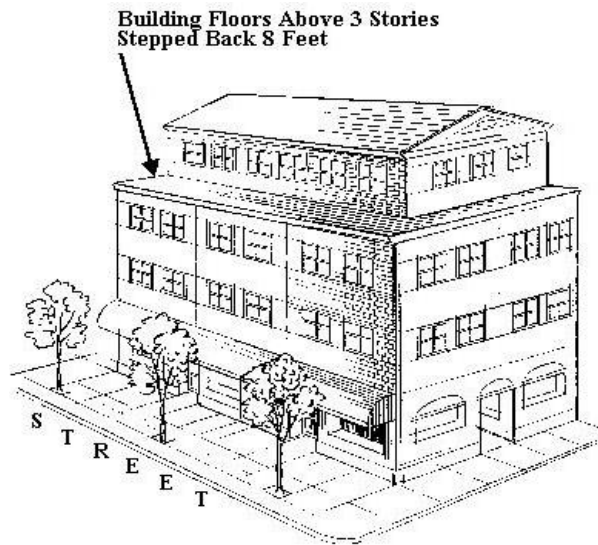
B. The Department shall prepare a report including any recommendations on each proposed amendment, including rezones, on the final docket and forward the report to the Planning Commission. At a minimum the Planning Commission recommendation and the Council decision should address the following:

- 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 Comment: There are multiple goals and policies in the comprehensive plan that must be considered. When considering the comprehensive plan and development regulations, an important aspect to consider is the transitional provisions that are required in the Professional Office/Residential Multifamily (PO/RM) zoning district, as follows:

When adjacent to lower density residential zones such as R 4, R 4-8, or R 6-12 (note different provisions apply to zones with a density of 13-24 units per acre):

<i>Development Standard</i>	<i>Typical Requirement</i>	<i>Requirement when adjacent to lower density residential zones such as R 4, R 4-8, or R 6-12</i>
<i>Rear Yard Setback</i>	<i>10 feet</i>	<i>15 feet + 5 feet for each building floor above 2 stories</i>
<i>Side Yard Setback</i>	<i>None</i>	<i>15 feet + 5 feet for each building floor above 2 stories</i>
<i>Maximum Building Height</i>	<i>60 feet</i>	<i>Up to 35 feet if any portion of the building is within 100 feet of the R 4, R 4-8, or R 6-12 zones</i>
<i>Additional District Wide Development Standards</i>	<i>Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet. See graphic below.</i>	



Properties to the south and west of the proposal are located in the City of Tumwater. These properties are located in the “Single Family Low Density (4-7/acre)” zoning district, with the exception of the approximately 0.68 acre parcel at the southwest corner of the intersection of Yelm Highway and Henderson Blvd, across Yelm Highway from the YMCA, which is zoned “CS Community Services”. Community Services is a commercial zoning district. According to

Chapter 18.19 Community Services Zone District of the Tumwater Municipal Code:

“The intent of the community services (CS) zone district is to establish and preserve areas for community services which are needed to serve the residents of the city, Thurston Region and the state. It is desirable for development to occur in a campus-like setting, through the use of greenbelts, walkways, shared parking facilities, and mutual pedestrian and traffic access easements. Development should be oriented to create convenient pedestrian and transit access.”

Allowed uses in the zone include offices, personal and professional services, educational services, entertainment facilities, post office or parcel delivery facilities, museum, art gallery, library, child care center, general retail sales limited to 15,000 square feet or less, restaurants, parking structures, community gardens, and farmers markets (for a complete list of permitted uses please see the Tumwater Municipal Code, Chapter 18.19).

Property to the east of the proposed site is located in Thurston County and is inside the City of Olympia’s Urban Growth Area (UGA). It is designated as Low Density Neighborhood in the City’s Comprehensive Plan and is zoned R 4-8.

Property to the north of the site, across Yelm Highway, is located in the Briggs Urban Village. The portion of Briggs Village closest to the site is being developed as multifamily senior living apartments.

It is also important to consider and balance the goals and policies of the comprehensive plan. The plan does allow for amendment proposals, including those with associated rezones. As outlined in the Land Use and Urban Design Chapter, proposed rezones shall meet the following criteria:

- a) Consistency with the Comprehensive Plan*
- b) Consistency with the City’s Development Regulations that implement the Comprehensive Plan*
- c) Compatibility with adjoining zoning districts and transitioning where appropriate to ensure compatibility*
- d) Adequacy of infrastructure in light of development potential of the proposed zoning*

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

Staff Opinion: The properties to the south and west are not located in the City of Olympia or its Urban Growth Area. They are located in the City of Tumwater and are therefore zoned in conformance with the City of Tumwater’s Comprehensive Plan. The Single Family Low Density Zoning is similar in

density to the City of Olympia's R 4-8 zoning district. Therefore, it seems appropriate that the development standards noted above, that are meant to provide for a transition between single family and multifamily uses, would apply at the time of proposed development if this Comprehensive Plan Amendment and Rezone request is approved. If that is the case, no structures over 35 feet in height (typically two stories) would be allowed within 100 feet of the outer boundary of the project site.

Additionally, any future structures proposed close to the perimeter of the site would be subject to increased setbacks. Coupled with the decreased building heights, any future development in proximity to the subject property perimeter would be similar in height and setback to what is permitted on the surrounding properties.

These transitional standards were adopted within the last few years specifically to address compatibility between developments in zoning districts of varying intensity.

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

Staff Opinion: Yes, the proposed amendment and rezone is consistent with the county-wide planning policies.

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

Staff Opinion: Yes, the proposed amendment and rezone is compliant with the requirements of the Growth Management Act (RCW 36.70A). Consistent with the Act, the proposal was routed to the Washington State Department of Commerce and other state agencies for the opportunity to review and comment on the proposal. No comments were received.

18.59.050 Decision criteria for rezone requests

The following criteria will be used to evaluate each rezone request. A zoning map amendment shall only be approved if the Council concludes that at minimum the proposal complies with subsections A through C. To be considered are whether:

A. The rezone is consistent with either the Comprehensive Plan including the Plan's Future Land Use map as described in OMC [18.59.055](#) or with a concurrently approved amendment to the Plan.

Staff Opinion: The amendment, if approved, would be consistent with the concurrently proposed comprehensive plan amendment.

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

Staff Opinion: The rezone would maintain the public health, safety, and welfare.

C. The rezone is consistent with other development regulations that implement the comprehensive plan.

Staff Opinion: The rezone is consistent with other development regulations that implement the comprehensive plan. For example, at the time of any future development the following standards would apply:

- *transitional development standards of reduced building heights and increased setbacks*
- *landscaping and urban forestry provisions*
- *design review*
- *environmental review*
- *land use, engineering, and building permit review*

D. The rezone will result in a district that is compatible with adjoining zoning districts; this may include providing a transition zone between potentially incompatible designations.

Staff Opinion: Given the transitional development standards that were adopted a few years ago, which are designed to provide for the transition between zoning districts of differing densities, staff believes the rezone will be compatible with adjoining districts. At the time of any future development proposals, specific review will be conducted to consider the specific proposal and the codes and standards in place at that time.

E. Public facilities and services existing and planned for the area are adequate and likely to be available to serve potential development allowed by the proposed zone.

Staff Opinion: Public facilities and services for the area are adequate and likely to be available to serve potential development allowed by the proposed zone. Under either future development scenario (whether zoned R 4-8 or PO/RM), as part of the land use review process, specific development proposals are reviewed for water, sewer, stormwater, transportation impacts, school impacts, and adequacy of police, fire, and emergency services. At that time any impact fees and environmental mitigation will be assessed. If future projects do not meet development requirements, or if adopted levels of service standards for transportation facilities cannot be met, then the project would be denied or modified until standards and requirements can be met.