

Amend the City's Comprehensive Plan Future Land Use map and its zoning map to redesignate the Trillium property to a Split Designation (R 4 on the eastern one-half, and either R 6-12 or R 4-8 on the western half)

MOTION: "I move to amend the City's Comprehensive Plan Future Land Use map and its Official Zoning Map to redesignate the Trillium property to a split designation, with R 4 on the eastern one-half (divided by a straight line connecting the northeast corner of the site to the southwest corner of the site, and either R 6-12 or R 4-8 on the western half)."

FINDINGS OF FACT - SPLIT ZONING:

1. A topographic ridgeline, running northeast to southwest, divides the Trillium site. The portion of the site east of this ridgeline drains easterly, eventually flowing into the Chambers Ditch. The portion of the site west of the ridgeline flows west, and never enters the Chambers Ditch.
2. The Chambers Ditch, and the properties adjacent to it in the Chambers Valley, experienced flooding problems in the past.
3. A zoning boundary within the Trillium site extending diagonally from the site's northeast corner to its southeast corner would approximate the location of the ridgeline and would provide a zoning boundary that is easier to legally describe and to portray on official maps than the actual ridgeline.

FINDINGS OF FACT - COMPREHENSIVE PLAN AMENDMENT (SECTION 18.59.040 OMC):

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?

Finding: Yes, it is consistent. Properties to the north (across Morse-Merryman Road), east, and west of the site are designated Residential 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 the unincorporated Urban Growth Area, the Wilderness neighborhood also is designated Residential 4-8. 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 consistent with the goals of the Comprehensive Plan?

Finding: Yes, changing the Comprehensive Plan Future Land Use Map designation of the site to these designations is consistent with applicable goals of the Comprehensive Plan.

"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."

Analysis: These residential designations would be consistent with this goal. Lower-density single-family residential zones (such as RLI, or R 4CB) would be relatively less consistent with this goal.

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

Analysis: These designations would require design review for small-lot (less than 5000 SF) single-family residences, and for duplexes and townhomes.

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

Analysis: These designations would result in housing densities that would be supportive of future transit service.

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

Analysis: These designations would allow attached and detached single-family housing types.

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

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

"Goal LU6: To preserve environmental quality."

Analysis: Policy LU 6.1 deals with critical areas 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 calls for the City to "[r]educe the rate of impervious surface expansion in the community." These residential designations would be consistent with this policy, allowing less impervious surface coverage than the existing NV designation/zoning. 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."

Analysis: Residential development in these designations would pay park impact fees to help provide these lands and facilities.

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

Analysis: These designations would result in development density similar to that found on most adjacent properties.

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

Analysis: Development on this site would be near to the neighborhood center on the adjacent Bentrige site.

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

Analysis: Development on this site would be near to the approved Bentrige Neighborhood Village.

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

Analysis: Development on this site would be near to the neighborhood center on the adjacent Bentrige site.

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

Analysis: This goal is not applicable to the Trillium property.

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

Analysis: This goal would not be applicable to the Trillium property if it were redesignated to Residential 4-8.

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

Analysis: This goal would not be applicable to the Trillium property if it were redesignated to these designations.

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

Finding: Yes, the amendment would be 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?

Finding: Yes, these residential designations would help to maintain the City's buildable land inventory, and help the City to accommodate projected population growth.

FINDINGS OF FACT - REZONES (SECTION 18.59.050 OMC):

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

Finding: The requested rezone is consistent with the requested Comprehensive Plan amendment; if both are approved, the zoning map and the Future Land Use Map would be consistent.

2. The rezone is consistent with the Comprehensive Plan.

Finding: The requested rezone is consistent with the requested change of designation on the Comprehensive Plan Future Land Use Map.

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

Finding: The rezone will maintain the public health, safety and welfare.

A. Stormwater Runoff: Rezoning the Trillium property to these zones would lower the number of lots and houses that could be built on the site. These zoning districts have lower impervious surface limits than the NV zone. 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. Maximum impervious surface requirements in these zones would range 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.

B. Transportation: Rezoning the Trillium property to these zones would lower the number of lots and houses that could be built on the site, thus lowering the number of daily and PM peak-hour trips generated by the site.

C. School Capacity: Rezoning the Trillium property to these zones would lower the number of lots and houses that could be on the site, and therefore would lower the number of new students needing to be enrolled by the Olympia School District.

D. Neighborhood Character: Rezoning the Trillium property to these zones would 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 similar densities.

4. 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 proposed residential 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.

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

Staff Response: The rezone would not be materially detrimental. It would return the property to zones similar in density to its pre-Neighborhood Village zoning, which is shared by most surrounding properties.