

The update of Olympia's Comprehensive Plan now being considered by the City Council has led to a review of the City's current zoning map. One of the sites that the staff has identified for a possible change is the 'Henderson Park' property – a commercial site adjacent to Interstate 5. The staff is now seeking public comment on this possibility. Comments and questions should be directed to Todd Stamm, Principal Planner, at city hall at (360) 753-8597 or tstamm@ci.olympia.wa.us. Note that before any decisions are made, the Olympia Planning Commission would hold a public hearing and review the proposal – and any final decision would be made by the City Council.

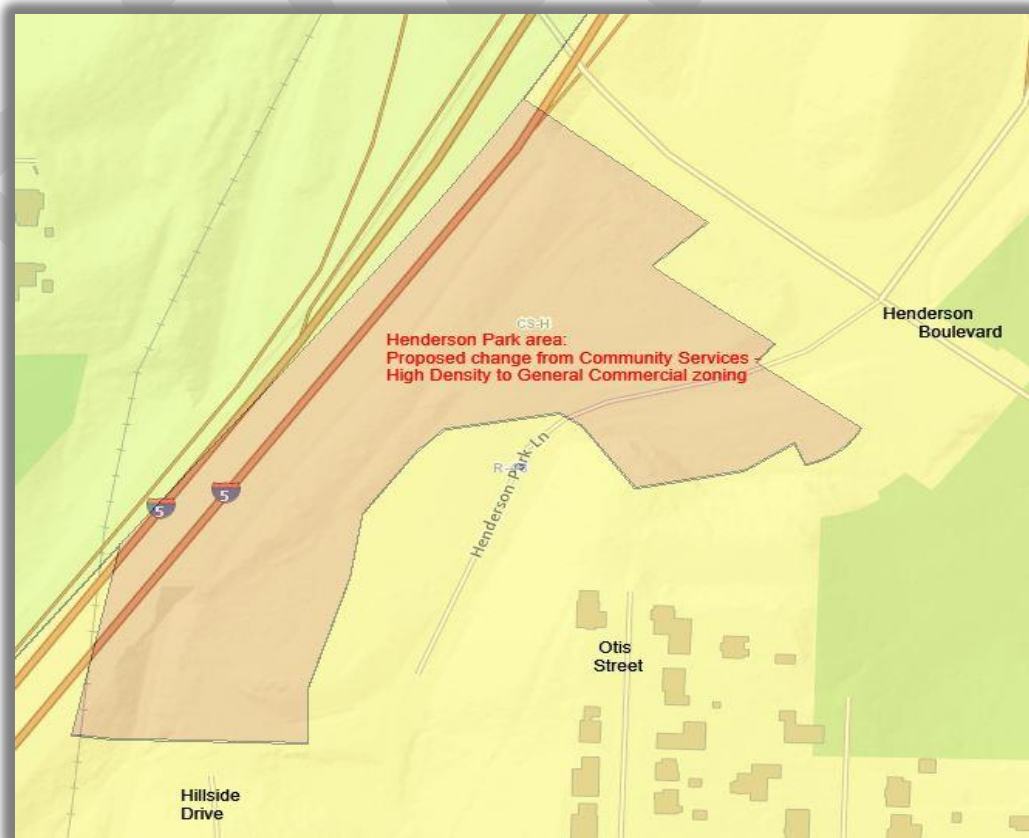
Current Land Use Zoning: Commercial Services – High Density (CS-H)

Being Considered: Change to General Commercial (GC)

Why change? Commercial Services is a zone primarily applied to Capitol Campus – only two other properties in Olympia are in this zone. The City has no zoning authority on the State Campus – instead planning for the campus is done by State government. This has led the City to consider whether different zoning might be more appropriate for the two remaining CS-H sites.

Options: Retain CS-H zoning; change to GC zoning; or choose another zone (to date City staff have not identified a viable third option). See next page for a basic comparison of the two zones.

Note: Any change in zoning would **NOT** be applicable to the Hilton Gardens proposal now under review. But it could affect any lots where development applications have not been submitted.





**Table 6.02 (Excerpt) Commercial Districts' Development Standards
HENDERSON PARK COMPARISON**

STANDARD	Commercial Services (CS-H)	General Commercial (GC)
MINIMUM LOT SIZE	7,200 Sq. Ft. if bldg. height is 35' or less. 12,500 Sq. Ft. if bldg. height is over 35'.	No minimum, except townhouse 1,600 sq. ft. minimum and 2,400 sq. ft. average
FRONT YARD SETBACK	No minimum.	5' minimum for residential otherwise none.
REAR YARD SETBACK	5' minimum if building has 1 or 2 stories. 10' minimum if building has 3 or more stories.	10' minimum; Except: Next to single-family use or an R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories.
SIDE YARD SETBACK	5' minimum if building has 1 or 2 stories. 10' minimum if building has 3 or more stories; AND the sum of the 2 side yards shall be no less than 1/2 the building height.	No Minimum; Except: Next to R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.
MAXIMUM BUILDING HEIGHT	75' Exception: Up to 100' may be allowed with conditional approval by the City Council, upon recommendation of the Hearing Examiner. For details, see 18.06.100(C)(5) , Height, Commercial Services-High Density.	Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district; Up to 60' otherwise; or up to 70', if at least 50% of the required parking is under the building; or up to 75', if at least one story is residential.
MAXIMUM BUILDING COVERAGE	No requirement.	70%; or 85% if at least 50% of the required parking is under the building.
MAX. DEVELOPMENT COVERAGE	100%	85%
ADDITIONAL DISTRICT-WIDE DEVELOPMENT STANDARDS	Residential uses must comply with High Rise Multi-family (RM-H zone) development standards. (See table 4.04 of Development Code.)	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(D)).

New Future (long-term) Land Use designation being considered as part of the Comprehensive Plan:

“General Commerce. This designation provides for commercial uses and activities which are heavily dependent on convenient vehicle access but which minimize adverse impact on the community, especially on adjacent properties having more restrictive development characteristics. The area should have safe and efficient access to major transportation routes. Additional "strip" development should be limited by filling in available space in a way that accommodates and encourages pedestrian activity.”

TABLE 6.01 (EXCERPT) PERMITTED AND CONDITIONAL USES

HENDERSON PARK COMPARISON

P=Permitted; C=Conditional Use (special approval required); Prohibited uses not listed

DISTRICT	CSH	GC
1. EATING & DRINKING ESTABLISHMENTS		
Drinking Establishments	C	P
Restaurants, with drive-in or drive-through		P
Restaurants, without drive-in or drive-through	P	P
2. INDUSTRIAL USES		
Industry, Light		C
Printing, Industrial		C
Publishing	C	C
Warehousing		P
Welding & Fabrication		C
Wholesale Sales		P
Wholesale Products Incidental to Retail Business		P
3. OFFICE USES (See also SERVICES, HEALTH)		
Banks	P	P
Business Offices	P	P
Government Offices	P	P
4. RECREATION AND CULTURE		
Art Galleries	P	P
Auditoriums and Places of Assembly		P
Commercial Recreation		P
Health Fitness Centers and Dance Studios	P	P

DISTRICT	CSH	GC
Libraries	P	C
Museums	P	P
Parks, Neighborhood	P	P
Parks & Playgrounds, Other	P	P
Theaters (Drive-in)		C
Theaters (No drive-ins)		P
5. RESIDENTIAL		
Apartments	P	P
Boarding Houses	P	P
Co-Housing		P
Duplexes	P	P
Fraternities, Dormitories	P	P
Group Homes (6 or less)	P	P
Group Homes (7 or more)	C	C
Retirement Homes	P	P
Single-Family Residences	P	P
Single Room Occupancy Units	P	C
Townhouses	P	P
6. RETAIL SALES		
Apparel and Accessory Stores		P
Boat Sales and Rentals		P
Building Materials, Garden and Farm Supplies		P
Commercial Greenhouses, Nurseries, Bulb Farms	C	C
Electric Vehicle Infrastructure	P	P
Food Stores	P	P
Furniture, Home Furnishings, and Appliances		P
Gasoline Dispensing Facilities		P

DISTRICT	CSH	GC
accessory to a permitted use		
Gasoline Dispensing Facility accessory to a permitted use - Existing		P
General Merchandise Stores		P
Mobile, Manufactured, and Modular Housing Sales		P
Motor Vehicle Sales		P
Motor Vehicle Supply Stores		P
Office Supplies and Equipment	P	P
Pharmacies and Medical Supply Stores	P	P
Specialty Stores		P
7. SERVICES, HEALTH		
Hospitals	P	
Nursing, Congregate Care, and Convalescence Homes	C	C
Offices, Medical	P	P
Veterinary Offices/Clinics		P
8. SERVICES, LODGING		
Bed & Breakfast Houses (1 guest room)		P
Bed & Breakfast Houses (2 to 5 guest rooms)	C	P
Hotels/Motels	P	P
Lodging Houses	P	P
Recreational Vehicle Parks		P
9. SERVICES, PERSONAL		
Adult Day Care Home	P	P
Child Day Care Centers	P	P
Crisis Intervention	C	C
Family Child Care Homes	P	P
Funeral Parlors and Mortuaries		P
Laundries and Laundry Pick-up Agencies		P
Personal Services	P	P
10. SERVICES, MISCELLANEOUS		
Auto Rental Agencies		P
Equipment Rental Services, Commercial		P

DISTRICT	CSH	GC
Ministorage		P
Printing, Commercial	P	P
Public Facilities (see also Public Facilities, Essential on next page)	P	C
Radio/T.V. Studios	P	P
Recycling Facilities	P	P
School - Colleges and Business, Vocational or Trade Schools	P	P
Service and Repair Shops		P
Service Stations/Car Washes		P
Service Stations/Car Washes - Existing		P
Servicing of Personal Apparel and Equipment		P
Truck, Trailer, and Recreational Vehicle Rentals		P
Workshops for Disabled People	C	C
11. PUBLIC FACILITIES, ESSENTIAL		
Airports		C
Inpatient Facilities	C	C
Jails	C	C
Mental Health Facilities		C
Other Correctional Facilities	C	C