



Meeting Agenda

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Stacey Ray
360.753.8046

Monday, January 13, 2020

6:30 PM

Room 207

1. CALL TO ORDER

Estimated time for items 1 through 5: 20 minutes

1.A ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

3.A [20-0041](#) Approval of December 2, 2019 Planning Commission Meeting Minutes

Attachments: [OPC Meeting Minutes 120219](#)

4. PUBLIC COMMENT

During this portion of the meeting, citizens may address the Advisory Committee or Commission regarding items related to City business, including items on the Agenda. In order for the Committee or Commission to maintain impartiality and the appearance of fairness in upcoming matters and to comply with Public Disclosure Law for political campaigns, speakers will not be permitted to make public comments before the Committee or Commission in these two areas: (1) on agenda items for which the Committee or Commission either held a Public Hearing in the last 45 days, or will hold a Public Hearing within 45 days, or (2) where the speaker promotes or opposes a candidate for public office or a ballot measure.

5. STAFF ANNOUNCEMENTS

This agenda item is also an opportunity for Commissioners to ask staff about City or Planning Commission business.

6. BUSINESS ITEMS

6.A [20-0028](#) Planning Commission Candidate Screening Process

Attachments: [Board and Commission Candidate Evaluation Matrix](#)

Estimated time: 30 minutes

6.B [20-0003](#) Stoll Road Rezone

Attachments: [Zoning Map](#)
[Zone Comparisons](#)
[Comprehensive Plan Future Land Use Map](#)
[Rezone Criteria Excerpt](#)

Estimated time: 60 minutes

7. REPORTS

From Staff, Officers, and Commissioners, and regarding relevant topics.

8. OTHER TOPICS

None

9. ADJOURNMENT

Approximately 8:30 p.m.

Upcoming

Next Commission meeting is scheduled for January 27, 2020. See 'meeting details' in Legistar for list of other meetings and events related to Commission activities.

Accommodations

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Advisory Committee meeting, please contact the Advisory Committee staff liaison (contact number in the upper right corner of the agenda) at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

Planning Commission

Approval of December 2, 2019 Planning Commission Meeting Minutes

Agenda Date: 1/13/2020
Agenda Item Number: 3.A
File Number:20-0041

Type: minutes **Version:** 1 **Status:** In Committee

Title

Approval of December 2, 2019 Planning Commission Meeting Minutes



Meeting Minutes

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Stacey Ray
360.753.8046

Monday, December 2, 2019

6:30 PM

Room 207

1. CALL TO ORDER

Chair Richmond called the meeting to order at 6:30 p.m.

1.A ROLL CALL

Present: 6 - Chair Carole Richmond, Vice Chair Kento Azegami, Commissioner Tammy Adams, Commissioner Paula Ehlers, Commissioner Candi Millar and Commissioner Aaron Sauerhoff

Excused: 1 - Commissioner Rad Cunningham

Absent: 1 - Commissioner Travis Burns

1.B OTHERS PRESENT

City of Olympia Community Planning and Development staff:

Senior Planner Stacey Ray

Senior Planner Cari Hornbein

Senior Planner Joyce Phillips

Planning Manager Tim Smith

City of Olympia Public Works staff:

Transportation Planning Supervisor Sophie Stimson

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

3.A [19-1125](#) Approval of November 18, 2019 Planning Commission Meeting Minutes

The minutes were approved.

4. PUBLIC COMMENT

The following people spoke:

Colleen Bradford; Judy Bardin; Barbara Bachu; Phyllis Booth; Jay Elder; Shanti Mai;

Larry Dzieza; Ellen Dorfan; Bob Jacobs; Noah Martin; Bev Bassett; Laura Schleyer;

Maggie Fleming; Walt Jorgenson.

5. STAFF ANNOUNCEMENTS

Ms. Ray shared announcements and introduced Senior Planner Cari Hornbein as the new Planning Commission staff liaison beginning January 2020.

6. BUSINESS ITEMS

6.A [19-1107](#) House Bill 1923 Informational Briefing

Ms. Phillips shared information on House Bill 1923 and will return to the Planning Commission in early 2020 with further details.

The information was received.

6.B [19-1109](#) Transportation Master Plan Update

Ms. Stimson shared information and a PowerPoint on the Transportation Master Plan and the new Story Map featured on the City website. The Transportation Master Plan will go before Council for approval mid-year 2020.

The information was received.

6.C [19-1106](#) Briefing on Other Code Amendments Related to Proposed Amendment of the Downtown Design Guidelines

Ms. Phillips shared information and a PowerPoint on Title 18 code amendments related to the Draft Downtown Design Guidelines.

The information was received.

7. REPORTS

Commissioners reported on outside meetings attended.

8. OTHER TOPICS

Commissioners nominated, discussed and voted on new Officers for 2020.

Vice-Chair Azegami moved, seconded by Commissioner Millar, to approve the results of the election and appoint Candi Millar as Chair, Paula Ehlers as Vice-chair and Kento Azegami as Finance Chair. The motion passed unanimously.

9. ADJOURNMENT

The meeting was adjourned at 8:41 p.m.

Upcoming

The next regular Planning Commission meeting is January 13, 2020.



Planning Commission

Planning Commission Candidate Screening Process

Agenda Date: 1/13/2020
Agenda Item Number: 6.A
File Number: 20-0028

Type: discussion **Version:** 1 **Status:** In Committee

Title

Planning Commission Candidate Screening Process

Recommended Action

Move to approve a process for reviewing and making recommendation to the General Government Committee on applicants to be interviewed for the vacant Planning Commission position.

Report

Issue:

Whether to move forward with staff's recommended process for reviewing and making recommendation to the General Government Committee on applicants to be interviewed for the vacant Commission position.

Staff Contact:

Stacey Ray, Senior Planner, Community Planning and Development, 360.753.8046

Presenter(s):

Stacey Ray, Senior Planner, Community Planning and Development

Background and Analysis:

The City Council would like to City Advisory Committees and Commissions to help identify candidates to interview for vacant Committee and Commission positions. The General Government Committee has asked that members screen all applicants and identify three candidates to be interviewed for each vacant position. The Planning Commission will have one vacancy to fill this year and has received 11 applications.

This agenda item is to approve a process for screening candidates. Staff is recommending the Commission use the same process as last year:

- The 11 applications are distributed to Commissioners in the January 27 regular meeting packet.
- Commissioners review the applications in advance of the meeting and use the Application Evaluation Matrix developed by General Government to identify their top three candidates (Attachment A).

- All Commissioners discuss and agree to three candidates to recommend to General Government at the regular meeting on January 27.

This proposed process and schedule allows the Commission to forward a recommendation to General Government, who will hold candidate interviews in February. The new Commissioner will begin their term April 1.

Neighborhood/Community Interests (if known):

N/A

Options:

1. Approve staff's recommended process to help screen potential candidates to be interviewed for the vacant Commission position.
2. Refine and approve a process to help screen potential candidates to be interviewed for the vacant Commission position.
3. Choose not to participate in screening potential candidates to be interviewed for the vacant Commission position.

Financial Impact:

There is no financial impact to the Commission participating in screening potential candidates for a vacant position.

Attachments:

Boards & Commissions Application Evaluation Matrix

BOARDS & COMMISSIONS APPLICATION EVALUATION MATRIX

Candidate Name:				Committee:						
Residency: City Limits or Growth Area: Yes Outside of Olympia: Yes <i>Residency: Except as may be otherwise provided in the Olympia Municipal Code regarding a specific committee, the majority of members on each committee shall reside within the corporate limits of the City of Olympia or the City of Olympia Urban Growth Area.</i>										
Desire to perform public service.	1	2	3	4	5	6	7	8	9	10
Comments:										
Experience in the community on other boards, commissions and Committees.	1	2	3	4	5	6	7	8	9	10
Comments:										
Ability to represent the interests of the community as a whole.	1	2	3	4	5	6	7	8	9	10
Comments:										
Special knowledge important to a particular board, commission or committee.	1	2	3	4	5	6	7	8	9	10
Comments:										
Ability to bring added perspectives and/or life experiences to board, commission or committee work.	1	2	3	4	5	6	7	8	9	10
Comments:										
Ability to work collaboratively with other members, staff and elected officials.	1	2	3	4	5	6	7	8	9	10
Comments:										
Time commitment/Availability to serve.	1	2	3	4	5	6	7	8	9	10
Comments:										
Notes:										



Planning Commission

Stoll Road Rezone

Agenda Date:
Agenda Item Number: 6.B
File Number: 20-0003

Type: recommendation **Version:** 1 **Status:** In Committee

Title

Stoll Road Rezone

Recommended Action

Move to recommend to the Hearing Examiner that the proposed rezone is consistent with the Comprehensive Plan.

Report

Issue:

Whether to make a recommendation to the Hearing Examiner regarding the proposed rezone's consistency with the Comprehensive Plan.

The city has received an application to change the zoning of two parcels at 414 & 422 Stoll Road SE from Manufactured Housing Park (MHP) to High Density Corridor 4 (HDC-4). This proposal will be considered by the Olympia Hearing Examiner at a public hearing before a recommendation is made to the City Council. The City's code provides an opportunity for the Planning Commission to make a recommendation regarding the proposal's consistency with the Comprehensive Plan.

Staff Contact:

Lydia Moorehead, Associate Planner, Community Planning & Development, 360.570.3746

Presenter(s):

Lydia Moorehead, Associate Planner, Community Planning & Development

Background and Analysis:

On September 30, 2019, Fourth Street Housing, LLC submitted a request to change the zoning for two parcels totaling .96 acres from Manufactured Housing Park (MHP) to High Density Corridor 4 (HDC-4).

The site is located in the northeast corner of the city and was annexed in 1970 under Ordinance 3609. Uses to the north include office/retail development along Martin Way and a manufactured housing park to the east. Areas to the south and west include single family homes and properties that are undergoing redevelopment into multifamily housing by Fourth Street, Housing LLC.

A map of the area showing the proposed rezone (Attachment 1) and a summary of the two zoning

categories in question (Attachment 2) provide further context for the proposal.

Procedural Background

The process for reviewing proposed site-specific zoning map amendments (also known as “rezones”) has been established by State law and by Olympia Municipal Code chapters 15.58, 18.59 and 18.82. The municipal code provides for staff level review, including environmental review through the State Environmental Policy Act, followed by review by the Hearing Examiner.

The Hearing Examiner holds an open-record public hearing before making a recommendation to the City Council. The City Council makes the final decision regarding such applications. The Examiner’s hearing has yet to be scheduled but will likely be in late February 2020. This will be the only open record hearing for this application pursuant to the State of Washington Local Project Review Act.

However, OMC 18.59.050 provides that staff also forward rezone applications to the Planning Commission for review. While the Commission is prohibited from holding a hearing to solicit comments from the applicant or the public, the Commission may choose to make a recommendation to the Hearing Examiner, which would be part of the record forwarded to the City Council.

The Proposal

The rezone application seeks to change the zoning from MHP which allows manufactured houses in parks on sites greater than 1 acre in size and on individual lots in addition to single family, duplex and townhouses at densities between five (5) and twelve (12) units per acre. The proposed HDC-4 zone allows for a compatible mix of commercial, office and high-density multifamily residential uses.

Consistency with Comprehensive Plan

The Hearing Examiner will consider consistency with the Comprehensive Plan and other rezone criteria when evaluating the proposal.

In addition to extending High Density Corridor zoning along Martin Way similar to existing zoning to the west, the increase in density afforded by rezoning this parcel from MHP to HDC-4 appears to be consistent with the Comprehensive Plan’s goal of providing a variety of housing choices as described in GL 14: *“Olympia’s neighborhoods provide housing choices that fit the diversity of local income levels and lifestyles. They are shaped by thorough public planning processes that involve citizens, neighborhoods, and city officials.”* The corresponding policy PL14.2 further states, *“Concentrate housing into three high-density Neighborhoods: Downtown Olympia, **Pacific/Martin/Lilly Triangle**; and the area surrounding Capital Mall...(emphasis mine).”*

The proposed rezone appears to be consistent with the Comprehensive Plan’s goal of responding to the anticipated population increase for Olympia as described in GL16: *“The range of housing types and densities are consistent with the community’s changing population needs and preferences.”* The corresponding policy PL16.1 further states, *“Support increasing housing densities through the well-designed, efficient and cost-effective use of buildable land, consistent with environmental constraints and affordability.”*

The proposal also appears to meet the requirements of OMC 18.59.055 that zoning districts correspond to future land use map designations in the Comprehensive Plan. Attachment 3 illustrates the location of the proposed rezone falling within an area identified for Urban Corridor with a High-Density Neighborhoods Overlay. The Comprehensive Plan defines Urban Corridor as follows:

This designation applies to certain areas in the vicinity of major arterial streets. Generally more intense commercial uses and larger structures should be located near the street edge with less intensive uses and smaller structures farther from the street to transition to adjacent designations. Particular 'nodes' or intersections may be more intensely developed. Opportunities to live, work, shop and recreate will be located within walking distance of these areas.

The Comprehensive Plan defines High-Density Neighborhoods Overlay as follows:

Multi-family residential, commercial and mixed use neighborhoods with densities of at least 25 dwelling units per acre for residential uses that are not re-using or redeveloping existing structures. New mixed-use developments include a combination of commercial floor area ratio and residential densities that are compatible with a high-density residential neighborhood. The height in these neighborhoods will be determined by zoning and based on the "Height and View Protection Goals and Policies."

As described in Attachment 4, both the existing MHP zoning and proposed HDC-4 zoning districts fall within the Urban Corridor category.

Neighborhood/Community Interests (if known):

A neighborhood meeting was held on November 12, 2019. Neighbors of the proposed rezone site expressed concerns regarding impacts from existing redevelopment projects in the area rather than concerns related specifically to the rezone request.

Options:

1. Recommend to the Hearing Examiner that the proposal is consistent with the Comprehensive Plan.
2. Recommend to the Hearing Examiner that the proposal is inconsistent with the Comprehensive Plan.
3. Recommend that the Hearing Examiner proceed without the recommendation from the Planning Commission.

Financial Impact:

No direct impacts on City finances. Change in zoning may affect property values in the area and, upon future development, are likely to result in different demands for public services.

Attachments:

Zoning Map
Zone Comparison
Comprehensive Plan Future Land Use Map
Rezone Criteria Excerpt



Produced: 11/12/2019

Proposed Rezone - Stoll Road - #19-4113



Proposed Rezone



City Parcels

Zoning Designation



General Commercial



Manufactured Housing Park

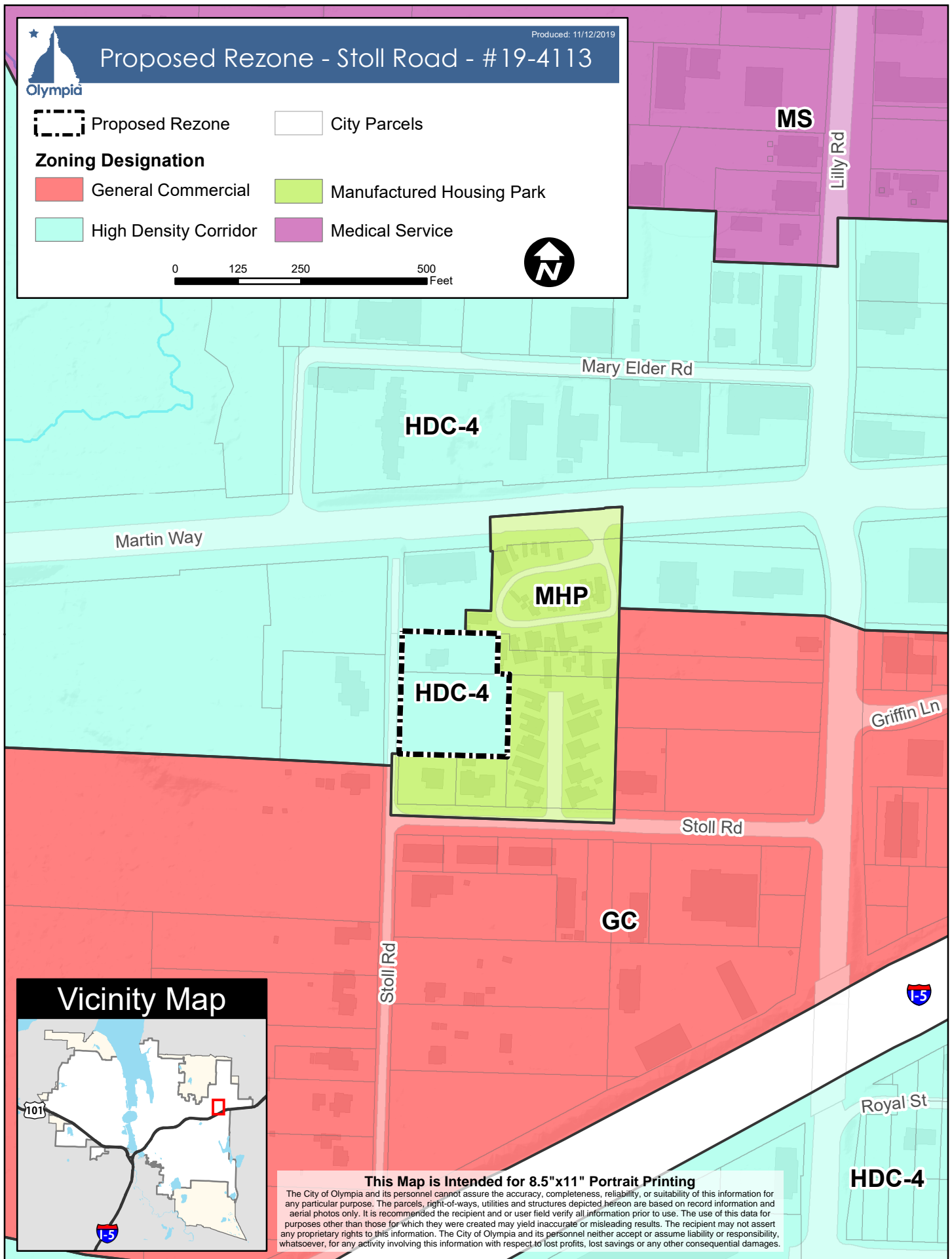


High Density Corridor



Medical Service

0 125 250 500 Feet



Vicinity Map



This Map is Intended for 8.5"x11" Portrait Printing

The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted hereon are based on record information and aerial photos only. It is recommended the recipient and/or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

Stoll Road Rezone Proposal

Zone Comparison

Current Zoning: Manufactured Housing Park (MHP) (OMC 18.04 Residential Districts)

Manufactured Housing Park (MHP). To accommodate mobile homes and manufactured housing in mobile/manufactured housing parks; to accommodate manufactured housing on individual lots; to accommodate single-family houses, duplexes and townhouses, at densities between five (5) and twelve (12) units per acre, in locations with frequent mass transit service (existing or planned). This includes areas along or near (e.g., within one-fourth (1/4) mile) arterial and major collector streets.

Permitted Uses:

Accessory Dwelling Units, Co-Housing, Cottage Housing, Manufactured Homes, Single-Family Residences, Townhouses, Duplexes, Group Homes with 6 or Fewer Clients and Confidential Shelters, Home Occupations, Veterinary Clinics – Existing, Accessory Structures, Electric Vehicle Infrastructure, Garage/Yard/Rummage or Other Outdoor Sales, Large Garages, Satellite Earth Stations, Neighborhood Parks, Open Space – Public, Trails – Public, Agricultural Uses, Emergency Housing, Model Homes, Residence Rented for Social Event, 6 times or less in 1 year, Wireless Communication Facility, Animals, Community Clubhouses, Utility Facility, Wireless Communication Facilities.

Conditional Uses:

Manufactured/ Mobile Home Parks (Rental Spaces), Group Homes with 7 or More Clients, Nursing/Convalescent Homes, Child Day Care Centers, Nursery – Retail and/or Wholesale Sales, Large Garages, Residence Rented for Social Event, 7 times or more in 1 year, Community Parks & Playgrounds, Country Clubs, Golf Courses, Neighborhood Parks, Open Space – Public, Racing & Performing Pigeons, Trails – Public, Greenhouses, Bulb Farms, Cemeteries, Crisis Intervention, Historic House Museum, Places of Worship, Public Facilities, Public Facilities – Essential, Radio, Television and Other Communication Towers, Schools, Utility Facility, Wireless Communication Facilities, Workshops for Disabled People.

Proposed Zoning: High Density Corridor 4 (HDC-4) (OMC 18.06 Commercial Districts)

This district is intended to:

- a. Provide for a compatible mix of high-intensity commercial, offices, and high-density multifamily residential uses.
- b. Transform these areas to commercial and residential activity centers, over time.
- c. Ensure that access to transit is a part of new projects.
- d. Establish a street edge that is as continuous as possible with buildings which are close to the street and which have multiple floors, distinctive windows facing the street, and entrances that are visible from the street.
- e. Create a safe, convenient, and attractive environment for pedestrians, transit riders, and bicyclists, and which includes parking and access for vehicles.

Permitted Uses:

Drinking Establishments, Restaurants, with drive-in or drive-through, existing, Restaurants, without drive-in or drive-through, Wholesale Products Incidental to Retail Business, Banks, Business Offices, Government Offices, Art Galleries, Auditoriums and Places of Assembly, Commercial Recreation, Health Fitness Centers and Dance Studios, Libraries, Museums, Parks Neighborhood, Parks & Playgrounds, Other, Theaters, no drive-ins, Apartments, Apartments above ground floor in mixed use development, Boarding Houses, Co-Housing, Duplexes, Fraternities, Dormitories, Group Homes - 6 or less, Group Homes - 7 or more, Retirement Homes, Single-Family Residences, Townhouses, Triplexes, Four-plexes and Cottage Housing, Apparel and Accessory Stores, Boat Sales & Rentals, Building Materials - Garden and Farm Supplies, Electric Vehicle Infrastructure, Food Stores, Furniture, Home Furnishings, and Appliances, Gasoline Dispensing Facilities accessory to a permitted use, Gasoline Dispensing Facility accessory to a permitted use – existing, General Merchandise Stores, Motor Vehicle Sales, Motor Vehicle Supply Stores, Office Supplies and Equipment, Pharmacies and Medical Supply Stores, Specialty Stores, Nursing, Congregate Care, and Convalescence Homes, Offices, Medical, Veterinary Offices/Clinics, Bed & Breakfast Houses, 1 guest room, Bed & Breakfast Houses, 2 to 5 guest rooms, Hotels/Motels, Lodging Houses, Recreational Vehicle Parks, Adult Day Care Home, Child Day Care Centers, Family Child Care Homes, Funeral Parlors and Mortuaries, Laundries and Laundry Pick-Up Agencies, Personal Services, Auto Rental Agencies, Equipment Rental Services - Commercial, Printing - Commercial, Radio/T.V. Studios, Recycling Facilities, School – Colleges and Business, Vocational or Trade Schools, Service and Repair Shops, Service Stations, Car Washes, Servicing of Personal Apparel and Equipment, Inpatient Facilities, Entertainment Events, Off Site Contractor Offices, Emergency Housing, Fireworks, as determined by Fire Dept., Mobile Sidewalk Vendors, Parking Lot Sales, Residences Rented for Social Event, 6 or less in 1 year, Adult Oriented Businesses, Agriculture, Animals, Conference Center. Fraternal Organizations, Garage/Yard/Rummage and Other Outdoor Sales, Home Occupations, Parking Facility - Commercial, Places of Worship, Satellite Earth Stations, Schools, Utility Facility, Wireless Communications Facilities.

Conditional Uses:

Single Room Occupancy Units, Crisis Intervention, Public Facilities, Workshops for Disabled People, Airports, Jails, Mental Health Facilities, Other Correctional Facilities, Other facilities as designated by the Washington State Office of Financial Management, except prisons and solid waste handling

facilities, Radio/TV and Other Communication Towers and Antennas Sewage Treatment Facilities, State Education Facilities, State or Regional Transportation Facilities, Residences Rented for Social Event, 7 or more in 1 year, Cemeteries, Racing Pigeons, Utility Facility, Wireless Communications Facilities.

Zone Comparison – Development Standards

OMC 18.04.080 TABLES: Residential Development Standards (Table 4.04) &
OMC 18.06.080 TABLES: Commercial Development Standards (Table 6.02)

DISTRICT	MHP	HDC-4
MAXIMUM HOUSING DENSITY (in units per acre)	12	N/A
MAXIMUM AVERAGE HOUSING DENSITY (in units per acre)	12	N/A
MINIMUM AVERAGE HOUSING DENSITY (in units per acre)	5	N/A
MINIMUM LOT SIZE	2,000 SF = cottage. 1,600 SF minimum, 2,400 SF average = townhouse. 7,200 SF = duplex. 2,500 SF = mobile home park. 3,500 SF = other.	No minimum, except 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse
MINIMUM LOT WIDTH	40' except: 30' = cottage 16' = townhouse 80' = duplex 30' = mobile home park	N/A
FRONT YARD SETBACKS	MINIMUM: 20' except: 10' with side or rear parking; 5' for agricultural buildings with farm animals	0-10' See 18.130
REAR YARD SETBACKS	MINIMUM: 20' except: 5' for agricultural buildings with farm animals; 10' for cottages	10' minimum; Except: 1. Next to single-family use or an RLI, R4, R4-8, or R6-12 district - 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district (refer to 1 above if adjacent use is single-family) = 10' minimum + 5' for each bldg. floor above 2 stories.
SIDE YARD SETBACKS	MINIMUM: 5' except: 10' along flanking streets; 6' on one side of zero lot; 3' for cottages; 5' for agricultural buildings with farm animals; 10' - mobile home park	No Minimum; Except: 1. Next to RLI, R4, R4-8, or R6-12 district = 15' minimum + 5' for each building floor above 2 stories.

DISTRICT	MHP	HDC-4
		<p>2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.</p> <p>3. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.</p>
MAXIMUM BUILDING HEIGHT	2 stories or 35' whichever is less, except: 16' for accessory buildings; 25' for cottages	<p>The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'.</p> <p>The portion of a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district.</p> <p>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. See 18.130.060 Significant Building Entry tower exemption (allows an additional 30' for a tower element at Capital Mall).</p> <p>Up to 75' for HDC-4 zoned properties where the proposed project provides for the development of replacement dwelling units in a development agreement and the project site is all or part of an area of 40 acres or more that was in contiguous common ownership in 2009.</p>
MAXIMUM ABOVE-GRADE STORIES	N/A	N/A
MAXIMUM BUILDING COVERAGE	45% = .25 acres or less 30% = .26 to 1 acre 25% = 1.01 to 3 acres 20% = 3.01 acres or more	<p>70% for all structures. 85% of the site if at least 50% of the required parking is under the building. On redeveloped sites, 85% if at least 50% of new required parking is under the building or in a structured parking form.</p> <p>85% for HDC-4 zoned properties where the proposed project provides for the development of replacement dwelling</p>

DISTRICT	MHP	HDC-4
		units in a development agreement and the project site is all or part of an area of 40 acres or more that was in contiguous common ownership in 2009.
MAXIMUM IMPERVIOUS SURFACE COVERAGE	65% = .25 acre or less 40% = .26 to 1 acre 35% = 1.01 to 3 acres 25% = 3.01 + acres 70% = townhouses	85% for all structures
MAXIMUM HARD SURFACE	65% = .25 acre or less 40% = .26 to 1 acre 35% = 1.01 to 3 acres 25% = 3.01+ acres 70% = townhouses	N/A
MINIMUM OPEN SPACE	450 SF/unit for cottages; 500 SF/space for mobile home park	N/A
ADDITIONAL DISTRICT-WIDE DEVELOPMENT STANDARDS	N/A	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(B)).

LEGEND		
SF = Square Feet	MHP = Manufactured Housing Park	HDC-4 = High Density Corridor-4



Produced: 11/12/2019

Proposed Rezone - Stoll Road - #19-4113



Proposed Rezone



City Parcels

Future Land Use Designations



Urban Corridor



High Density Neighborhoods Overlay



Medical Services



Medium Density Neighborhoods

0 250 500 1,000 Feet



Ensign Rd

Mary Elder Rd

Martin Way

HDC-4

Stoll Rd

Stoll Rd

Griffin Ln



Royal St

Plummer St

Weir St

Ferry St

Pacific Ave

5th St

Vicinity Map



This Map is Intended for 8.5"x11" Portrait Printing

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Olympia Municipal Code on Rezone Requests

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.
- B. The rezone will maintain the public health, safety, or welfare.
- C. The rezone is consistent with other development regulations that implement the comprehensive plan.
- 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.
- 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.

(Ord. 7013 §2, 2016; Ord. 6952 §2, 2015; Ord. 5792 §1, 1998).

18.59.055 Consistency between the zoning map and the future land use map

- A. Although the Future Land Use map is not specific with regard to the edges of Land Use designations, the zoning map boundaries should not vary more than 200 feet from the land use designation shown on the Future Land Map.
- B. Each Neighborhood Retail or Neighborhood Center district, if any, shall be no further than four blocks (approximately 1000 feet) from a Neighborhood Center location indicated on the Future Land Use Map or is at a location proposed pursuant to the Subarea Planning process described in the Comprehensive Plan.
- C. Districts on the zoning map shall correspond to categories of the Future Land Use Map in accordance with the following table and be consistent with the purposes of each designation. Only those districts listed below are deemed to be consistent with the corresponding Future Land Use map designation, provided that zoning districts in locations enacted prior to January 1, 2015, may remain.

FUTURE LAND USE MAP DESIGNATION	ZONING DISTRICT(S)
Urban Corridor	High-Density Corridor – 1 High-Density Corridor – 2 High-Density Corridor – 3 (only within area designated High Density Neighborhood Overlay) High-Density Corridor – 4 General Commercial Commercial Services – High Density Manufactured Housing Park Mixed Residential 10 to 18 Units per Acre Residential Multifamily 18 Units per Acre Residential Multifamily 24 Units per Acre

(Ord. 6952 §3, 2015).

18.59.060 Planning Commission and City Council review and adoption process

A. Following one or more public hearings the Planning Commission shall forward its written recommendation regarding each Comprehensive Plan amendment and any text amendments or rezones to the Council; provided that the Commission may forward any recommendation regarding a site-specific rezone to the Hearing Examiner without holding a public hearing.

B. The Council shall review the recommendations of the Planning Commission, may hold a public hearing, and shall decide whether to adopt, modify and adopt, reject or defer to a later date, each proposed amendment.

C. Each proponent shall be notified by mail of all public hearings and of the Council's final decision.

(Ord. 7013 §3, 2016; Ord. 5792 §1, 1998).