

Ordinance No. _____

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING THE OFFICIAL ZONING MAP OF OLYMPIA, UPDATING THE RELATED OFFICIAL DESIGN REVIEW MAP, AND, IN PARTICULAR, REVISING THE ZONING OF THE LOTT WASTEWATER TREATMENT FACILITY FROM INDUSTRIAL TO URBAN WATERFRONT AND OTHER HOUSEKEEPING CHANGES THAT REFLECT PRIOR ACTIONS OF THE CITY COUNCIL.

WHEREAS, on June 16, 2014, the Olympia Planning Commission received a briefing on the proposal to amend the Official Zoning Map of Olympia to change the land use zoning of the LOTT Alliance wastewater treatment plant site from Industrial to Urban Waterfront, held a public hearing on that same date, and deliberated on July 7, 2014; and

WHEREAS, following the public hearing and deliberations, the Planning Commission recommended amendments to the Official Zoning Map as described, the area of the map amendment encompasses approximately nine acres; and

WHEREAS, pursuant to RCW 43.21C.450, this action is exempt from the State Environmental Policy Act (SEPA); and

WHEREAS, this zoning map amendment is consistent with the City of Olympia Comprehensive Plan's Future Land Use Map and is specifically enacted to implement an aspect of the updated Plan approved by the City on December 16, 2014; and

WHEREAS, this zoning map amendment meets the goals and requirements of the Growth Management Act; and

WHEREAS, it is efficient and effective to concurrently adopt other clerical 'house-keeping' amendments of the Official Zoning Map, which reflects prior actions of the City Council, specifically (1) the addition of street names to the zoning map, (2) revision of the city limits to reflect areas annexed by (areas commonly referred to as "islands"), (3) revision of the zoning of the south half of block 62 of Sylvester's Addition subdivision (WSECU site) from Urban Residential to Downtown Business as agreed to by the City Council in that development agreement dated October 20, 2003, (4) the addition of map notes referencing master planned development Ordinances 6655, 6773, and 6896, regarding Woodbury Crossing, the Village at Mill Pond, and Briggs Village, respectively, and (5) the addition of map notes referencing the Grass Lake Village and Bayhill Planned Residential Development final plats, which limit land uses as provided by Olympia Municipal Code 18.56.080(D); and

WHEREAS, the zoning map forms the base layer of the Official Design Review Map of the City of Olympia and it is therefore necessary to update the Official Design Review Map to reflect the zoning map revisions described above; and

WHEREAS, Chapter 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; and

WHEREAS, this Ordinance is also supported by the professional judgment and experience of the City staff who have worked on this proposal; and

WHEREAS, City Staff are known to the City Council, and staff's curriculum vitae shall be part of the record in support of this Ordinance;

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 and as shown on the maps attached hereto as Exhibits A and B respectively are hereby amended and adopted.

Section 2. Official Maps.

A. The City Manager or his designee is authorized to prepare such maps reflecting this Ordinance. The Mayor is authorized but not required to sign an Official Zoning Map and Official Design Review Map reflecting this Ordinance.

B. Copies of the Official Zoning Map and the Official Design Review Map 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 five (5) days after publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

Darren Nienaber DCA

CITY ATTORNEY

PASSED:

APPROVED:

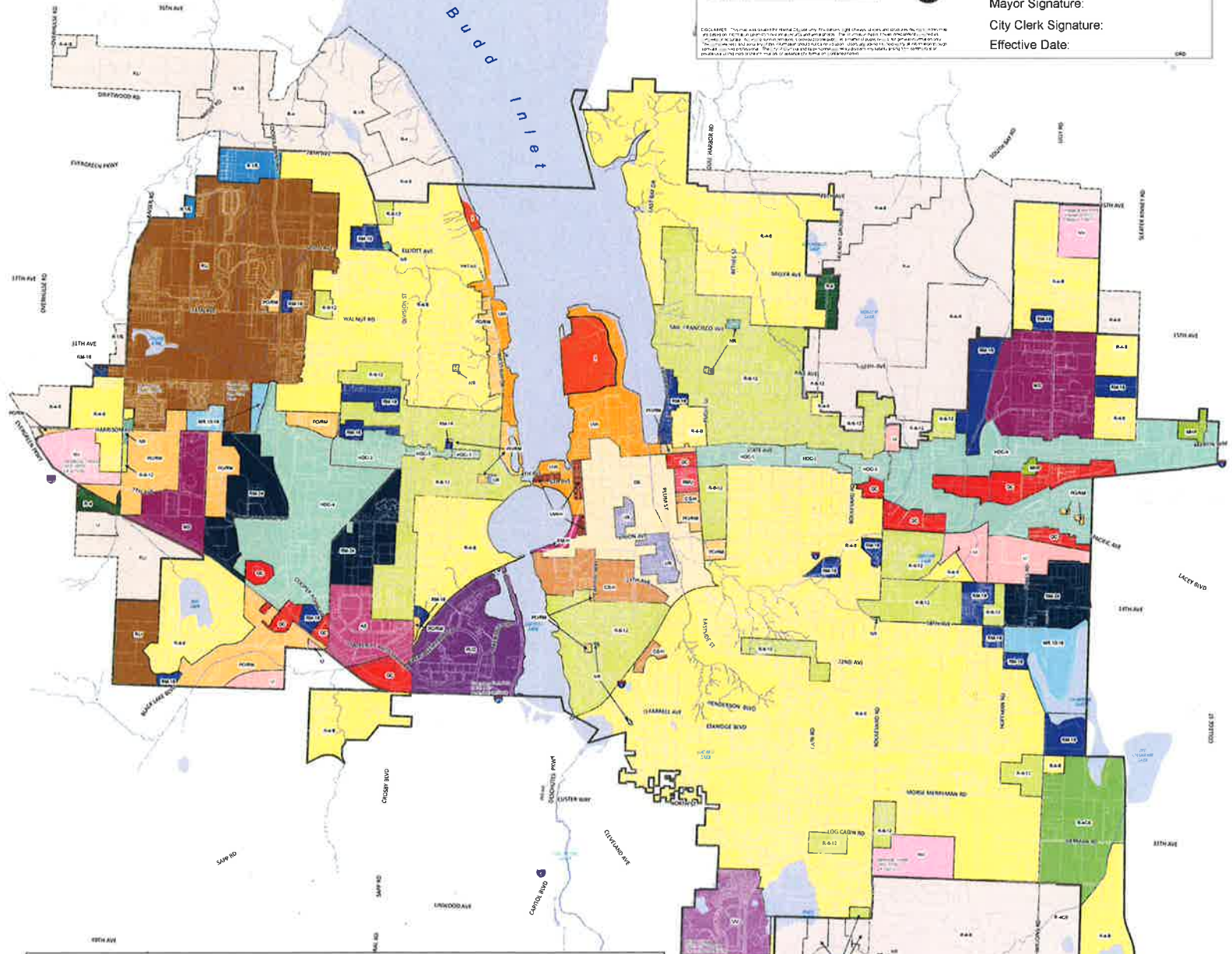
PUBLISHED:

2015 DRAFT ZONING MAP



Mayor Signature:
 City Clerk Signature:
 Effective Date:

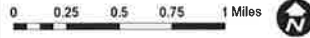
DISCLAIMER: This map is subject to change and is not intended to be used as a legal document. It is provided for informational purposes only. The City of Olympia reserves the right to amend, modify, or delete any information on this map at any time without notice. The information on this map is not intended to be used as a legal document. The City of Olympia reserves the right to amend, modify, or delete any information on this map at any time without notice.



Zoning Map Legend

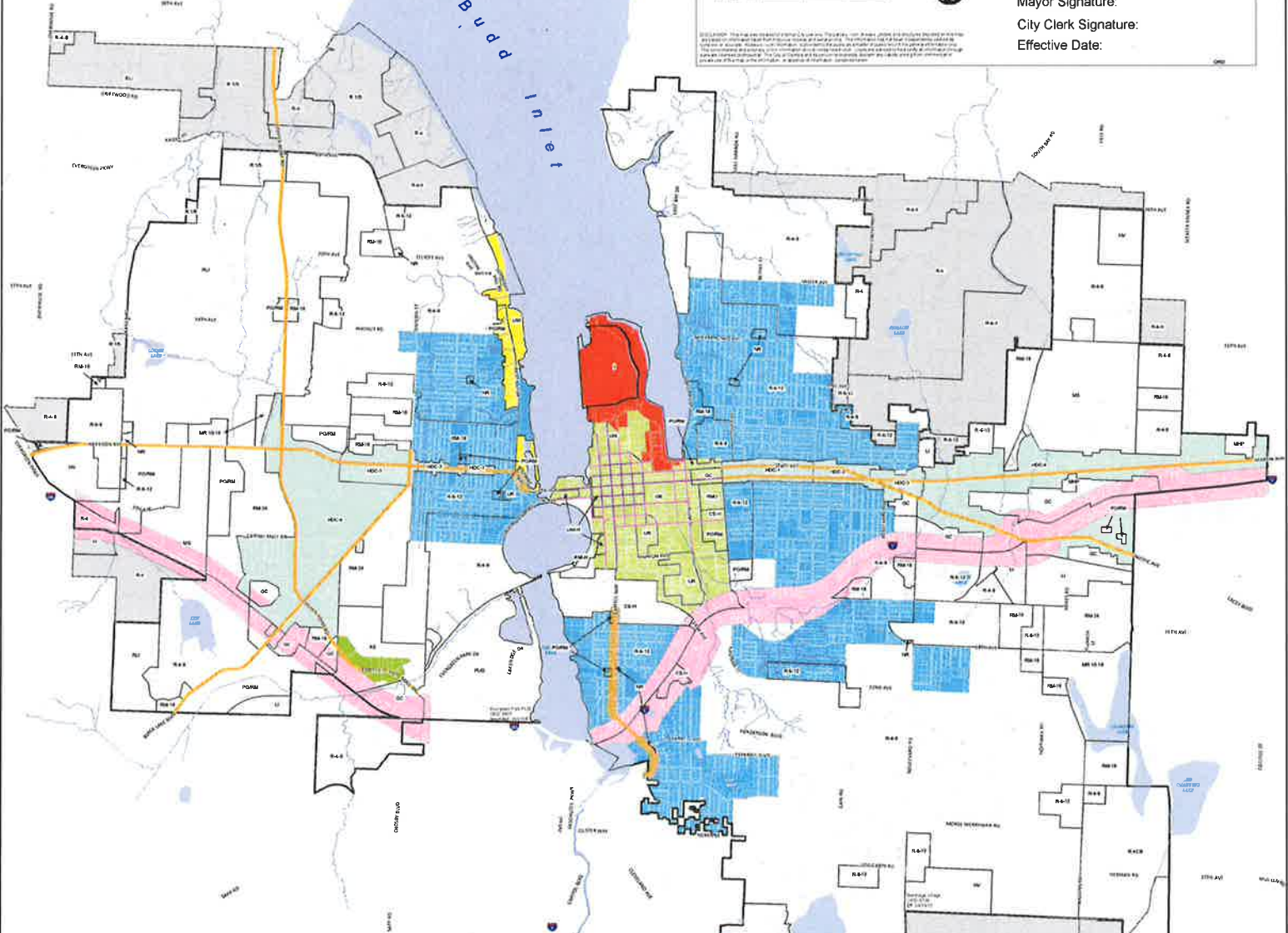
	Olympia City Limits		RESIDENTIAL 1 UNIT PER 5 ACRE
	Urban Growth Area		MIXED RESIDENTIAL 7-13 UNITS
Zone Name			MIXED RESIDENTIAL 10-18 UNITS
	HIGH DENSITY CORRIDOR 1		RESIDENTIAL MULTIFAMILY 18 UNITS
	HIGH DENSITY CORRIDOR 2		RESIDENTIAL MULTIFAMILY 24 UNITS
	HIGH DENSITY CORRIDOR 3		SINGLE-FAMILY RESIDENTIAL (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

2015 DRAFT DESIGN REVIEW MAP



Mayor Signature:
 City Clerk Signature:
 Effective Date:

DISCLAIMER: This map was prepared for the City of Olympia, Washington, and is not intended to be used for any other purpose. The map is not a legal document and should not be used to determine property boundaries or other legal matters. The map is not a survey and should not be used for any other purpose. The map is not a legal document and should not be used to determine property boundaries or other legal matters. The map is not a survey and should not be used for any other purpose.



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

- HD-1 HIGH DENSITY CORRIDOR 1
- HD-2 HIGH DENSITY CORRIDOR 2
- HD-3 HIGH DENSITY CORRIDOR 3
- HD-4 HIGH DENSITY CORRIDOR 4
- AS AUTO SERVICES
- CS-1 COMMERCIAL SERVICE HIGH DENSITY
- CO-1 COMMUNITY ORIENTED SHOPPING CENTER
- DB DOWNTOWN BUSINESS
- GC GENERAL COMMERCIAL
- I INDUSTRIAL
- LI LIGHT INDUSTRIAL
- HR HIGH RISE MULTIFAMILY
- MS MEDICAL SERVICE
- PRO-1 PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY
- NR NEIGHBORHOOD RETAIL
- MR-7-12 MIXED RESIDENTIAL 7-12 UNITS
- MR-10-18 MIXED RESIDENTIAL 10-18 UNITS
- R-1 RESIDENTIAL 1 UNIT PER 5 ACRE
- RM-18 RESIDENTIAL MULTIFAMILY 18
- RM-24 RESIDENTIAL MULTIFAMILY 24 UNITS PER ACRE
- RC-3 SINGLE FAMILY RESIDENTIAL (CHAMBERS BASIN)
- R-4 SINGLE FAMILY RESIDENTIAL 4
- R-4.4 SINGLE FAMILY RESIDENTIAL 4.4
- R-6-12 TWO FAMILY RESIDENTIAL 6-12
- MP MANUFACTURED HOUSING PARK
- RL RESIDENTIAL LOW IMPACT
- RM-2 RESIDENTIAL MIXED USE
- PUD PLANNED UNIT DEVELOPMENT
- NV NEIGHBORHOOD VILLAGE
- UR URBAN RESIDENTIAL
- UV URBAN VILLAGE
- UW URBAN WATERFRONT
- UWH URBAN WATERFRONT HOUSING