

**AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OLYMPIA AND, IN PARTICULAR, CHANGING THE ZONING OF PROPERTY LOCATED ALONG STOLL ROAD FROM MANUFACTURED HOUSING PARK (MHP) TO RESIDENTIAL LOW IMPACT (RLI).**

**WHEREAS**, on September 30, 2019, Fourth Street Housing, LLC, submitted a request to change the zoning of approximately .96 acres at 414 & 422 Stoll Road SE, Parcel Nos. 41700600100 & 41700700000 (herein the "Stoll Road Rezone Property"); and

**WHEREAS**, the Olympia Planning Commission reviewed this request on January 13, 2020, and recommended to the Olympia Hearing Examiner (herein the "Hearing Examiner") that the proposed rezone is consistent with the City's Comprehensive Plan and should be approved; and

**WHEREAS**, on January 15, 2020, pursuant to the State Environmental Policy Act (herein "SEPA"), the City of Olympia issued a Determination of Nonsignificance, which was not appealed; and

**WHEREAS**, on January 15, 2020, the subject site was posted with notice regarding the public hearing, the SEPA Determination of Nonsignificance, and the SEPA Determination of Nonsignificance Appeal Period; and

**WHEREAS**, on January 15, 2020, a legal notice was published in *The Olympian* newspaper regarding the public hearing, SEPA Determination of Nonsignificance and the SEPA Determination of Nonsignificance Appeal Period; and

**WHEREAS**, on February 24, 2020, the Hearing Examiner held a duly-noticed, open-record public hearing regarding the proposal; and

**WHEREAS**, on February 28, 2020, the Hearing Examiner issued Findings of Fact and Recommendation to City Council recommending that the land use zoning of the Stoll Road Rezone Property be changed from Manufactured Housing Park (MHP) to High Density Corridor-4 (HDC-4); and

**WHEREAS**, the City Council hereby adopts the findings and conclusions as set forth in the Hearing Examiner's Findings of Fact and Recommendation to City Council; and

**WHEREAS**, this amendment to the Official Zoning Map of the City of Olympia meets the goals and requirements of Chapter 36.70A RCW, the Washington State Growth Management Act; and

**WHEREAS**, Chapters 35A.63 and 36.70A 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;

**NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:**

**Section 1. Amendment of Official Zoning Map.** The Official Zoning Map of the City of Olympia is hereby amended by replacing the current Official Zoning Map with the map attached hereto as Exhibit A, which is incorporated by reference as though fully set forth herein.

**Section 2. Official Map.** Copies of the Official Zoning Map of the City of Olympia is 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:**

  
\_\_\_\_\_  
CITY ATTORNEY

**PASSED:**

**APPROVED:**

**PUBLISHED:**

EXHIBIT A



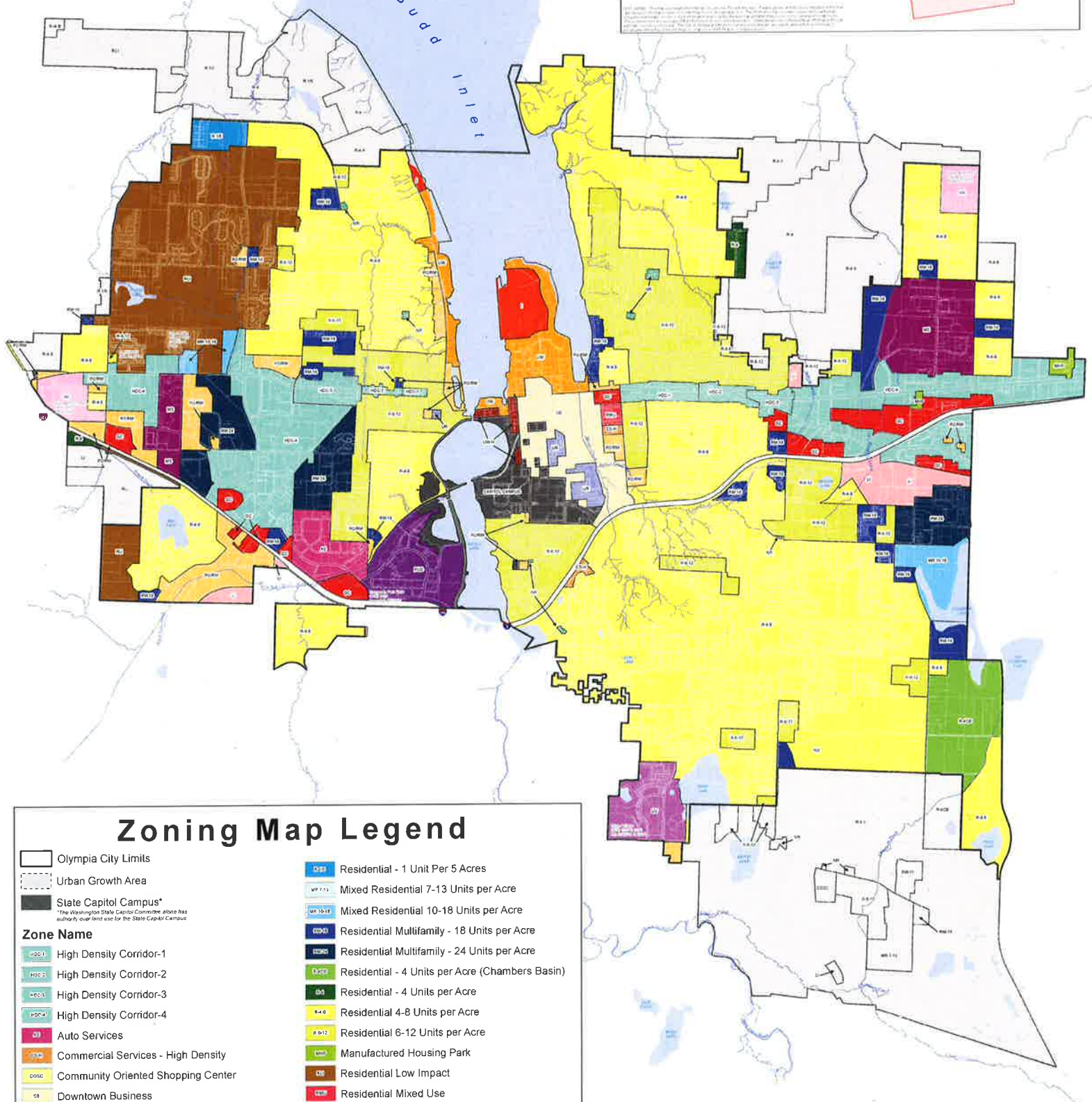
Capital of Washington State

# **Proposed Zoning Map** Stoll Road Rezone (#19-4113)

0 0.25 0.5 0.75 1 Miles



**DRAFT**



## **Zoning Map Legend**

— Olympia City Limits

- - - Urban Growth Area

■ State Capitol Campus\*  
\*The Washington State Capitol Commission alone has authority over land use for the State Capitol Campus

### **Zone Name**

HDC-1 High Density Corridor-1  
HDC-2 High Density Corridor-2  
HDC-3 High Density Corridor-3  
HDC-4 High Density Corridor-4

AS Auto Services  
CSSC Commercial Services - High Density  
COSC Community Oriented Shopping Center  
DB Downtown Business  
GC General Commercial  
I Industrial  
LI Light Industrial  
MS Medical Service  
POM Professional Office/residential Multifamily District  
NR Neighborhood Retail

RR-1 Residential - 1 Unit Per 5 Acres  
MR-7-13 Mixed Residential 7-13 Units per Acre  
MR-10-18 Mixed Residential 10-18 Units per Acre  
RM-18 Residential Multifamily - 18 Units per Acre  
RM-24 Residential Multifamily - 24 Units per Acre  
R-4-20 Residential - 4 Units per Acre (Chambers Basin)  
R-4 Residential - 4 Units per Acre  
R-4-8 Residential 4-8 Units per Acre  
R-6-12 Residential 6-12 Units per Acre  
MHP Manufactured Housing Park  
RL Residential Low Impact  
RMU Residential Mixed Use  
PUD Planned Unit Development  
NV Neighborhood Village  
UR Urban Residential  
UV Urban Village  
UW Urban Waterfront  
UWH Urban Waterfront - Housing