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City Council

Approval of a Resolution Authorizing an Amendment to the Henderson Commercial Park Binding Site Plan

Agenda Date: 3/30/2021
Agenda Item Number: 4.F
File Number: 21-0300

Type: resolution **Version:** 1 **Status:** Passed

Title

Approval of a Resolution Authorizing an Amendment to the Henderson Commercial Park Binding Site Plan

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve a resolution authorizing the City Manager to sign the Amended Henderson Commercial Park Binding Site Plan on behalf of the City as provided for in Olympia Municipal Code (OMC) 3.16.020.

Report

Issue:

Whether to authorize the City Manager to sign an amendment to an existing Binding Site Plan that would consolidate three of the four lots into two lots and modify approved land uses.

Staff Contact:

Cari Hornbein, Senior Planner, Community Planning and Development, 360.753.8048.

Presenter(s):

None - Consent Calendar Item.

Background and Analysis:

The Henderson Commercial Park Binding Site Plan was originally approved by the City in 2008 for four commercial lots and various tracts, of which Tract C is owned by the City for a future trail connection. Specific uses were defined for each lot including a hotel on Lot 3, restaurant on Lot 2, and office buildings on Lots 1 and 4.

The commercial park was later sold to the current owners, SPS Lands, LLC and Capital Hospitality, LLC, who have commenced development of the property. In 2016, a hotel was constructed on Lot 3 and a portion of Lot 2. In 2018, the owners submitted construction permits for a second hotel on Lot 1

and remaining portion of Lot 2.

A condition of Land Use Approval for the new hotel is to amend the Binding Site Plan to consolidate Lots 1, 2, and 3 into two lots - Lots 5 and 6, and allow a second hotel in place of a restaurant and office building. No change of use on Lot 4 is proposed. The Amended Binding Site Plan was found to be in compliance with the City's development and subdivision standards.

No change in City ownership or rights within Tract C will result from the Amended Binding Site Plan. Pursuant to OMC 3.16.020, City Council approval is required to authorize the City Manager to sign the Amended Binding Site Plan.

Neighborhood/Community Interests (if known):

N/A

Options:

1. Pass the resolution authorizing the City Manager to sign the Amended Henderson Commercial Park Binding Site Plan, after which it will be recorded with the County Auditor.
2. Reject the resolution authorizing the City Manager to sign the Amended Henderson Commercial Park Binding Site Plan and provide direction to staff on next steps.

Financial Impact:

None.

Attachments:

Resolution

Amended Binding Site Plan