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City Council

Approval of an Ordinance Amending Development Standards of the Retail/Commercial Zone of the Evergreen Park Planned Unit Development

Agenda Date: 3/19/2024
Agenda Item Number: 4.B
File Number: 24-0185

Type: ordinance **Version:** 2 **Status:** Passed

Title

Approval of an Ordinance Amending Development Standards of the Retail/Commercial Zone of the Evergreen Park Planned Unit Development

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve an ordinance on second reading to amend the Evergreen Park Planned Unit Development.

Report

Issue:

Whether to approve an ordinance amending the Evergreen Park Planned Unit Development.

Staff Contact:

Jackson Ewing, Associate Planner, Community Planning & Development, 360.570.3776

Presenter(s):

Jackson Ewing, Associate Planner, Community Planning & Development

Background and Analysis:

The applicant, Phillip Stewart, seeks to modify the Evergreen Park PUD to permit residential/multifamily uses with the portion of the PUD currently restricted to retail/commercial uses.

The Hearing Examiner held an open-record public hearing on December 11, 2023. After considering the facts and public comments, the Examiner recommended approval of the proposed Planned Unit Development (PUD) amendment. Further details may be found in the Hearing Examiner Recommendation and the Hearing Examiner Staff Report and Public Record (attached).

As provided in OMC 18.54, the City Council must now consider the Hearing Examiner recommendation and make the final decision. No further public comment or evidence is allowed. This is a closed record decision.

Climate Analysis:

The project proposes to amend the Retail Commercial use district of the Evergreen Park PUD. This amendment will allow for increased housing opportunities in an area already served by city services. The proposed change would allow for increased urban density in an area that does not currently allow for residential uses. The PUD is currently served by existing public street and served by public transportation (bus routes). Future housing would have access to public transportation. The area of the PUD is served by existing transit routes (bus stops). New residents would have the option to utilize public transportation. The existing PUD contains sidewalk connections and bike lanes that provide pedestrian and bike access to the rest of the city. New residents would have ample opportunity to bike or walk to nearby services. Based on the above factors the proposed text code amendment would be consistent with goals of the Thurston Climate Mitigation Plan.

Equity Analysis:

The proposed text code amendment is consistent with the comprehensive plan goals for increased housing within the city limits. This will allow for the potential for increased housing stock. The Evergreen Park PUD currently has exclusive zoning which does not allow residential uses. This restriction is not consistent with zoning in other similar areas of the city that allow commercial and retail uses mixed with housing. This change would open more of the city to residential development serving the community goal of increasing housing in the city.

Neighborhood/Community Interests (if known):

As referenced in the Hearing Examiner's recommendation and the project record, a number of community members expressed a variety of concerns about the proposed PUD amendment. Formally submitted public comments can be found in the Hearing Examiner Staff Report and Public Record (attached). The majority of public comments included concerns about loss of hotel/conference meeting space and related jobs. Other concerns were expressed that the PUD was specifically designed to separate uses and that this amendment would disrupt existing commercial office space.

Financial Impact:

No impact. Staff work on this rezone application is supported through application fees and the Community Planning and Development Department's base budget.

Options:

1. Approve the attached Ordinance amending the Evergreen Park allowed uses and development standards as proposed.
2. Do not approve the Ordinance and deny the amendment application.
3. Modify the recommendation modify the recommendation and approve as amended.
4. Remand the topic to the Hearings Examiner for another hearing.

Note: No new evidence was presented to the city and no appeals were filed on the Hearing Examiner recommendation. Options 3-4 would be based on new evidence as described in OMC 18.56.060.D.

Attachments:

Ordinance

Hearing Examiner Recommendation

Hearing Examiner Staff Report and Public Record