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City Council

Approval of High Density Corridor Interim Ordinance Extension

Agenda Date: 12/3/2013
Agenda Item Number: 4.D
File Number: 13-0978

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

Title

Approval of High Density Corridor Interim Ordinance Extension

Recommended Action

City Manager Recommendation:

Move to adopt on second reading an ordinance extending the duration of Ordinance 6820 to a total of 540 days.

Report

Issue:

Whether to extend effective period of interim development code limiting height of new high density corridor buildings, particularly adjacent to single-family housing.

Staff Contact:

Todd Stamm, Principal Planner, 360.753.8597

Presenter:

Todd Stamm, Principal Planner

Background and Analysis:

The background is the same as was presented November 26 for the public hearing and first reading of the ordinance.

On December 11, 2012, the Olympia City Council adopted an emergency ordinance (attached) changing building height regulations in all of the City's High Density Corridor zones (HDC-1; HDC-2; HDC-3; and HDC-4). The Council's action responded to public concerns about a development known as the Bing Street Apartments proposed near single-family housing northwest of the intersection of Harrison Avenue and Division Street. Effective for one year, Ordinance 6820 requires that, in any of the four High Density Corridor zones, any new buildings within 100 feet of a single-family lot shall not exceed a height of 35 feet. It also states any buildings on property adjacent to single-family housing or a residential zone or along a public street shall have eight-foot step-backs at every third floor, i.e., upper floors must be setback further than the first two floors.

The Council adopted this ordinance following a public hearing on February 5, 2013. The Council

referred this matter to the Planning Commission for a recommendation on the appropriate long-term means of addressing this issue, including whether or not to amend the development code. As a result of the Commission's workload, the Commission was not briefed on this matter until August 19, 2013. The Commission opened a public hearing on October 21, 2013, regarding the regulations adopted by the Council and alternatives. About a dozen parties commented on the proposal. The Commission concluded its deliberation on November 18, 2013, and recommended an alternative code amendment.

Unless extended by the City Council, the interim regulation will expire on December 11, 2013. To provide sufficient time for the Council to evaluate the implications of the Planning Commission's recommendation or an alternative measure as a permanent regulation, staff proposes that the effective period of Ordinance 6820 be extended for approximately six months. Note that Council may repeal this interim ordinance concurrent with adopting a permanent regulation earlier in 2014.

Neighborhood/Community Interests (if known):

About a dozen parties have commented to the Planning Commission. Notice of this Ordinance-extension hearing was provided to those parties.

Options:

The Council may:

1. Extend Ordinance 6820.
2. Not extend Ordinance 6820.
3. Adopt and extend a revised version of the interim ordinance.

Financial Impact:

Cost of process included in base budget.