



Planning Commission

Olympia Bentrige Village Comprehensive Plan Amendment and Rezone Proposal - Public Hearing

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Title

Olympia Bentrige Village Comprehensive Plan Amendment and Rezone Proposal - Public Hearing

Recommended Action

Recommend approval of a Comprehensive Plan Amendment, Rezone, and text amendment to the Olympia Municipal Code, as proposed by staff, for the property known as Bentrige Village.

Report

Issue:

Whether the Planning Commission will make a written recommendation to City Council to approve the Comprehensive Plan Amendment, Rezone, and text amendment to the Olympia Municipal Code for the property known as Bentrige Village.

Staff Contact:

Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

Presenter(s):

Joyce Phillips, Senior Planner, Community Planning and Development

Background and Analysis:

In 2016 the City of Olympia entered in an agreement for the option to purchase the 71.86 acre site known as Bentrige Village (also known as a portion of LBA Woods). In early 2017 the City of Olympia purchased the site for \$6,900,000. The city used multiple funding sources to purchase the property, including Parks Bond Anticipation Note, 2004 Voted Utility Tax for Parks, Transportation Impact Fees, and Non-Park General Fund sources. The funding sources used relate directly to the portion of the land intended for future purposes. For example, the majority of the site was purchased with park funds and will be used for park purposes. Transportation Impact Fees were used to purchase the pro-rata portion of the site needed for Right-of-Way for the future extension of Log Cabin Road across the site. Non-Park General Funds were used to purchase the portion of the site likely to be used for future development. During the purchase of the property, a ten (10) acre portion of the site was identified for future development of the neighborhood center identified in the City's Comprehensive Plan as well as for multifamily housing. It was also identified at that time that a comprehensive plan amendment and rezone would be needed to change the intended uses of the

property from the approved Neighborhood Village Master Plan.

Approval of this request would include:

- Amending the Future Land Use Map in the Land Use and Urban Design chapter of the Comprehensive Plan;
- Amending the Future Land Use Designations Table in the Land Use and Urban Design chapter of the Comprehensive Plan;
- Amending the Zoning Map and updating the zoning map in the Land Use and Urban Design chapter of the Comprehensive Plan;
- Amending the Olympia Area Parks and Trails Map in the Public Health, Arts, Parks and Recreation chapter of the Comprehensive Plan; and
- Repealing Section 18.05.160 of the Olympia Municipal Code, which recognizes the Bentrige Village Master Plan as the development plan for the subject property.

Neighborhood/Community Interests (if known):

In 2013, a citizen’s group known as the “LBA Woods Coalition” formed to encourage the City to acquire two large parcels of land in southeast Olympia commonly known as “LBA Woods”. The coalition wanted the City to purchase the Bentrige Village site along with an adjacent property known as Ashton Woods before they were developed. The coalition presented the City Council with a petition containing over 5,000 signatures supporting the acquisition, which eventually led to the City’s purchase of both properties.

Options:

1. Approve the proposed Comprehensive Plan Amendment, Rezone, and text amendment of the Olympia Municipal Code as recommended by staff.
2. Approve the proposed Comprehensive Plan Amendment, Rezone, and text amendment of the Olympia Municipal Code as modified by the Planning Commission.
3. Recommend the City Council deny the proposed Comprehensive Plan Amendment and Rezone.

Financial Impact:

None at present. The City will need to construct the extension of Log Cabin Road from Boulevard Road to Wiggins Road in the future, which will traverse the site.

Attachments:

Review Criteria
Proposed Comprehensive Plan Map
Proposed Zoning Map
Application Packet