



## City Council

# Approval of the BentrIDGE Village/LBA Woods Comprehensive Plan Amendment and Rezone

**Agenda Date:** 10/3/2017  
**Agenda Item Number:** 6.B  
**File Number:** 17-1006

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**Type:** decision   **Version:** 1   **Status:** Passed

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### Title

Approval of the BentrIDGE Village/LBA Woods Comprehensive Plan Amendment and Rezone

### Recommended Action

#### Committee Recommendation:

The Planning Commission recommends approval of the BentrIDGE Village/LBA Woods Comprehensive Plan Amendment and Rezone.

#### City Manager Recommendation:

Move to approve the BentrIDGE Village/LBA Woods Comprehensive Plan Amendment and Rezone and direct staff to prepare an ordinance amending the Future Land Use Map, Official Zoning Map, and Olympia Municipal Code.

### Report

#### Issue:

Whether to adopt a Comprehensive Plan Amendment and Rezone of approximately 71.86 acres of land located in the 3900 block of Boulevard Road SE.

#### 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:

The City of Olympia purchased this 71.86-acre site earlier this year. The primary reason for the purchase is to expand the city's parks and open space inventory. Because this site is subject to an approved Neighborhood Village Master Plan, which runs with the land even upon a sale, a comprehensive plan amendment and rezone is needed in order to use the site differently than as indicated in the Master Plan.

The city proposed to redesignate the site from Planned Development (71.86 acres) to Low Density Neighborhood (61.86 acres) and Medium Density Neighborhood (10 acres); to rezone the property from Neighborhood Village (71.86 acres) to Residential 4-8 (61.86 acres) and Residential Multifamily

18 (10 acres); and to retain the Neighborhood Center designation on the Future Land Use Map of the Comprehensive Plan. In order to keep the Olympia Municipal Code current if the Comprehensive Plan Amendment and Rezone requests are approved, staff is proposing the Olympia Municipal Code be amended to eliminate reference to the BentrIDGE Village Master Plan in Chapter 18.05, Villages and Centers.

LBA Park is located to the north of the site. The city also purchased an approximately 75-acre parcel to the east of the subject site, which is also intended for park and open space purposes. The city limits boundary is the southern property line of this parcel, with land to the south being situated in the City's Urban Growth Area. The extension of Log Cabin Road, east from Boulevard Road to Wiggins Road, will bisect this site. Other surrounding property uses are generally residential in nature. There is an existing city water reservoir immediately northwest of the site, and the water reservoir currently under construction is east of this site.

**Neighborhood/Community Interests (if known):**

There was concern expressed that changing the zoning would allow for development of the site for purposes other than parks or open space. Most of those concerns were significantly reduced, if not eliminated, when staff explained at the public hearing that the city does not have a specific zoning district or designation for parks and open space lands. For example, the adjacent LBA Park is also zoned R 4-8 and the reason the city did not request a Comprehensive Plan Amendment or Rezone on the parcel it purchased to the east is because that property is also zoned R 4-8. The only reason the city requested this Comprehensive Plan Amendment and Rezone for this site is because of the Neighborhood Village designation with the approved Master Plan.

Some people did express concern that ten acres was being set aside for potential future development. A few concerns about traffic at the roundabout were raised. Copies of public comments received are included in the attachments for this proposal.

**Options:**

1. Approve the Comprehensive Plan Amendment and Rezone, as recommended by the Planning Commission, and direct staff to bring forth an ordinance to implement the amendment and rezone.
2. Modify the Comprehensive Plan Amendment and Rezone, and direct staff to bring forth an ordinance to implement the amendment and rezone.
3. Do not approve the Comprehensive Plan Amendment and Rezone.

**Financial Impact:**

Review and processing of the annual Comprehensive Plan Amendment applications is included in the department's base budget.

**Attachments:**

Application  
Proposed Comprehensive Plan Map  
Proposed Zoning Map  
Proposed Code Amendment  
Review Criteria  
Public Comments

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Planning Commission Recommendation