



City Council

Approval of Ordinance Adopting the Woodard Lane Co-Housing Planned Residential Development and Zoning Map Amendment

Agenda Date: 11/21/2017
Agenda Item Number: 4.D
File Number:17-1154

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

Title

Approval of Ordinance Adopting the Woodard Lane Co-Housing Planned Residential Development and Zoning Map Amendment

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve the ordinance adopting the Woodard Lane Co-Housing Planned Residential Development and Zoning Map Amendment on second reading, and authorize the Mayor to sign the amended City of Olympia Zoning Map.

Report

Issue:

Whether to adopt an Ordinance approving the final Woodard Lane Co-Housing Planned Residential Development and approving the Zoning Map Amendment,.

Staff Contact:

Catherine McCoy, Associate Planner, Community Planning and Development, 360.570.3776

Presenter(s):

None - Consent Calendar Item.

Background and Analysis:

Background and analysis have not changed from first to second reading.

In 2008, the City Council approved the Woodard Lane Co-Housing Tenants in Common preliminary Planned Residential Development (PRD). The City Council subsequently approved two amendments to the preliminary PRD in 2014 and 2017, respectively.

All required improvements associated with the preliminary PRD have been completed and approved by the Director of the Community Planning and Development Department. The Woodard Lane Co-

Housing Tenants in Common now seek final approval of the PRD, including a binding site plan describing the lots within the PRD.

Olympia Municipal Code 18.56.080 states: “After finding that the final PRD has been completed in accordance with the provisions of the approved preliminary PRD, and that all required improvements have been completed or that arrangements or contracts have been entered into to guarantee that such required improvements will be completed, and that the interests of the City are fully protected, the City Council shall approve the final PRD, accepting the dedications and easements which are included thereon.”

An approved PRD is required to be referenced on the official zoning map, an ordinance must be adopted amending the map to include a reference to the binding site plan. The binding site plan includes any continuing conditions of PRD approval.

Woodard Lane Co-Housing PRD Timeline:

1. Preliminary Planned Residential Development application with Binding Site Plan submitted August 16, 2006;
2. SEPA Determination of Nonsignificance issued December 28, 2007;
3. Hearing Examiner recommendation of approval of the preliminary PRD to City Council, April 17, 2008;
4. City Council approval of the preliminary Planned Residential Development proposal, July 22, 2008;
5. Preliminary Binding Site Plan recorded with the Thurston County Auditor’s Office, April 29, 2010;
6. Amendment to the preliminary PRD to increase the total number of residential units from sixteen to eighteen, in the R 4-8 zoning district, through the use of Transfer of Development Rights (TDRs), February 20, 2013;
7. Hearing Examiner recommendation of approval of the amendment to the PRD, August 15, 2013;
8. City Council approval of the Amendment to the PRD, April 15, 2014;
9. Amendment to the preliminary PRD to increase the number of approved off-street parking spaces by six (6), from 26 to 32 spaces, and add approximately 2,000 square feet of impervious asphalt pavement intended to be used for three of the new parking spaces and a bicycle path, May 11, 2016;
10. Hearing Examiner recommendation of approval of the amendment to the PRD, October 3, 2016;
11. City Council approval of the Amendment to the PRD, February 28, 2017;
12. Final PRD application with final Binding Site Plan submitted April 10, 2017.

Neighborhood/Community Interests (if known):

City Staff facilitated the first neighborhood meeting shortly after the preliminary PRD application was submitted (Item 1 above), and again after the applications to amend the PRD were submitted (Items 6 and 9). Adjacent property owners have participated in the review and approval process of this PRD proposal. Public comments received at the meetings were captured and considered by Staff and the

Hearing Examiner, and provided to the City Council for their consideration prior to approving the preliminary PRD and amendments thereto.

Options:

1. Approve the Woodard Lane Co-Housing Final Planned Residential Development;
2. Delay the approval and continue to a future date to allow for additional staff analysis desired by the Council; or
3. Do not approve the Woodard Lane Co-Housing PRD.

Financial Impact:

N/A

Attachments:

Ordinance
Final PRD Application Forms
Final Binding Site Plan
Resolution 1709
Resolution 1804
Resolution 1866