



## City Council

### Approval of an Ordinance Amending the Design Criteria for the Village at Mill Pond Master Plan

**Agenda Date:** 6/18/2019  
**Agenda Item Number:** 4.F  
**File Number:** 19-0535

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

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#### **Title**

Approval of an Ordinance Amending the Design Criteria for the Village at Mill Pond Master Plan

#### **Recommended Action**

##### **Committee Recommendation:**

The Hearing Examiner and the Design Review Board recommend amending the Village at Mill Pond Master Plan Design Criteria for single family dwellings, townhomes and apartment buildings.

##### **City Manager Recommendation:**

Move to approve the ordinance amending the Village at Mill Pond Master Plan Design Criteria for single family dwellings, townhomes and apartment buildings on second reading.

#### **Report**

##### **Issue:**

Whether to approve an ordinance to amend the Village at Mill Pond Master Plan Design Criteria

##### **Staff Contact:**

Tim Smith, Principal Planner, Community Planning & Development Department, 360.570.3915

##### **Presenter(s):**

None - Consent Calendar Item.

##### **Background and Analysis:**

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

Applicant Amos Callender of Thomas Architecture Studio submitted the Master Plan Amendment application in 2018. The application proposed twenty-three text amendments to the Design Criteria for Village at Mill Pond Master Plan. The intent of the amendments was to either provide clarifications to certain requirements, or to add flexibility to the building or site design requirements to meet market demand and/or customer preferences.

Master Planned Developments are regulated in Chapter 18.57 of the Unified Development Code. OMC 18.57.080.F states that amendments which change the character, basic design, density, open

space or any other requirements and conditions contained in the master plan shall not be permitted without prior review and recommendation by the Hearing Examiner and approval by the City Council. The Design Review Board is responsible for making a recommendation to the Hearing Examiner and City Council. If adopted by City Council, master plan amendments are amendments to the official zoning map of the City.

The City of Olympia Design Review Board (DRB) considered the proposed amendments at a public meeting on March 14, 2019. The City of Olympia Hearing Examiner held a duly-noticed public hearing on the proposed amendments on April 8, 2019. The ordinance incorporates the recommendations of both the DRB and Hearing Examiner. Sixteen of the 23 amendments are recommended for approval, several with modified language. While the Hearing Examiner did not recommend the approval of all the proposed amendments as requested by the applicant, the applicant has stated that they support the outcome of the recommendation and the final ordinance

The Village at Mill Pond Master Plan was approved by the City Council in 2011. The master plan consists of a mix of housing types totaling 299 residential units, commercial and community buildings and open space. Design standards for the development were also approved. Phase 1 of the master plan consisted of 45 single family detached lots and two townhome lots. Building permits have been issued for these lots over the past several years. Phase 2 will also consist of 45 single-family lots and construction will begin after the Final Plat has been approved. Phase 3 of the master plan will comprise the remainder of the project and will include single family lots, townhomes, apartments, commercial and community buildings. A timeline for the completion of Phase 3 is not known at this time.

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

In accordance with the Olympia Municipal Code (OMC) 18.78, public notification for the March 14, 2019, Design Review Board meeting and the April 8, 2019, Hearing Examiner public hearing was posted onsite, and mailed on March 5, 2019, to property owners within 300 feet of the site, parties of record, and recognized neighborhood associations. No members of the public were present at the public hearing. One written comment letter was received. The letter addressed concerns about the project layout, alley widths, window placement on homes and crime in the area.

**Options:**

1. Approve ordinance
2. Approve ordinance with changes
3. Do not approve ordinance

**Financial Impact:**

N/A

**Attachments:**

Ordinance