



City Council

Approval of an Ordinance Amending the City of Olympia Zoning Map to Rezone the Stoll Road Property

Agenda Date: 5/5/2020
Agenda Item Number: 4.F
File Number:20-0310

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

Title

Approval of an Ordinance Amending the City of Olympia Zoning Map to Rezone the Stoll Road Property

Recommended Action

Committee Recommendation:

Not referred to a committee. The Hearing Examiner held a public hearing and issued his recommendation (attached).

...City Manager Recommendation:

Move to approve the ordinance amending the City of Olympia zoning map to rezone the Stoll Road Property from Manufactured Housing Park (MHP) to High Density Corridor-4 (HDC-4), on second reading.

Report

Issue:

Whether to approve amending the City of Olympia zoning map to rezone the Stoll Road property from Manufactured Housing Park (MHP) to High Density Corridor-4 (HDC-4).

Staff Contact:

Lydia Moorehead, Associate Planner, Community Planning & Development, 360.570.3746

Presenter(s):

Lydia Moorehead, Associate Planner

Background and Analysis:

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

The Hearing Examiner held an open-record public hearing on February 23, 2020, and on February 28, 2020. After considering the facts and public comments, the Examiner recommended that the zoning of the Stoll Road property be changed from Manufactured Housing Park (MHP) to High Density Corridor-4 (HDC-4).

Further details may be found in the attached Hearing Examiner Decision and Exhibits. As provided in OMC 18.58.020 regarding site-specific rezones, the City Council must now consider the Hearing Examiner recommendation and make the final decision. No further public comment or evidence is allowed. This is a closed record decision.

Neighborhood/Community Interests (if known):

As referenced in the Hearing Examiner's recommendation (page 3) and staff report (page 2-3), there were no comments in opposition to the rezone proposal. Comments at the community meeting were focused on impacts from surrounding development activity not the proposed rezone request.

Options:

1. Approve the Ordinance amending the official zoning map of Olympia, revising the zoning of the Stoll Road property from Manufactured Housing Park (MHP) to High Density Corridor-4 (HDC-4).
2. Approve the Ordinance amending the official zoning map of Olympia with modifications.
3. Do not approve the Ordinance and deny the rezone application.

Financial Impact:

No Impact

Attachments:

Ordinance

Hearing Examiner Recommendation to Council

Attachment 1: Staff Report to Hearing Examiner

Attachment 2: Stoll Rezone Application and Notice

Attachment 3: SEPA Checklist, DNS and Notice

Attachment 4: Written Public Comments

Attachment 5: Correspondence to Neighboring Property Owners

Attachment 6: Zoning Map

Attachment 7: Surrounding Development Map

Attachment 8: Development Agreement

Attachment 9: Comprehensive Plan Future Land Use Map

Attachment 10: Zone Comparisons

Attachment 11: Urban Corridor Zoning Categories