



City Council

Approval of Ordinance Amending the Comprehensive Plan and Rezone as part of the 2018 Annual Comprehensive Plan Amendments

Agenda Date: 10/16/2018
Agenda Item Number: 4.E
File Number: 18-0759

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

Title

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Recommended Action

Committee Recommendation:

Not referred to a committee. However, when the Land Use and Environment Committee was briefed on this proposal, no concerns were raised.

City Manager Recommendation:

Move to approve the ordinance amending the Comprehensive Plan and Rezone known as Black Lake Blvd/US Hwy 101 on second reading, and authorize the Mayor to sign a revised Zoning Map.

Report

Issue:

Whether to adopt amendments to the Comprehensive Plan and Zoning Map and authorize the Mayor to sign the amended Zoning Map.

Staff Contact:

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Leonard Bauer, Deputy Director, Community Planning and Development, 360.753.8206

Presenter(s):

Joyce Phillips, Senior Planner, Community Planning and Development

Background and Analysis:

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

Each year the City Council considers amendments to the Comprehensive Plan. These amendments can be proposed by the City or by private property owners or stakeholders.

The property owner has requested a Comprehensive Plan amendment and concurrent rezone of 1.54 acres of land. The current Future Land Use Map in the Comprehensive Plan designates the

property as Professional Office and Multifamily Housing. The applicant is requesting that be amended to Urban Corridor. The site is located in two zoning districts, with the largest and most prominent parcel zoned General Commercial. The two smaller parcels are zoned Professional Office/Residential Multifamily (PO/RM). The proposal includes rezoning the two PO/RM parcels to General Commercial.

As proposed, the Future Land Use Map designation and zoning would be consistent with the table included in Section 18.59.055 of the Olympia Municipal Code (OMC). It should be noted that under the current zoning, the site is not consistent with Section 18.59.055 of the OMC.

Community Planning and Development staff reviewed this proposal with input from other city departments and other jurisdictions for conformance with the City's Final Review and Evaluation Criteria for Comprehensive Plan Amendments. No concerns were identified. In addition, because the proposal includes a rezone request, staff reviewed the Decision Criteria for Rezone Requests. Again, no concerns were identified. Pursuant to requirements under the Growth Management Act, the proposal was sent to state agencies for review and comment. No comments were received from state agencies as part of that review.

To ensure residents of the nearby Ken Lake Community (Lakemoor Subdivision) were aware of the proposal and given opportunity to review and comment, the mailing list for public notice was expanded to include all property owners of record and occupants of each address. The City did receive written comments from Patricia Ames (see attachments). During the comment period under the State Environmental Policy Act, the City did receive written comments from the Washington State Department of Ecology. Ecology's comments noted that known or suspected contaminated sites are in the area. Copies of the comments were provided to the applicant.

The Planning Commission conducted a public hearing on Monday, August 6, 2018. No additional public comments were received. The Commission completed its deliberations and is recommending approval, as proposed. A copy of the Planning Commission's recommendation letter is attached.

Neighborhood/Community Interests (if known):

One comment letter was received from a nearby resident. Comments included concern about future interchange improvements, access, soils clean up from a filling station that used to be on this site, and whether or not this proposal would potentially impact any other applications.

Options:

1. Approve the ordinance amending the Comprehensive Plan and Rezone known as Black Lake Blvd/US Hwy 101 on second reading, and authorize the Mayor to sign a revised Zoning Map.
2. Approve the ordinance amending the Comprehensive Plan and Rezone known as Black Lake Blvd/US Hwy 101, and authorize the Mayor to sign a revised Zoning Map, with modifications.
3. Do not approve the ordinance amending the Comprehensive Plan and Rezone.

Financial Impact:

None.

Attachments:

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Ordinance

Zoning Map Exhibit A

Zoning Map Exhibit B

Planning Commission recommendation

Public Comments

Application materials