



Planning Commission

Medical Service District Text Amendment - Public Hearing

Agenda Date: 12/3/2018
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Title

Medical Service District Text Amendment - Public Hearing

Report

Issue:

Whether to recommend approval of the requested text amendment to the Medical Service zoning district, section 18.06.060.T, Commercial Districts' Use Standards, including relevant changes to OMC 18.06.040, Table 6.01.

Staff Contact:

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

Presenter(s):

Catherine McCoy, Associate Planner, Community Planning and Development Department

Background and Analysis:

The Community Planning & Development Department received a proposal from the Housing Authority of Thurston County to amend language in the Commercial Districts Chapter of the Code, specifically in the Medical Services Zoning District (MS), related to residential development along Lilly Road.

Proponents of the text amendment would like to have the following language stricken from the commercial districts zoning code to allow single-use multi-family housing within 600 feet of Lilly Road NE.

18.06.060 Commercial Districts' Use Standards:

T. Residential Restrictions in the Medical Services District (MS). Residential uses may not be constructed within six hundred (600) feet of Lilly Road except above the ground floor in mixed-use buildings.

Of the two MS districts, the current restriction on residential uses only applies to the Lilly Road corridor. The modification to the zoning ordinance would allow the Housing Authority to expand an existing low and middle-income multi-family housing development by approximately 24 units on one

of two remaining undeveloped parcels within 600 feet of Lilly Road.

Neighborhood/Community Interests (if known):

The notice of the Planning Commission public hearing was published on November 22, 2018. Notice of Application was provided on September 26, 2018, and again on November 1, 2018, in accordance with Olympia Municipal Code 18.78, Public Notification. As of writing the staff report, city staff has received no written comment regarding the proposal.

Options:

1. Recommend approval of the proposed revisions to Chapter 18.06, Sections 18.06.040 and 18.06.060.
2. Recommend approval of the proposed revisions to Chapter 18.06, Sections 18.06.040 and 18.06.060, with amendments proposed by the Planning Commission.
3. Do not recommend approval of the proposed text amendment(s).

Financial Impact:

Not applicable.

Attachments:

Application Forms

Draft Code Amendment

Lilly Road Medical Service District Map