



City Council

Approval of an Ordinance Related to Permitting Residential Uses in the Medical Services Zoning District

Agenda Date: 1/8/2019
Agenda Item Number: 4.D
File Number: 18-1192

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

Title

Approval of an Ordinance Related to Permitting Residential Uses in the Medical Services Zoning District

Recommended Action

Committee Recommendation:

The Olympia Planning Commission recommends approval of the code text amendments after conducting a public hearing and deliberating on the proposed changes.

City Manager Recommendation:

Move to approve the ordinance related to permitting residential uses in the Medical Services zoning district on second reading.

Report

Issue:

Whether to approve an ordinance related to permitting residential uses in the medical Services zoning district.

Staff Contact:

Catherine McCoy, Associate Planner, Community Planning and Development, 360. 570.3776
Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

Presenter(s):

None - Consent Calendar Item.

Background and Analysis:

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

The City of Olympia has two areas zoned for Medical Service land uses: one in the vicinity of Providence St. Peter Hospital and the other around Capital Medical Center. Both areas are now well-established with medical uses and both allow for residential uses to serve the greater community and for those who work in the medical facilities in the zoning districts. There is one provision in the zoning code that pertains only to the Medical Services zone on the east side of the city, in the vicinity

of Providence St. Peter Hospital. Section 18.06.060(T) restricts residential uses within 600 feet of Lilly Road to only be allowed above the ground floor in mixed use buildings.

The Housing Authority of Thurston County proposed deletion of Section 18.06.060(T). If approved, this would allow for the two remaining vacant parcels (one on the east side of Lilly Road and one on the west side of the street) to develop with ground floor residential uses in single use or mixed use buildings. (See the attached map of the affected properties.) It would also allow for any future redevelopment in the zone to provide ground floor residential uses.

The purpose of the Medical Services zoning district is identified in Section 18.06.020(B)(7). While the purpose of the zone is primarily directed to medical land uses and commercial land uses that support those medical uses, there is also a statement of support for "...relatively high density housing near medical facilities to help meet the needs of the large number of people employed there."

Review of the proposed text amendment was completed following the process outlined in Chapter 18.58 of the Olympia Municipal Code. No concerns were identified during the review. Both city staff and the Olympia Planning Commission recommend approval of the text amendment, as proposed.

Neighborhood/Community Interests (if known):

There were no public comments received during the public comment period or at the public hearing.

Options:

1. Approve the ordinance as proposed.
2. Approve the ordinance with modifications.
3. Do not approve the ordinance.

Financial Impact:

None

Attachments:

Ordinance
Affected Properties Map
Application