

ORDINANCE NO. 470

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING TITLE 19 OF THE UNIVERSITY PLACE MUNICIPAL CODE "ZONING" TO FURTHER DEFINE "FLOOR AREA," "FLOOR AREA RATIO," AND "PROJECT SITE." AMENDMENTS ALSO INCLUDE ADDING AREA, INCREASING DENSITY, AND ALLOWANCE OF ADDITIONAL BUILDING HEIGHT TO THE TOWN CENTER OVERLAY ZONE.

WHEREAS, the University Place City Council adopted a Growth Management Act (GMA) Comprehensive Plan on July 6, 1998, that became effective July 13, 1998, with amendments on May 1, 2000, and August 4, 2003; and

WHEREAS, the Revised Code of Washington 36.70A.040 requires the City to adopt development regulations that are consistent with and implement the Comprehensive Plan; and

WHEREAS, in February 2006 in response to development proposals in the Town Center Zone, the City Council directed the Planning Commission to review and recommend amendments to Title 19 of the University Place Municipal Code (UPMC); and

WHEREAS, the Planning Commission held a public meeting on March 1, 2006, and received public testimony concerning these amendments at a public hearing on March 15, 2006; prior to recommending a revised zoning code that is consistent with the City's GMA comprehensive plan to the City Council for consideration; and

WHEREAS, the proposed revised zoning code was timely submitted for State agency review and the City received no comments back from state agencies; and

WHEREAS, on March 10, 2006, the City issued a SEPA Addendum to the City of University Place Town Center Development Final Environmental Impact Statement (FEIS) that addressed impacts associated with these modifications; and


WHEREAS, the City Council on March 20, 2006, considered public comments and questions on the revised zoning code; and

WHEREAS, the City Council finds that the proposed amendments to the Zoning Code serve to implement the City's Vision Statement, Comprehensive Plan goals and policies, the Town Center Vision, and the Economic Development Action Plan, which are in the public interest; NOW, THEREFORE,

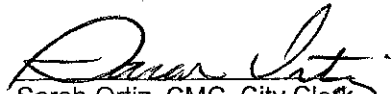
THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Amendments to Title 19 "Zoning" of the UPMC approved. The City Council hereby approves the amendments to Title 19 of the UPMC Zoning Code as set forth in attached Exhibit "A."

PASSED BY THE CITY COUNCIL ON MARCH 20, 2006.


Gerald Gehring, Mayor

ATTEST:


Sarah Ortiz, CMC, City Clerk

APPROVED AS TO FORM


Janean Parker, City Attorney

Date of Publication: March 22, 2006

Effective Date: March 27, 2006

OFFICIAL DOCUMENT

EXHIBIT "A"
AMENDMENTS TO ZONING CODE

CHAPTER 19.10.030 Definitions

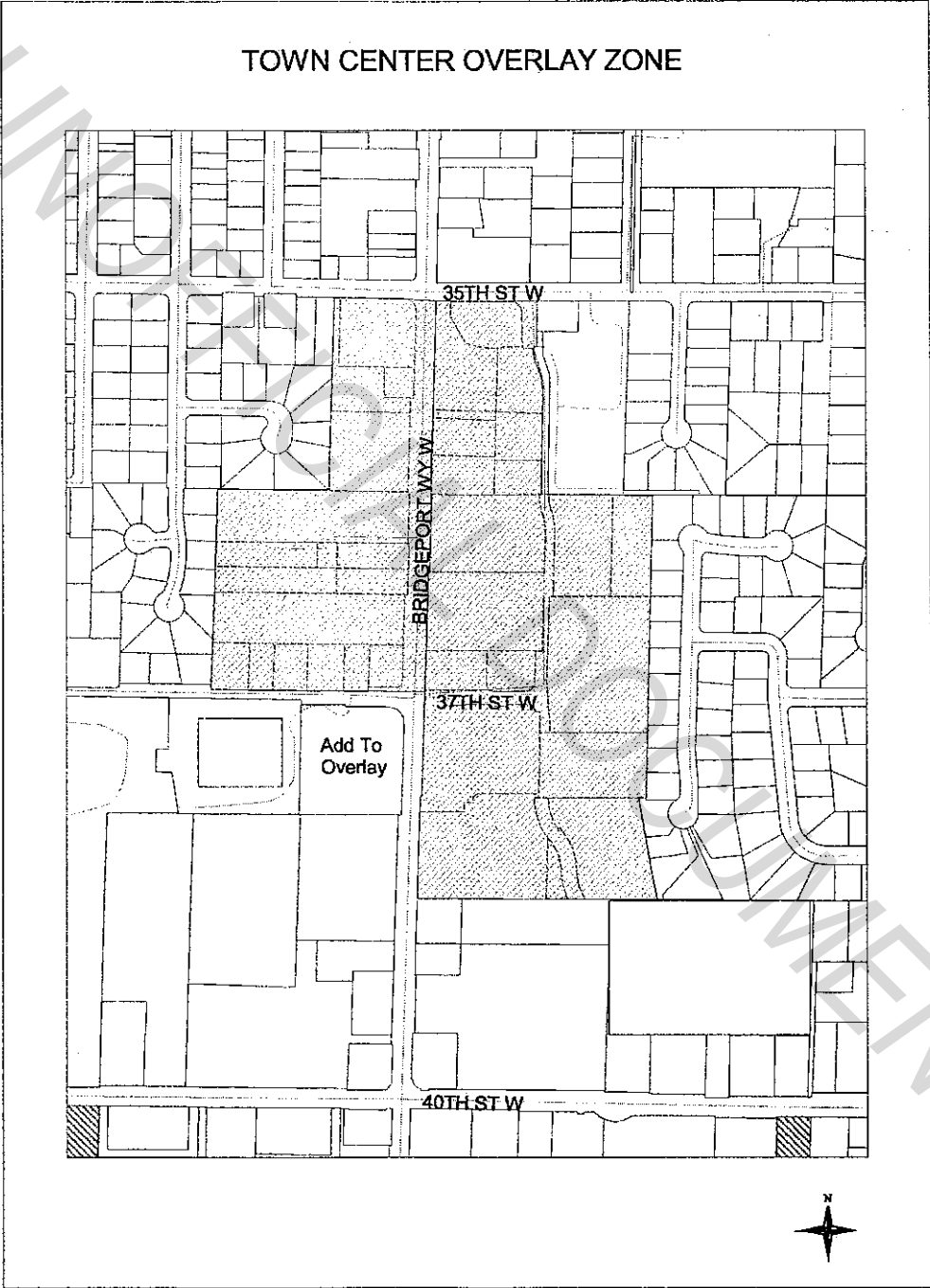
"Floor area" means the sum of the gross horizontal areas of all floors of the building or portion thereof devoted to a use, including storage areas. However, "floor area" shall not include attic storage, unfinished basement floor area other than area devoted to retailing activities, to the production or processing of goods, or to business or professional offices. The floor area shall be measured from the inside perimeter of the exterior walls.

"Floor area ratio (FAR)" means the floor area of the building or buildings on a that lot or on a project site divided by the area of such lot or project site, ~~or, in the case of planned developments, by the net lot area~~ excluding any public facilities and structured parking.

"Project Site" means that portion of any lot, parcel, or tract or combinations thereof that encompasses all phases of the total project proposal.

Chapter 19.20.050 Zoning Map

Amend the Zoning Map by extending the Town Center Overlay Zone onto parcel 0220156022 as depicted below:



CHAPTER 19.45 Overlay Zones Density and Dimensions (Setbacks) Table

OVERLAY ZONES DENSITY AND DIMENSIONS (SETBACKS)							
OVERLAY ZONES	Town Center	Chambers Creek Properties (5)	Public Facility (6)	Transition Properties	Day Island	Day Island South Spit	Sunset Beach
	TCO	CCP	PF	TP	DI	DIS	SB
Base Density (du/ac) (1), (2)	10/20			See Note 7	4	4	4
Maximum Density (du/ac) (3)	12/60			See Note 7	6	6	6
Setback, Arterial Streets (10)	0/20			See Note 7	NA	NA	NA
Setback, Other Roads (10)	0/20			See Note 7	20' (8)	0	0/20 (9)
Setback, Rear (4),(12)	0/50			25	20'	0	30
Setback Side (4),(13)	0/10			See Note 4	5'	0	5 Total (7)
Height (11)	0/75/55 75/120/55			See Note 7	30'	35'	35'

NOTES:

1. Base Density: These densities may be achieved outright by following the applicable development and design standards.
2. Mixed Use Development: Multi-Family Residential development in the Town Center Overlay (TCO) is only permitted in conjunction with a permitted commercial use and subject to UPMC 19.50 and the Town Center Design Standards (Ords. 409 and 469).
3. Maximum Density shall only be achieved through the application of a planned development district or Town Center Design Standards in the Town Center Overlay Zone.
4. A Side yard setback is not required in IB, C, TC, MU, NC, MU-O zones if the parcel does not abut a parcel in the R1 or R2 zone. If abutting a parcel in the R1, or R2 zone a 20-foot setback is required along the abutting lot line(s)
5. Density & Dimension Standards are contained in the Chambers Creek Properties Design Standards and Guideline.
6. Refer to underlying zone.
7. Refer to UPMC 19.55 for specific standards.
8. Detached one story garages may be set back a minimum of 5 feet providing sight distance is maintained
9. The front yard setback shall be the distance between the existing house and the railroad right-of-way or 20 feet whichever is less.
10. No Setback is required from streets in the Town Center Overlay Zone except at significant corners where a 20-foot setback is required.
11. Within the Town Center Overlay Zone structures on the west side of Bridgeport Way shall not exceed 40 75 feet in height. Between Bridgeport Way and 74th Avenue East height shall not exceed 75 120 feet. East of 74th Avenue West height shall not exceed 55 feet. Specific height requirements and exceptions are provided in the Town Center Design Standards.
12. In the Town Center Overlay Zone as rear yard setback is not required if the parcel does not abut a parcel in the R1 or R2 zone. If abutting a parcel in the R1, or R2 zone a 50-foot setback is required along the abutting lot lines.
13. In the Town Center Overlay Zone a side yard setback is not required. If a side yard setback is provided a minimum 10 feet is required.
14. The Density and Dimension Table identify setbacks; however, in certain instances landscaping may exceed setback requirements.