

ORDINANCE NO. 1355

CITY OF LACEY

AN ORDINANCE RELATING TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LACEY AND SAINT MARTIN'S UNIVERSITY, AMENDING SECTIONS 16.09.010, 16.25.010, AND 16.25.020, REPEALING TABLES 16T-05, 16T-06, AND 16T-07, ADDING NEW TABLES 16T-05, 16T-06, AND 16T-07, AND ADOPTING A SUMMARY FOR PUBLICATION.

WHEREAS, Saint Martin's Abbey in conjunction with Saint Martin's University and coordination with the City of Lacey has developed a comprehensive master plan and development agreement to guide future campus development, including guidelines for the construction of future buildings, roads, infrastructure, parking areas, and landscape and open areas, and

WHEREAS, both the comprehensive master plan and development agreement were adopted by the City Council on February 25, 2010, and

WHEREAS, the Planning Commission has held a public hearing, has reviewed the proposed zoning amendments, and has provided a unanimous approval recommendation,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1. Section 16.09.010 of the Lacey Municipal Code is hereby amended to read as follows:

16.09.010 Land use or zoning districts established. To carry out the purpose of this title, the city is divided into the following districts: Agricultural, McAllister Springs Geologically Sensitive Area Residential District, Low-Density Residential 0-4, Low Density Residential 3-6, Lacey Historical Neighborhood, Moderate-Density Residential 6-12, High-Density Residential 6-20, Mixed Use Moderate Density Corridor, Mixed Use High Density Corridor, Hawks Prairie District, Village Center, Neighborhood Commercial, Community Commercial, General Commercial, Central Business Districts 4-7, Saint Martin's University, Woodland District, Office Commercial, Light Industrial/Commercial, Business Park, Light Industrial, Industrial, Mineral Extraction, Open Space/Institutional, Cemetery, Environmentally Sensitive Areas (overlay), Limited Zone (overlay), Planned Industrial Park Development (overlay).

Section 2. Section 16.25.010 of the Lacey Municipal Code is hereby amended to read as follows:

16.25.010 Statement of intent. The central business district is the financial and business hub of the community. It is to be developed as an aesthetically attractive area of intense use. Toward this end, the city shall encourage the development of regional retail shopping facilities, and major office complexes along with specialty retail, business support services, urban residential, hotel and institutional uses. Development must enhance people orientation, and provide for the needs, activities and interests of people. The city will encourage land uses that emphasize variety, mixed uses and unity of form within buildings or complexes. Specific land use districts in the form of sub-areas have been established within the Central Business District (CBD) to permit variation in use and development standards in order to implement the CBD goals and policies of the Lacey Comprehensive Plan. See *Table 16T-05* for a description of each land use district.

A. Central Business District -4 (CBD-4). The purpose of the CBD-4 land use district is to provide an area for general commercial and limited business activities. This district also serves as a transition area between more intensive core area activities and neighboring residential areas. Long-term parking and automobile-oriented uses are encouraged.

B. Central Business District-5 (CBD-5). The purpose of CBD-5 land use district is to provide an area for general commercial activities along with mixed use activities, office complexes and public facilities.

C. Central Business District-6 (CBD-6). The purpose of the CBD-6 land use district is to provide an area for general commercial activities, along with mixed-use activities, office complexes, hotels and public facilities.

D. Central Business District-7 (CBD-7). The purpose of the CBD-7 land use district is to provide an area for a broad range of business park-type activities, along with mixed-use activities, office complexes, hotels, limited general commercial, and public facilities.

E. Saint Martin's University. The purpose of the Saint Martin's University land use district is to provide an area for college campus activities, such as classrooms, dormitories, pavilions, athletic fields and facilities, and associated uses and activities.

Section 3. Section 16.25.020 of the Lacey Municipal Code is hereby amended to read as follows:

16.25.020 Permitted uses.

A. Specific categories of permitted uses are listed, by land use district, in *Table 16T-06*. In addition to such listing, child day care centers will be allowed subject to the provisions of Chapter 16.65 of the Lacey Municipal Code as a permitted use in sub-areas 4 through 7 and the Saint Martin's University zone. Also, within the Saint Martin's University zoning district, churches, religious institutions, and monasteries are permitted uses.

B. Any decision of the Community Development Department or the Site Plan Review Committee may be appealed in accordance with Chapter 1D of the City of Lacey Development Guidelines and Public Works Standards.

C. **Table 16T-06** an explanation thereof shall be used in determining generalized land uses in the city of Lacey's Central Business District and Saint Martin's University zone.

Section 4. Tables 16T-05, 16T-06, and 16T-07 of the Lacey Municipal Code are hereby repealed.

Section 5. Tables 16T-05, 16T-06, and 16T-07 are hereby added to the Lacey Municipal Code in the form attached to this Ordinance.

Section 6. The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY,
WASHINGTON, at a regularly-called meeting thereof, held this 28th day of October,
2010.

CITY COUNCIL

By: Tom Nelson
Mayor

Approved as to form:

City Attorney

Attest:

Carol Little
City Clerk

SUMMARY FOR PUBLICATION

ORDINANCE NO 1355

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on October 28, 2010, Ordinance No. 1355, entitled "AN ORDINANCE RELATING TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LACEY AND SAINT MARTIN'S UNIVERSITY, AMENDING SECTIONS 16.09.010, 16.25.010, AND 16.25.020, REPEALING TABLES 16T-05, 16T-06, AND 16T-07, ADDING NEW TABLES 16T-05, 16T-06, AND 16T-07, AND ADOPTING A SUMMARY FOR PUBLICATION."

The main points of the Ordinance are described as follows:

1. The Ordinance amends the Lacey Municipal Code to allow the implementation of the development agreement reached between Saint Martin's University and the City of Lacey which renames the "Central Business District 8" zoning classification to the "Saint Martin's University" zone and establishes churches, religious institutions, and monasteries as permitted uses within that zone.
2. The Ordinance approves this Summary for Publication.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: November 1, 2010.