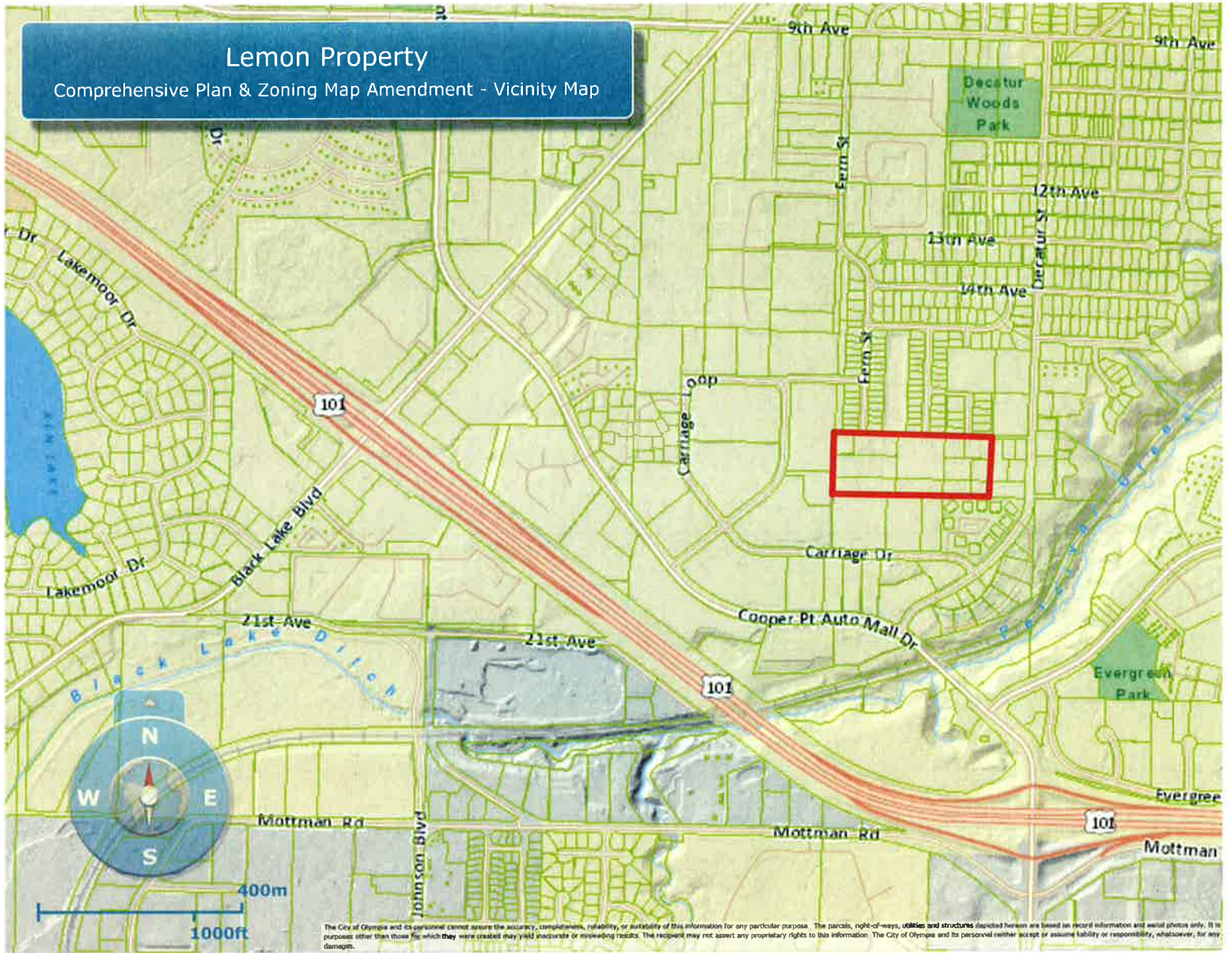
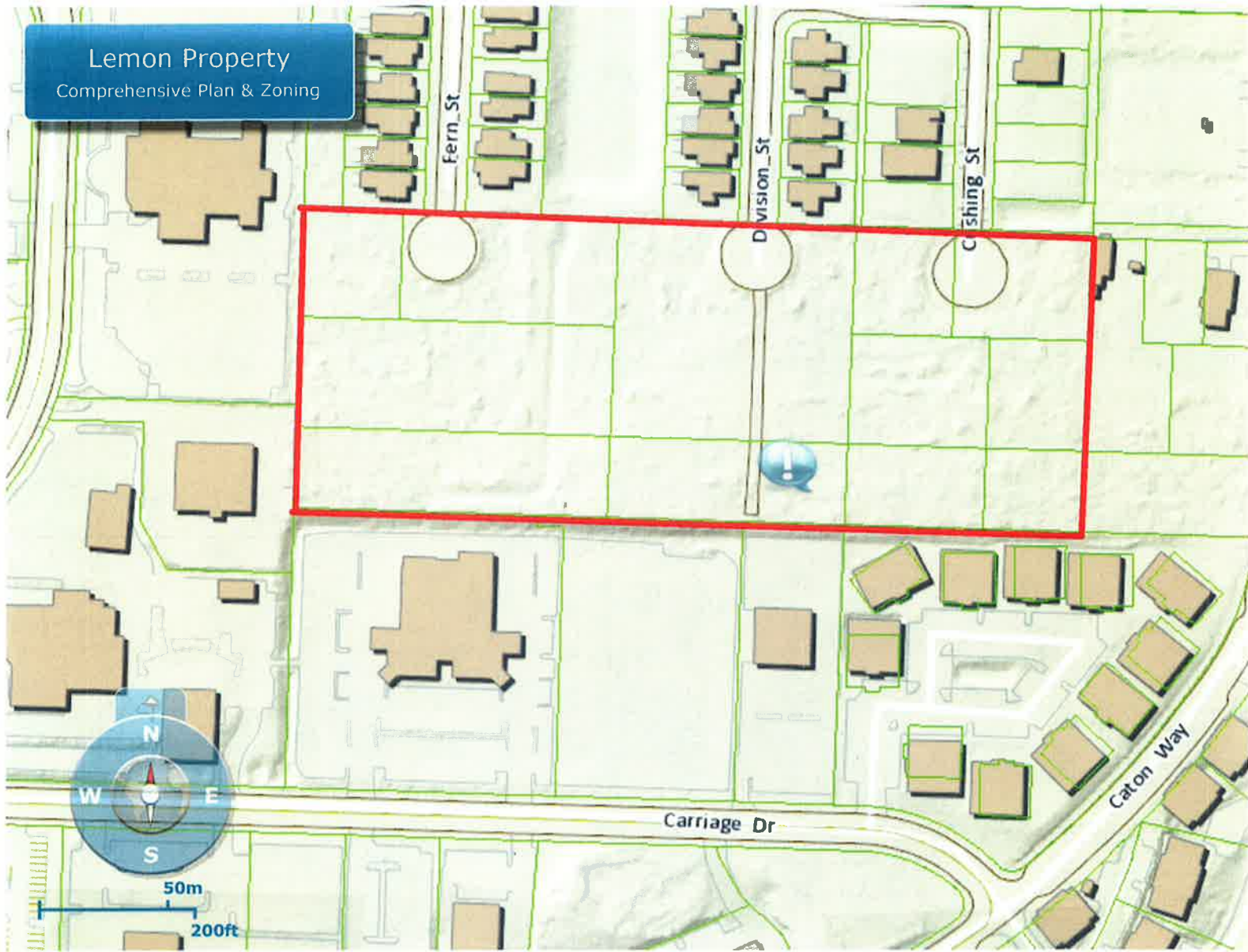


Lemon Property

Comprehensive Plan & Zoning Map Amendment - Vicinity Map



Lemon Property
Comprehensive Plan & Zoning



Parcels

Lemon 9-Parcels totaling 8 Acres

59000200100	.54 A
59000200900	.40 A
59000300100	1.89 A
59000400100	.84 A
59000400600	.39 A
59000400600	.39 A
59000400800	1.27 A
59000500100	1.22 A
59000600100	.93 A
59000700300	.52 A

Coffee Creek LLC 2-Parcels totaling .76 Acres

59000200400	.39 A
59000700100	.37 A

Lemon Property

Comprehensive Plan & Zoning Map Amendment



residentially zoned (R6-12)



Autos Services (AS)



Lemon Property

Comprehensive Plan & Zoning Map Amendment - Aerial



Carriage St

Cushing St

50m
200ft

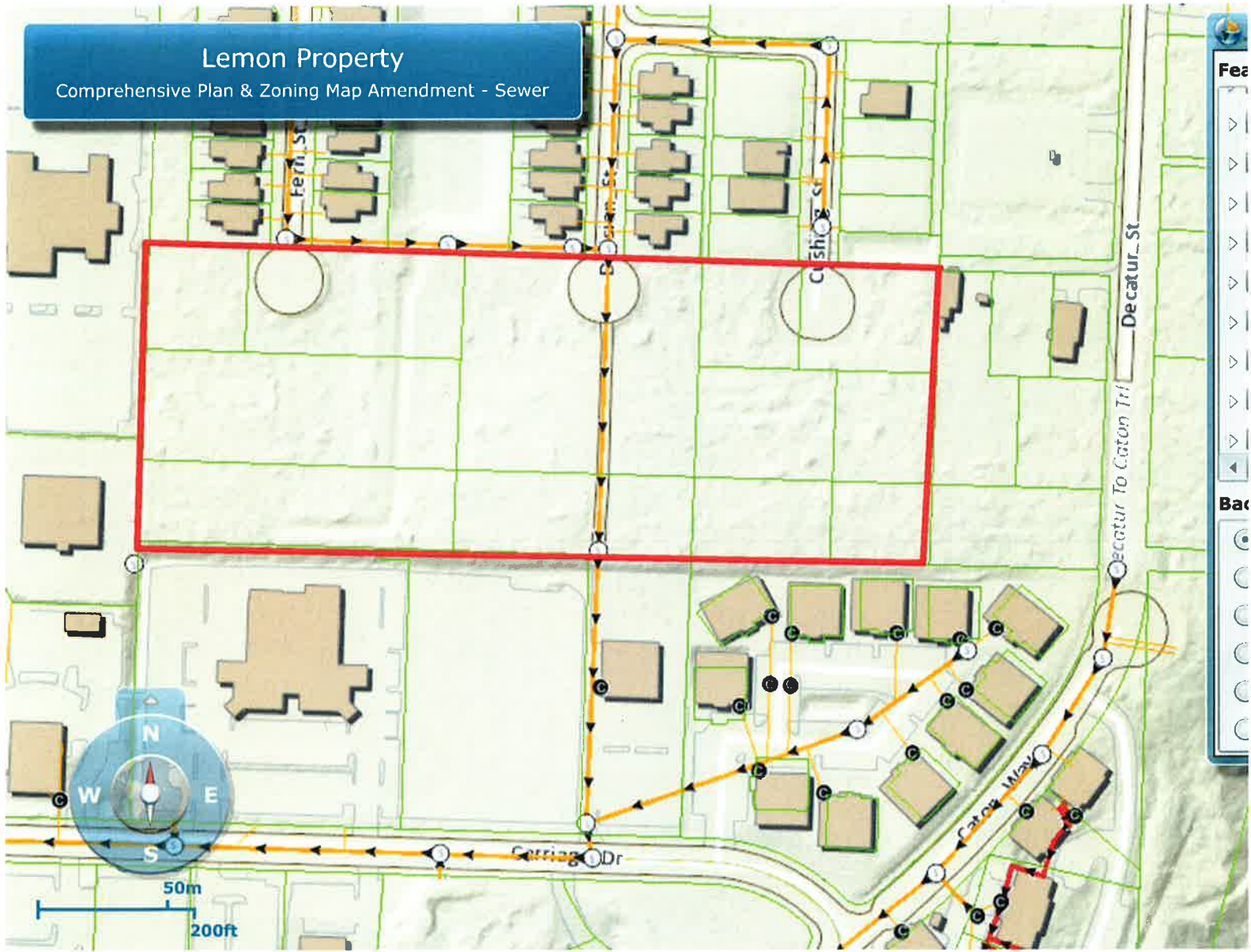
Lemon Property

Comprehensive Plan & Zoning Map Amendment - Water



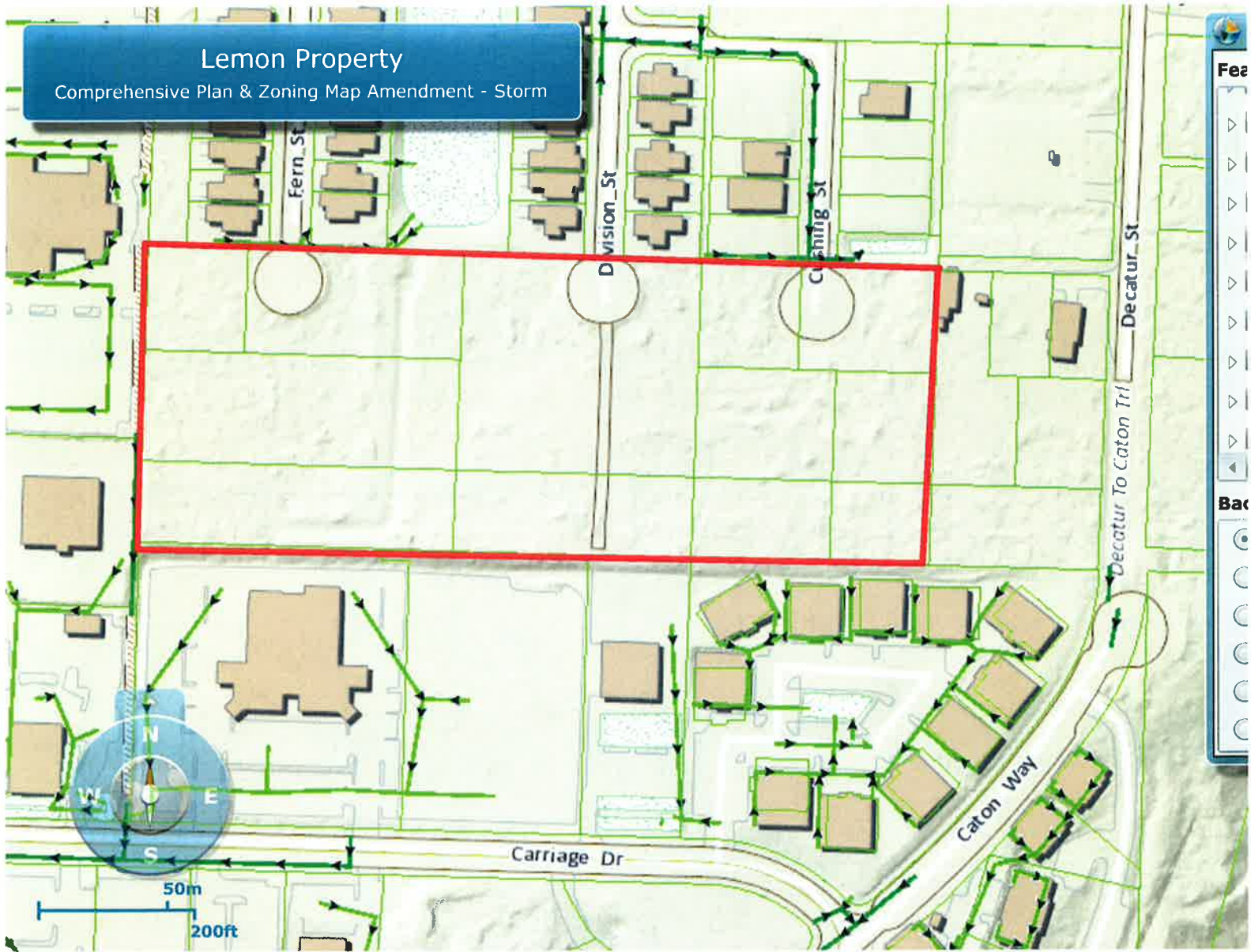
Lemon Property

Comprehensive Plan & Zoning Map Amendment - Sewer



Lemon Property

Comprehensive Plan & Zoning Map Amendment - Storm

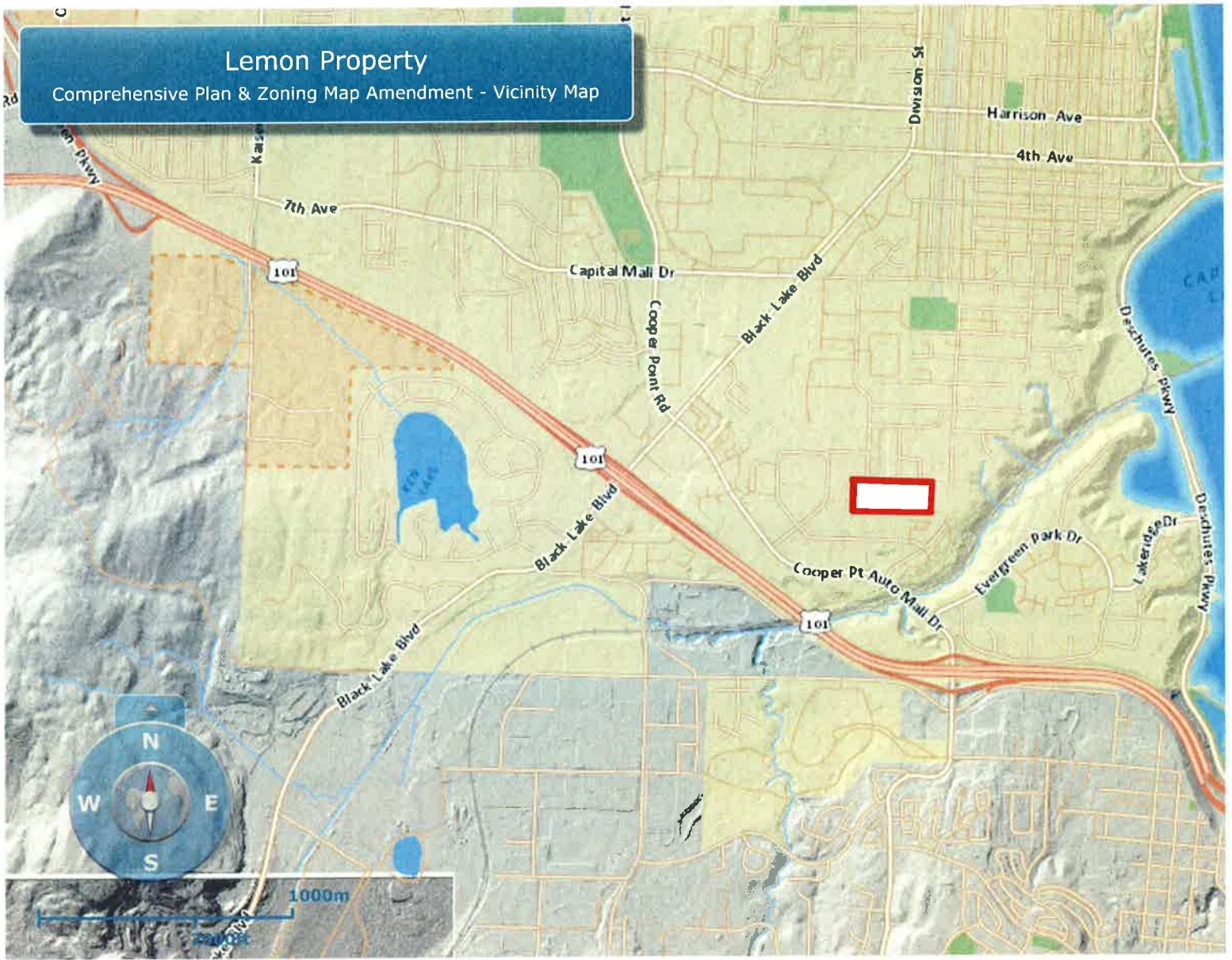


Lemon Property
Comprehensive Plan & Zoning Map Amendment Contours



Lemon Property

Comprehensive Plan & Zoning Map Amendment - Vicinity Map





GENERAL LAND USE APPLICATION

Olympia

OFFICIAL USE ONLY

Case #:

15-0025

Master File #:

Date:

2/27/2015

Received By:

SDF

Project Planner:

Related Cases:

One or more of the following **Supplements** must be attached to this **General Land Use Application**:

- Adjacent Property Owner List
- Annexation Notice of Intent
- Annexation Petition (with BRB Form)
- Binding Site Plan
- Boundary Line Adjustment (Lot Consolidation)
- Conditional Use Permit
- Design Review – Concept (Major)
- Design Review – Detail
- Environmental Review (Critical Area)
- Final Long Plat
- Final PRD
- Land Use Review (Site Plan) Supplement
- Large Lot Subdivision
- Parking Variance
- Preliminary Long Plat
- Preliminary PRD
- Reasonable Use Exception (Critical Areas)
- SEPA Checklist
- Shoreline Development Permit (JARPA Form)
- Short Plat
- Tree Plan
- Variance or Unusual Use (Zoning)
- Other Comprehensive Plan Amend and Rezone

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Project Name: Wellington Heights

Project Address: 1700 Blk Division St SW

Applicant: Lemon Properties LLC / Dan Willie - managing owner

Mailing Address: 5732 Garden Ln NW, Olympia 98502

Phone Number(s): (360) 866 1296

E-mail Address: fidelityofdevon@hotmail.com

Owner (if other than applicant): _____

Mailing Address: SAME as above

Phone Number(s): _____

Other Authorized Representative (if any): LARRY Peterson (Greene Realty Group)

Mailing Address: 1723 Harrison Ave NW Oly 98502

Phone Number(s): (360) 556-2729

E-mail Address: larry.peterson@greene-realty.com

Project Description: 9.4 acres ± (8.8 ± acres + Vacated streets = 9.4 ± acres)

Size of Project Site: 9.4 acres

Assessor Tax Parcel Number(s): 59000 500 100 ; 600 100 ; 700 300 ; 200 100

200 600 ; 200 900 ; 300 100 ; 400 600 ; 400 800 *

Section: 22 Township: 18 Range: 2W

* Plus 2 Coffee Creek parcels:
59000 200 100
59000 700 100

See Comprehensive Plan Zoning map

Full Legal Description of Subject Property (attached):

See Attached

Zoning: RB-12

Shoreline Designation (if applicable): N/A

Special Areas on or near Site (show areas on site plan):

- Creek or Stream (name): _____
- Lake or Pond (name): _____
- Swamp/Bog/Wetland N/A
- Steep Slopes/Draw/Gully/Ravine
- Scenic Vistas
- Historic Site or Structure
- Flood Hazard Area (show on site plan)
- None

Water Supply (name of utility if applicable): Municipal

Existing: _____

Proposed: u

Sewage Disposal (name of utility if applicable): v

Existing: _____

Proposed: u

Access (name of street(s) from which access will be gained): _____

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature

Date

2/27/15

Initials I understand that for the type of application submitted, **the applicant is required to pay actual Hearing Examiner costs**, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

Each complete General Land Use Application shall include each of the following:

1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles.
2. Unless exempt, an environmental checklist with typed and title-company certified list of property owners of record within 300 feet of the project site. (See Olympia Municipal Code (OMC) 14.04.060 and WAC 197-11-800 regarding exemptions.)
3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project.
4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the OMC.)
5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the OMC.)



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2015 COMPREHENSIVE PLAN AMENDMENT

PRELIMINARY PROPOSAL

This preliminary application may be submitted at any time. Each year the City Council establishes a schedule for review of Comprehensive Plan amendments proposed by the public and City staff. Once established, this schedule is posted on the City website.

If you would like the City of Olympia to consider a specific amendment of its Comprehensive Plan, please complete this form and submit it as described below along with a 'General Land Use Application' and any other attachments or maps. You will be notified when a review schedule for 2015 has been established.

Note that there is no charge for submitting a preliminary proposal. If the Council decides that the City should consider your proposal, then payment of a \$240 fee may be required. Additional fees may be charged if a development (zoning) code or map amendment is associated with the proposed Plan amendment. (All fees are subject to change without notice.)

ATTACH TO "GENERAL LAND USE APPLICATION" AND MAIL OR DELIVER THIS COMPLETED FORM TO:

Hand-Deliver: Olympia Community Planning and Development; 601 4th Avenue E, 2nd Floor Olympia, Washington.

Mail: Olympia Community Planning and Development PO Box 1967, Olympia, WA 98507-1967

Email: cpdinfo@ci.olympia.wa.us

A. Type of proposed amendment

Comprehensive Plan? Zoning Map amendment X

1. Text amendment _____ Map amendment X Both _____

2. What issue is addressed or problem solved by the proposed amendment?

Rezone +/- 9.4 acres from Duplex (R6-12) to Auto Services (AS) to provide for future auto dealership expansion(s).

B. Proposed map amendments (if any)

1. If any associated map amendments are proposed, please describe the purpose:

Expand opportunity for dealer expansion to stem the potential exodus of tenants from the auto ma

2. Please describe the specific proposed map designation change(s) and related information:

Change Lemon and Coffee Creek properties, (formerly known as Wellington Heights) from R6-12 to Auto Services (AS).

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Map(s) proposed to be amended	Acres or square feet	Current Designation(s)	Proposed Designation(s)
Comprehensive Plan Map(s):	± 9.4 Acres	Residential Duplex (R6-12)	Auto Services (AS)
Zoning or other Development Code Map(s):	± 9.4 acres	Residential Duplex (R6-12)	Auto Services (AS)

3. Please submit with specific site highlighted the following maps or excerpts and a list of tax parcel numbers for all of properties directly affected by the proposed map amendment(s):

- a. Comprehensive Plan Future Land Use Map *Attached*
- b. Zoning Map *Attached*
- c. Other relevant maps *Water, sewer, Stormy Contour ? Aerial attached*

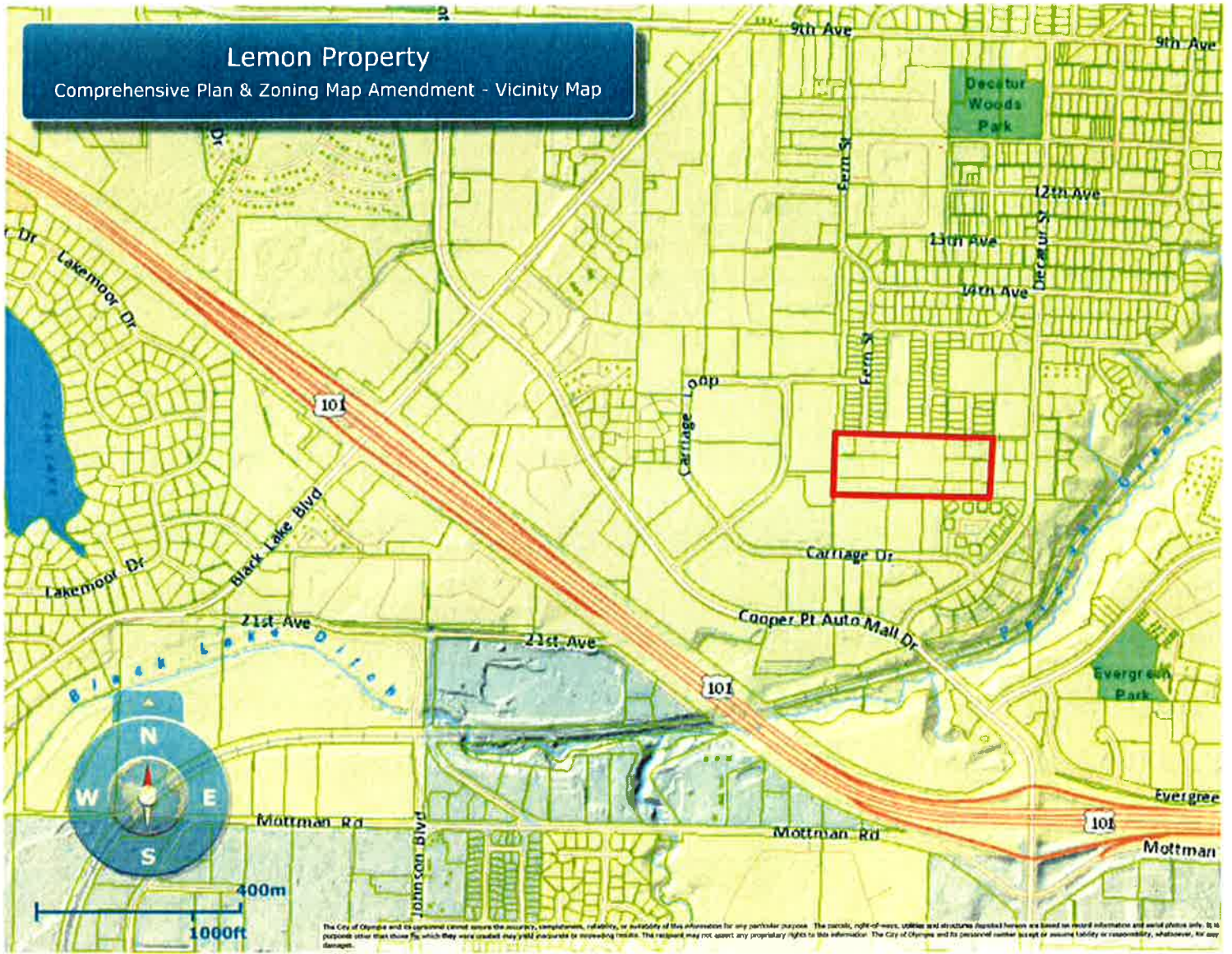
C. Other information (please feel free to attach any additional information)

- 1. If a text amendment is proposed, please describe the proposed Comprehensive Plan amendment and provide any specific proposed wording. Please be as specific as possible regarding any text to be deleted, added, etc. *None proposed*
- 2. Please describe or explain any development code amendment that you believe might be appropriate to implement the proposed Comprehensive Plan amendment. *Not Applicable*
- 3. Are you aware of any other City of Olympia plans (e.g., water, sewer, transportation) affected by, or needing amending, to implement the proposed amendment? If so, please explain. *No.*

Note: City staff may contact you seeking additional information or clarification of your proposal.

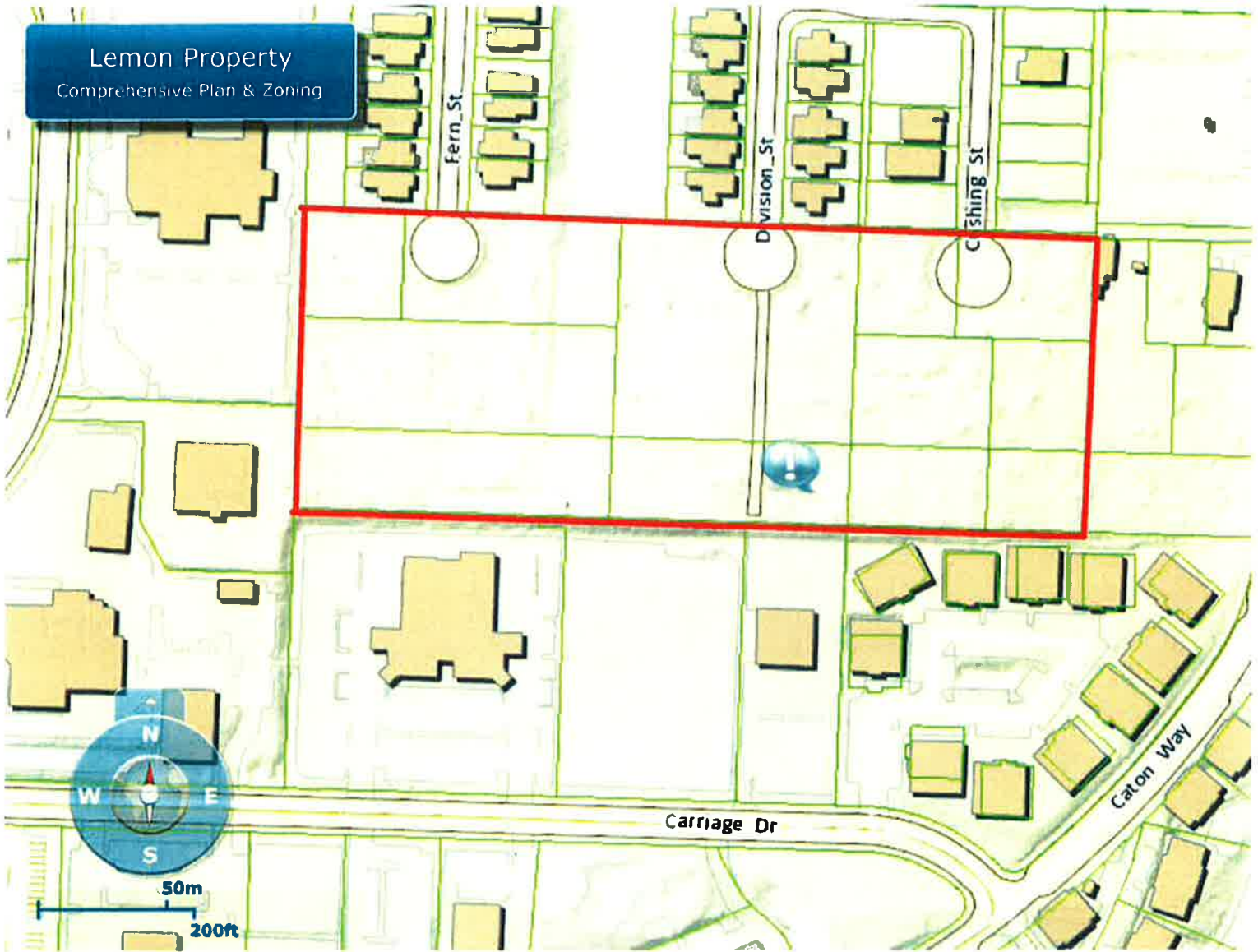
Lemon Property

Comprehensive Plan & Zoning Map Amendment - Vicinity Map



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Lemon Property
Comprehensive Plan & Zoning



Parcels

Lemon ¹⁰ Parcels totaling 8 Acres

59000200100	.54 A
59000200900	.40 A
59000300100	1.89 A
59000400100	.84 A
59000400600	.39 A
59000400600	.39 A
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Lemon Property
Comprehensive Plan & Zoning Map Amendment



residentially zoned (R6-12)



Autos Services (AS)



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Lemon Property

Comprehensive Plan & Zoning Map Amendment - Aerial



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Lemon Property

Comprehensive Plan & Zoning Map Amendment - Water



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Lemon Property

Comprehensive Plan & Zoning Map Amendment - Sewer



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Lemon Property

Comprehensive Plan & Zoning Map Amendment - Storm



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Lemon Property

Comprehensive Plan & Zoning Map Amendment Contours



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Lemon Property

Comprehensive Plan & Zoning Map Amendment - Vicinity Map



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AND DEVELOPMENT DEPT

From: [dean willie](#)
To: [Todd Stamm](#)
Cc: [Steve Friddle](#)
Subject: auto mall
Date: Friday, March 27, 2015 12:24:33 PM

march 27, 2015

to the olympia city planners and all other concerned parties,

>>>

>>> it has become apparent to anyone that has been paying attention, that toyota, one of the largest and most influential dealers in the auto mall has acquired a large property outside the city of olympia and appears to be planning some sort of move there.

>>> the apparent reason for this move, is primarily due to the lack of available properties within the auto mall for expansion.

>>> the city is in a unique position at present to remedy this situation by adding nearly 10 acres of adjacent properties to the auto mall.

>>> however, if decisive action is not soon taken, showing the remaining auto mall dealers and tenants that the city understands this deficit, and fully intends to remedy the situation and create a solution to the lack of properties in the auto mall, then the exodus may well continue, further depleting the potential revenues from the auto mall.

>

>>> the owners of the available 9.4 acres adjacent to the auto mall, at the request of the planners, have made application to the city to change the zoning of those properties from R6-12 to AS, auto services.

>>> however, it has been noted that access, at present, is unavailable.

>>

>> we have been in contact with several of the dealers remaining in the auto mall, and they have indicated that without actual "street frontage", lemon/wellington heights is really nothing more than an adjacent parking lot and not much use to them. without connected street frontage lemon would not add real viable properties for expansion.

>>

>> the solution to this dilemma is, of course, to open thru street access inside lemon itself.

>> there are no fewer than four viable potential entry points from the auto mall. those entry points do, however, need the active support and assurances from the city in order to be opened;

>>> 1) the first and most obvious entry point is between chrysler/jeep and honda's used car lot to the east, over the existing 20 foot city owned sewer easement.

>>> 2) the second entry point is via the paved, 30+ foot wide alley/street/driveway between the honda dealership and nissan/pde auto.

>>> 3) the third is via the vacated 18th ave accessed from decature, and

>>> 4) the fourth is via an existing 20 foot easement in the northeast corner of the property.

>>>

>>> any, or all of these are available if the city is, indeed, serious about rectifying this deficit by becoming proactive about this problem. working with, and assuring the owners of all properties concerned that expansion of the available properties is going to happen, and is indeed, imminent.

>>

>> actual street frontage is what is needed by the dealers, it is the only thing that adds real, meaningful properties for expansion of the auto mall.

>>>

>>> at this point, the city of olympia is at a crossroads;

>>> by inactivity and indecisiveness the city can allow the exodus of revenue creating businesses and abet them in planing their defection to other locations....

>>> or,

>>> the city can build confidence at the auto mall by being proactive. the city can assure the future of the auto mall by aiding and championing the expansion of the auto mall, and by assuring all the property owners and tenants that the city is fully committed to the health and prosperity of the auto mall.

>>> but positive and proactive action is needed now to stem the flow of business from the auto mall.

>

>> so, on advice of city planners, and resulting from conversations with dealers, lemon properties llc hear by, respectfully and regretfully, withdraws the lemon properties/wellington heights from consideration for comprehensive plan and zoning changes this year.

>> hopefully this will be a temporary situation.

>>

>> regards,

>> dean willie,

>> lemon properties llc.