



GENERAL LAND USE APPLICATION

Attachment 2

OFFICIAL USE ONLY

Case #: _____

Master File #: _____

Date: _____

Received By: _____

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)
- X SEPA Checklist
- Shoreline Development Permit (JARPA Form)
- Short Plat
- Tree Plan
- Variance or Unusual Use (Zoning)
- Other: Rezone Application _____

Project Name: 414 & 422 Stoll Road _____

Project Address: 414 & 422 Stoll Road SE Olympia _____

Applicant: 4th Street Housing, LLC _____

Mailing Address: P.O. Box 159 Arlington WA 98223 _____

Phone Number(s): 360 352-4553 _____

E-mail Address: glennwellsarchitect@gmail.com _____

Owner (if other than applicant): Same as applicant _____

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): Glenn Wells _____

Mailing Address: 324 West Bay Dr Suite 102 Olympia WA 98502 _____

Phone Number(s): 360 352-4553 _____

E-mail Address: glennwellsarchitect@gmail.com _____

Project Description: Rezone parcel from MHP to HDC-4 _____

Size of Project Site: 3/4 acres _____

Assessor Tax Parcel Number(s): 4170-07-00000 _____

Section :18 _____ Township: 18N _____ Range: 1 West _____

Full Legal Description of Subject Property (attached):

See enclosed legal description

Zoning: GC

Shoreline Designation (if applicable): NA

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

Creek or Stream (name): NA

Lake or Pond (name):

Swamp/Bog/Wetland

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): City of Olympia

Existing: City of Olympia Yes

Proposed: City of Olympia

Sewage Disposal (name of utility if applicable): City of Olympia

Existing: Septic system

Proposed: City of Olympia Yes

Access (name of street(s) from which access will be gained): Stoll Road SE

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

GLENN WELLS

Brent Kohler

Date

9-30-19

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*.)

422 Stoll Road Proposed Rezone

- A. *How is the proposed zoning consistent with the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055?*

The proposed zone is High Density Commercial-4 (HDC-4), which is also the current zoning of the properties to the north and west. The proposed zone change will not require a Comp Plan amendment and is consistent with the intended corridor zoning along Martin Way.

- B. *How would the proposed change in zoning maintain public health, safety and welfare?*

There is a tremendous housing crisis in Olympia, which has caused a significant uptick in homelessness. The current MHP zone does not allow manufactured housing in small sites such as these, because the minimum lot size for manufactured homes is 5 acres per the OMC. Changing the zone will not only be consistent with the established line of HDC-4 along Martin Way, but will also allow development density that will assist in this housing crisis.

This is a unique site because it is 5 minutes from both downtown Olympia and downtown Lacey. Once Stoll Road is connected to Martin Way, (which will occur as part of this project because we are linking the 422 Stoll Road development to the redevelopment of Bailey's Inn Phase II site), it will provide a number of positive elements, such as; it will provide a second exit from the Stoll Road developments, it will provide more transit riders along a major bus line and assist bike riders and pedestrians with a safe route.

The rezone of this property will allow housing density to occur along this major arterial that is very close to two urban centers. Redevelopment of infill sites along major corridors is a goal of the Comp Plan and will improve the public Health, safety and welfare.

C. *How is the proposed zoning consistent with other development regulations that implement the Comprehensive Plan?*

The Comp Plan encourages development and density along the major arterials to promote better efficiency in urban growth and limit urban sprawl.

D. *How will the change in zoning result in a district that is compatible with adjoining zoning districts.*

The Stoll Road zoning is primarily General Commercial to the south, east and across the street. To the north and directly across the street, the zoning changes to HDC-4. The only adjacent MHP facility is directly to the east where a small existing manufactured home part exists.

Fourth Street Housing, LLC is currently constructing a three-story, 48 apartment project across the street and south at 501 Stoll Road. In addition, we are planning a 74-unit apartment/mixed use project across Stoll to the west of 422 Stoll Road on our Bailey's Inn Phase II site and another 50 unit apartment project on Stoll Road to the south. The Stoll Road area is transitioning to the intended density of GC and HDC-4.

If the rezone is approved, we intend on constructing a three-story, 22 unit apartment building on the 422 Stoll Road parcel. It will consist of mostly studio apartments and 20% of them will be affordable. Since all of them will be smallish units, it is a good project for us to test the market for these small, low priced units. We also intend on creating a nice screen to the manufactured homes, consisting of wood fencing and landscaping. Since the building will be 130 feet away from the east property line, we do not anticipate conflicts between the occupants.

E. *Please describe whether the public facilities and services existing and planned for the area are now adequate, or likely to be available, to serve potential development allowed by the proposed zone.*

Yes, all of the infrastructure will be in place to serve the proposed 422 Stoll Road project. Fourth Street Housing, LLC is currently extending the sewer line from the fire station on Stoll Road. In addition, the water line is also being upgraded along the 501 Stoll

Road frontage. Stoll road will be extended to Martin Way as part of the developer's agreement for Bailey's Inn Phase II. The 422 Stoll Road project will be able to connect to all of these services. It is also contemplated that a Right-of-way dedication will occur at 422 so that the full frontage improvements will be installed.



REZONE OR CODE TEXT AMENDMENT SUPPLEMENT

Olympia

OFFICIAL USE ONLY		
Case #: _____	Master File #: _____	Date: _____
Received By: _____	Project Planner: _____	Related Cases: _____

Rezone **Text Amendment**

Current land use zone: MHP

Proposed zone: HDC-4

Answer the following questions (attach separate sheet):

- A. How is the proposed zoning consistent with the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055? If not consistent, what concurrent amendment of the Plan has been proposed, if any?
- B. How would the proposed change in zoning maintain the public health, safety and welfare?
- C. How is the proposed zoning consistent with other development regulations that implement the Comprehensive Plan?
- D. How will the change in zoning result in a district that is compatible with adjoining zoning districts?
- E. Please describe whether public facilities and services existing and planned for the area are now adequate, or likely to be available, to serve potential development allowed by the proposed zone.

A Rezone Or Code Text Amendment Application shall accompany a General Land Use Application and shall include:

All required submittal materials, reports, plans, documents and applications shall be provided in electronic format (memory stick, USB drive, etc.).

- 1. The current zoning of the site.
- 2. The proposed zoning of the site.
- 3. Specific text amendments proposed in "bill-format." (See example.)
- 4. A statement justifying or explaining reasons for the amendment or rezone.
- 5. Reproducible maps (8½" x 17" or 11" x 17") to include a vicinity map with highlighted area to be rezoned and any nearby city limits, and a map showing physical features of the site such as lakes, ravines, streams, flood plains, railroad lines, public roads, and commercial agriculture lands.
- 6. A site plan of any associated project.
- 7. A site sketch 8½" x 11" or 11" x 17" (reproducible).
- 8. A typed and certified list, prepared by title company, of all property owners of record within 300 feet of the proposed rezone.
- 9. A copy of the Assessor's Map showing specific parcels proposed for rezone and the immediate vicinity.
- 10. An Environmental (SEPA) Checklist.

NOTE: Although applications may be submitted at any time, site specific rezone requests are only reviewed twice each year beginning on April 1 and October 1.

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.

Sample of Bill Formatting

1. Fence height is measured to the top of the fence, excluding posts. Point of ground measurement shall be the high point of the adjacent final grade. ~~the average grade five (5) feet on either side of the fence.~~

2. Fences, walls, and hedges are permitted within all yard areas provided that regardless of yard requirements, no closed gate, garage door, bollard or other feature shall obstruct a driveway or other motor vehicle private ingress within twenty (2) feet of a street right-of-way nor they do not obstruct automobile views exiting driveways and alleys (see clear vision triangle). This 20-foot requirement is not applicable within the downtown exempt parking area as illustrated at Figure 38-2. Additional exceptions may be granted in accordance with OMC 18.38.220(A)(2).

3. ~~Solid fences or walls higher than two (2) feet within the front yard area are prohibited; this does not include hedges.~~ Front yard fences, of common areas, such as tree, open space, park, and stormwater tracts, must be a minimum of ~~fifty (50)~~ twenty-five (25) percent unobstructed, i.e., must provide for visibility through the fence. See Figure 40-2.

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



12/1/2016

Keith Stahley, Director,
Community Planning and Development

Date

422 STOLL ROAD REZONE

Written Statement

The vacant parcel at 422 Stoll Road is zoned Manufactured Home Park (MHP) as well as one parcel to the north and two parcels to the south. They are single-family residences. There is also a manufactured home park to the east of these four parcels, which extends to Stoll Road E and Martin Way. All of the other parcels adjacent to the Stoll Road area are either General Commercial (GC) or High Density Commercial-four (HDC-4). There is a consistent HDC-4 zone line along the Martin Way corridor that is interrupted by the MHP zone. OMC 18.04.060 specifies the minimum lot size for a MHP is 5 acres, so these MHP zoned four parcels combined would not be eligible to be developed as a manufactured home park.

The Stoll Road Area is unique in that it is close to both downtown Olympia and downtown Lacey and is on one of the most highly traveled arterials in Thurston County. This Stoll Road area is undergoing a transition from single-family and low rise commercial to the density allowed in these commercial zones. This increased density will enhance urban growth and limit urban sprawl.

Fourth Street Housing, LLC is close to completing an 82 affordable housing project at the old Bailey's Inn site and will begin construction on Bailey's Inn phase II next spring. It is the goal of this application to begin a land use application at 422 Stoll Road as soon as the rezone has been determined. If the rezone is successful, we would propose a three-story, 22 unit apartment building with 23 parking stalls. Twenty percent of these units (5 units) would be affordable. The other 17 units will be studios and smallish, 1 bedroom units. In addition, there will be 28 parking stalls allocated to the Bailey's Inn Phase II project.

Thurston County is facing a housing crisis, because of two primary reasons; the recession shut down the construction of housing units, and the population growth continued throughout the period of the recession. This deficit of housing units resulted in skyrocketing of rents. The 422 Stoll Road location is sited perfectly to respond to this need by creating additional density. We are also excited to test out the theory of smaller units (studios), which was once out of favor in the lending industry.

Glenn Wells



NOTICE OF LAND USE APPLICATION & PUBLIC MEETINGS

Notice Mailed: October 21, 2019
File Number: 19-4113
Project Name: Stoll Road Rezone
Project Address: 414 & 422 Stoll Road SE
Applicant: Glenn Wells
 Fourth Street Housing LLC
 PO BOX 159
 Arlington, WA 98223
Lead Planner: Lydia Moorehead
 (360) 570-3746
 E-mail: lmoorehe@ci.olympia.wa.us

**Neighborhood Meeting:
 November 12, 2019 at 5:30 p.m.
 First Public Comment Period Ends:
 5:00 p.m. on November 20, 2019**

**Public Hearing:
 (not yet scheduled)**

Project Description: The proposal requests to rezone two parcels from Mobile Home Park (MHP) to High Density Commercial 4 (HDC-4).

Written Comment Period: We invite your comments and participation in review of this project. Comments and inquiries regarding this proposal should be directed to Lydia Moorehead, Lead Planner, of the Olympia Community Planning & Development Department at the above address. Failure to submit timely comments may result in an assumption of “no comment.”

Neighborhood Meeting: This proposal will be the subject of an informational meeting for the neighborhood to be hosted by City staff at Fire Station 4, 3525 Stoll Road SE, Olympia, Washington, at **5:30 p.m., November 12, 2019**. Questions about both the proposal and the City’s review procedure will be welcomed.

Public Hearing: A public hearing is required as part of the review of this project, however it has not yet been scheduled. Prior to the hearing the property will be posted and parties of record will receive additional notice once the hearing is scheduled.

Following the public hearing, the Examiner will make a recommendation to the City Council, who will make the final decision regarding this proposal. Please note that the City Council may not hold a public hearing.

If you require special accommodations to attend and/or participate in any of the above mentioned meetings, please contact Community Planning & Development Department by 10:00 a.m., 48 hours in advance of the date or earlier, if possible; phone: 360.753.8314; e-mail: cpdinfo@ci.olympia.wa.us. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384. The City of Olympia is committed to the non-discriminatory treatment of all persons in the delivery of services and resources.

Decision: Upon written request, you will be provided with a copy of the decision regarding this project. Anyone who does not agree with the decision will have an opportunity to file an appeal of the decision.

Other Information About This Project

Application Received: September 30, 2019
 Deemed Complete: September 30, 2019
 Project Permits/Approvals Required: Rezone & SEPA

The applicant prepared the following project studies and/or environmental documents at the City's request: Rezone Application, SEPA Checklist.

Government programs providing funds for this project: None

Please note that at this time, no determination of consistency with City or State plans, standards, or regulations has been made. At a minimum, this project is subject to the following: City of Olympia Comprehensive Plan, Olympia Municipal Code (OMC), Engineering Design and Development Standards (EDDS) and the Drainage Design and Erosion Control Manual for Olympia. This project must also conform to the State Environmental Policy Act (SEPA).

This notice has been provided to **agencies, neighborhood associations, and neighboring property owners**. Lists of specific parties notified are available upon request.





SITE POSTING RECORD

COMMUNITY PLANNING AND DEVELOPMENT Telephone: 360.753-8314 FAX: 360.753.8087 cpdinfo@ci.olympia.wa.us

POSTING DATE: 10-21-19 PROJECT NUMBER _____

PROJECT NAME: REZONE

SITE ADDRESS: 414 E 122 ST

PLANNER: USDIA

I HEREBY CERTIFY THAT THE SITE FOR THE ABOVE REFERENCED PROJECT HAS BEEN POSTED IN A PROMINENT AND VISIBLE LOCATION.


SIGNATURE

10-21-19
DATE

Glenn Weirs
PRINT NAME