

GENERAL LAND USE APPLICATION

Olympia

OFFICIAL USE ONLY

Case #: 17-0001-P

Master File #: _____

Date: _____

Received By: [Signature]

Project Planner: _____

Related Cases: _____

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COMMUNITY PLANNING
AND DEVELOPMENT DEPT.

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

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

Project Name: _____

Project Address: _____

Applicant: KENNETH SEAN BANNAN

Mailing Address: 1748 YELM HIGHWAY SE, OLYMPIA, WA 98501

Phone Number(s): 360-252-0498, 360-995-3646

E-mail Address: ksbannan@yahoo.com

Owner (if other than applicant): _____

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): _____

Mailing Address: _____

Phone Number(s): _____

E-mail Address: _____

Project Description: _____

Size of Project Site: .63 Acres

Assessor Tax Parcel Number(s): 12836240302

Section: 36 Township: 18 Range: 2W

Full Legal Description of Subject Property (attached):

SECTION 36 TOWNSHIP 18 RANGE 2W QUARTER SE NW S 230 FT OF W HALF OF FOLLOWING DESCRIBED PROPERTY: W 249 FT OF E 497 1/2 FT OF SE QTR OF NW QTR: LESS S 30 FT FOR YELM HIGHWAY, TOGETHER WITH NON EXCLUSIVE EASEMENT FOR INGRESS

Zoning: R 4-8

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): WARD LAKE
- Swamp/Bog/Wetland OFFSITE BUT NEARBY Historic Site or Structure
- Steep Slopes/Draw/Gully/Ravine OFFSITE BUT NEARBY Flood Hazard Area (show on site plan)
- Scenic Vistas None

Water Supply (name of utility if applicable): CITY OF OLYMPIA

Existing: _____

Proposed: _____

Sewage Disposal (name of utility if applicable): SEPTIC SYSTEM

Existing: _____

Proposed: _____

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

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 Kenneth L. Barron

Date 11/10/2016

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.
- Not yet 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.)
- Not yet 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.)



2017 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 2017 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:

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

Email: cpdinfo@ci.olympia.wa.us



A. Type of proposed amendment

1. Text amendment Map amendment Both

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

B. Proposed map amendment (if any)

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

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

Map(s) proposed to be amended	Acres or square feet	Current Designation(s)	Proposed Designation(s)
Comprehensive Plan Map(s):	. 63 Acres	LOW DENSITY NEIGHBORHOOD	PLANNED DEVELOPMENT
Zoning or other Development Code Map(s):	. 63 Acres	R 4-8	UV

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

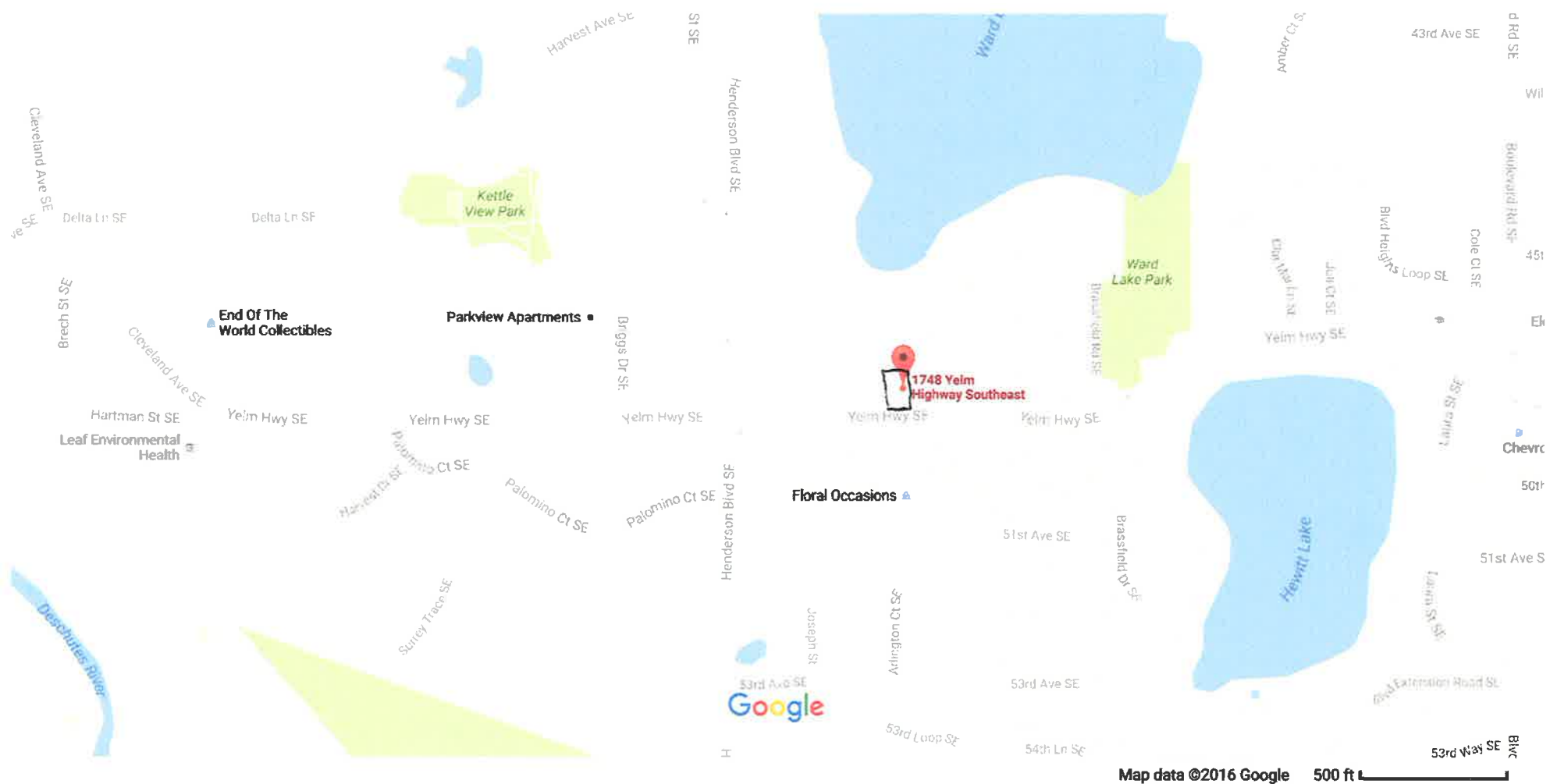
- a. Comprehensive Plan Future Land Use Map
- b. Zoning Map
- c. Other relevant maps

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.
- 2. Please describe or explain any development code amendment that you believe might be appropriate to implement the proposed Comprehensive Plan amendment.
- 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.

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

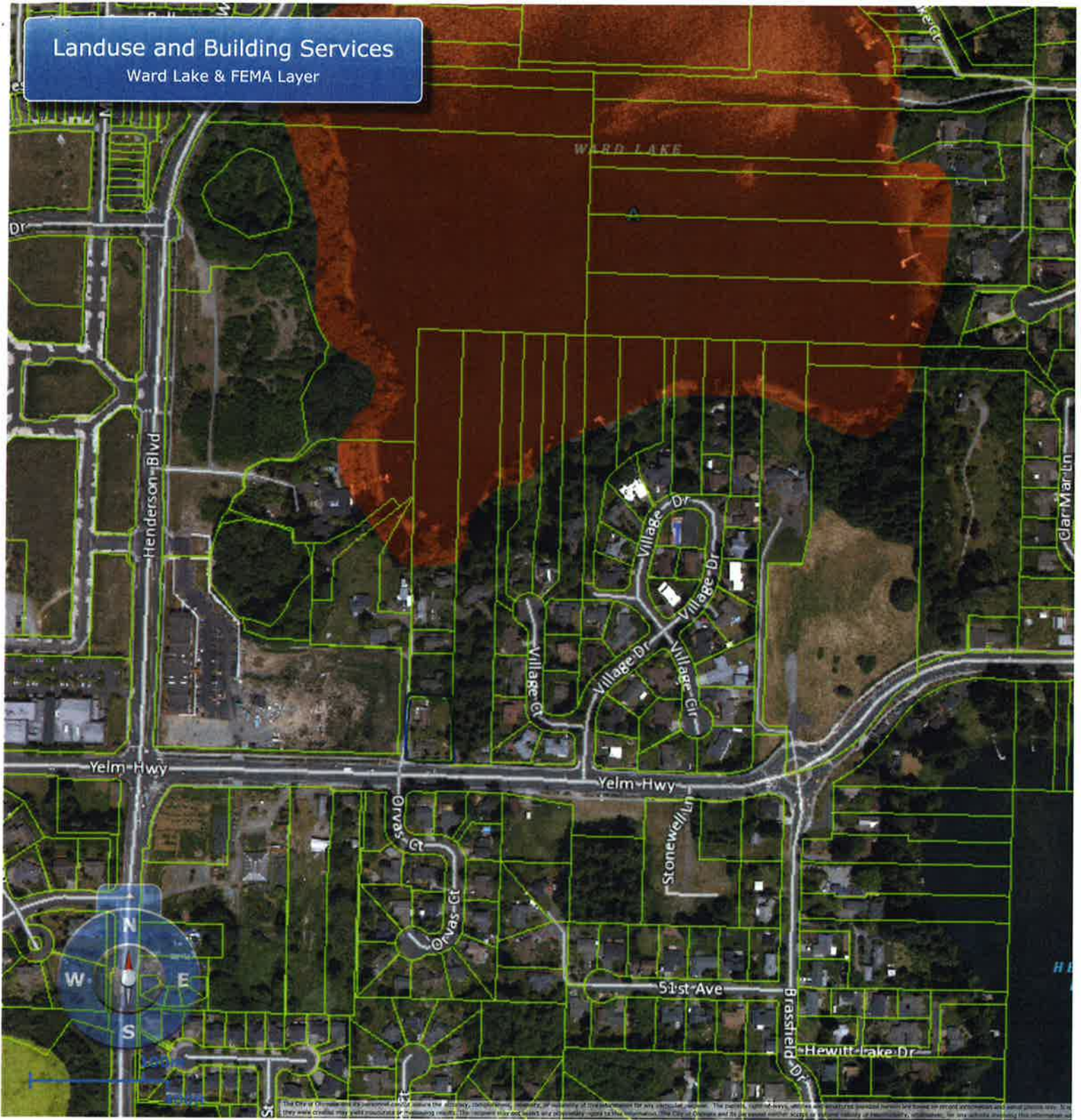
Google Maps 1748 Yelm Hwy SE



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Landuse and Building Services

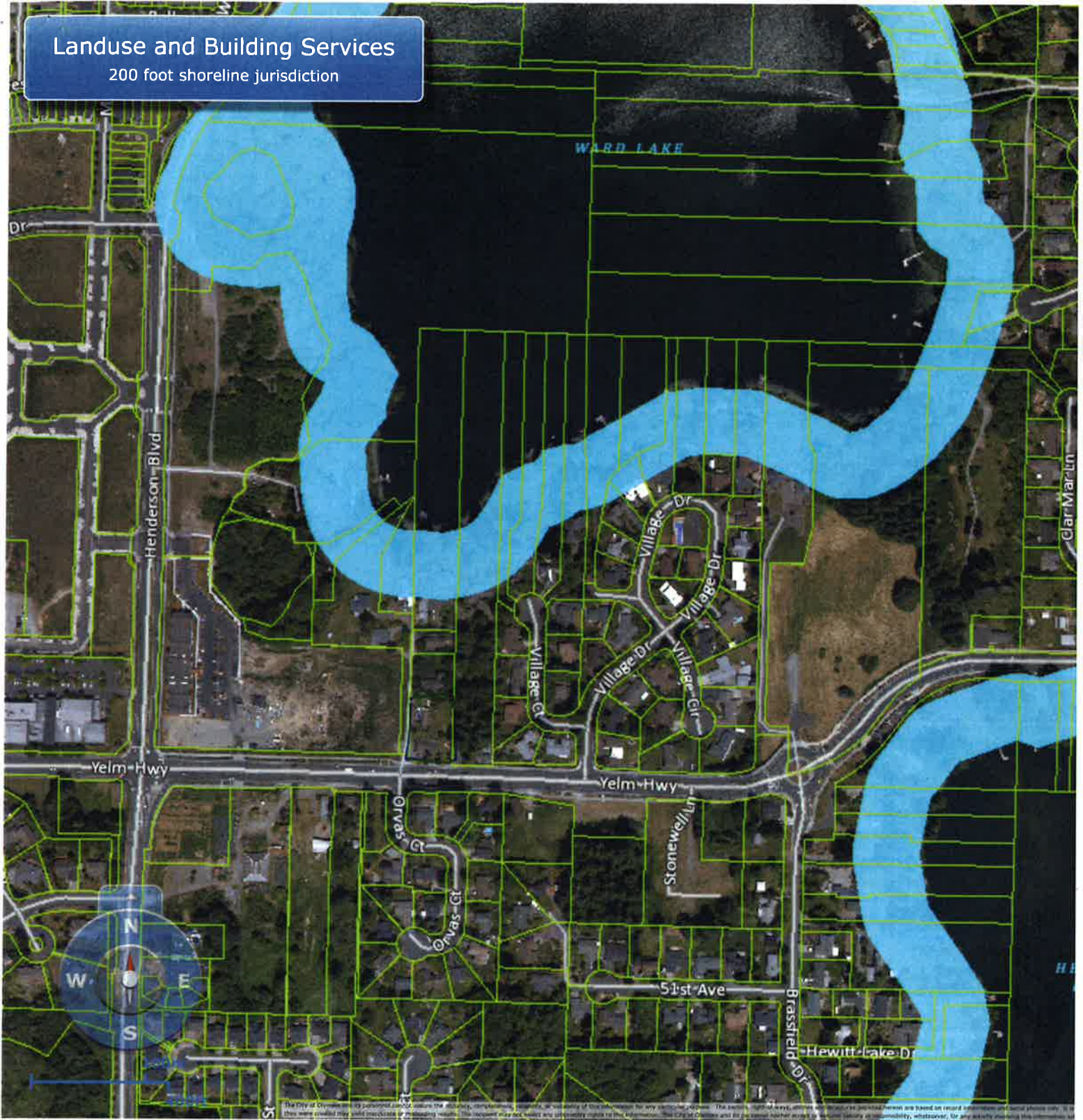
Ward Lake & FEMA Layer



The City of Tumwater is not responsible for the accuracy, completeness, or timeliness of the information for any specific location. The public, planners, engineers, architects, surveyors and other licensed professionals are advised to verify the information shown on this map with the appropriate authorities. The City of Tumwater and its employees accept no liability for any errors or omissions. For any technical information, please contact the City of Tumwater at 509.835.4300.

Landuse and Building Services

200 foot shoreline jurisdiction



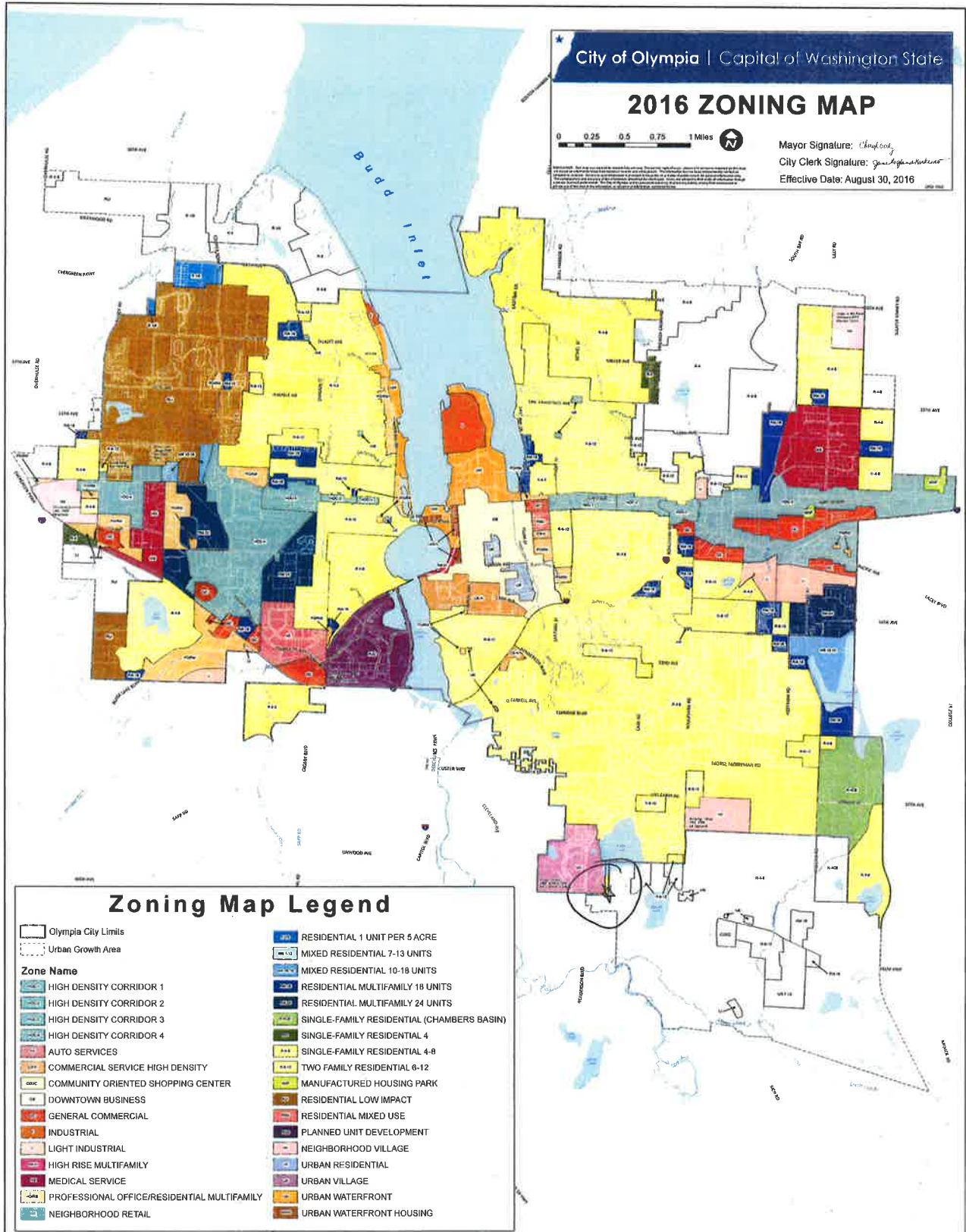
The City of Olympia and its personnel do not warrant the accuracy, completeness, timeliness, or usability of the information for any specific purpose. The boundaries and areas depicted herein are based on record information and aerial photos only. It is the user's responsibility to verify the information. This document may not contain any proprietary data or the information, the City of Olympia and its personnel shall accept no liability of responsibility, whatsoever, for any liability resulting from the information.

2016 ZONING MAP

0 0.25 0.5 0.75 1 Miles



Mayor Signature: *Chris Cook*
 City Clerk Signature: *Janet Johnson*
 Effective Date: August 30, 2016



Zoning Map Legend



















Olympia City Limits	RESIDENTIAL 1 UNIT PER 5 ACRE
Urban Growth Area	MIXED RESIDENTIAL 7-13 UNITS
Zone Name	MIXED RESIDENTIAL 10-18 UNITS
HIGH DENSITY CORRIDOR 1	RESIDENTIAL MULTIFAMILY 18 UNITS
HIGH DENSITY CORRIDOR 2	RESIDENTIAL MULTIFAMILY 24 UNITS
HIGH DENSITY CORRIDOR 3	SINGLE-FAMILY RESIDENTIAL (CHAMBERS BASIN)
HIGH DENSITY CORRIDOR 4	SINGLE-FAMILY RESIDENTIAL 4
AUTO SERVICES	SINGLE-FAMILY RESIDENTIAL 4-8
COMMERCIAL SERVICE HIGH DENSITY	TWO FAMILY RESIDENTIAL 6-12
COMMUNITY ORIENTED SHOPPING CENTER	MANUFACTURED HOUSING PARK
DOWNTOWN BUSINESS	RESIDENTIAL LOW IMPACT
GENERAL COMMERCIAL	RESIDENTIAL MIXED USE
INDUSTRIAL	PLANNED UNIT DEVELOPMENT
LIGHT INDUSTRIAL	NEIGHBORHOOD VILLAGE
HIGH RISE MULTIFAMILY	URBAN RESIDENTIAL
MEDICAL SERVICE	URBAN VILLAGE
PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY	URBAN WATERFRONT
NEIGHBORHOOD RETAIL	URBAN WATERFRONT HOUSING

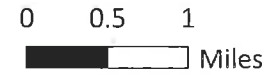
Future Land Use

Publication Date: 8/25/2016

Effective Date: 8/30/2016

Ordinance #7032

-  High Density Neighborhoods Overlay
-  Low Density Neighborhoods
-  Medium Density Neighborhoods
-  Mixed Residential
-  Neighborhood Centers
-  Residential Mixed Use
-  Planned Developments
-  Professional Office & Multi-family Housing
-  Urban Corridor
-  Urban Waterfront
-  Central Business District
-  General Commerce
-  Auto Services
-  Medical Services
-  Light Industry
-  Industry
-  City Limits
-  Urban Growth Area



The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted herein are based on recent information and aerial photos only. It is recommended the recipient and/or user verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights in this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

