

CITY OF OLYMPIA REZONE EXHIBIT

CURRENT FUTURE LAND USE DESIGNATIONS:

MEDIUM DENSITY NEIGHBORHOODS AND PROFESSIONAL OFFICE & MULTIFAMILY HOUSING

CURRENT ZONING:
R-24

PROPOSED FUTURE LAND USE DESIGNATIONS:

PROFESSIONAL OFFICE & MULTIFAMILY HOUSING

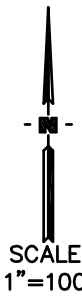
PROPOSED ZONING:
PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY

1013.17'

S02°01'01"W



AREA TO BE REZONED



SCALE:
1"=100'

N02°03'01"E 611.09'

R=11.50'
D=97°43'52"
L=19.62'

R=172.50'
D=29°51'02"
L=89.87'

R=218.50'
D=33°14'51"
L=126.79'

S02°01'01"W 148.58'

N50°24'05"W 145.06'

N83°38'56"W
31.73'

LOT C

BLA 13-0130-OL
15.27 ACRES

LOT B

BLA 13-0130-OL
2.83 ACRES

R=172.50'
D=32°18'11"
L=97.25'

R=227.50'
D=42°09'10"
L=167.37'

R=11.50'
D=86°10'17"
L=17.30'

R=915.00'
D=14°31'54"
L=232.07'

N48°17'44"W
74.35'

N48°17'44"W
7.96'

R=915.00'
D=26°00'33"
L=415.36'

LOT A

BLA 13-0130-OL
0.73 ACRES

N02°01'01"E 204.06'

Δ=24°14'22"

R=995.00

L=420.94

N88°50'11"W 376.55'

CAPITOL MALL DRIVE (80' WIDE)
(A PUBLIC ROAD)

N02°03'01"E 393.82'
ALTA STREET

LANDS OF
TIMBERLAND APARTMENT
ASSOCIATES, LLC

LANDS OF
FRIENDLY VILLAGE, LLC

DURYEA & ASSOCIATES, P.S.

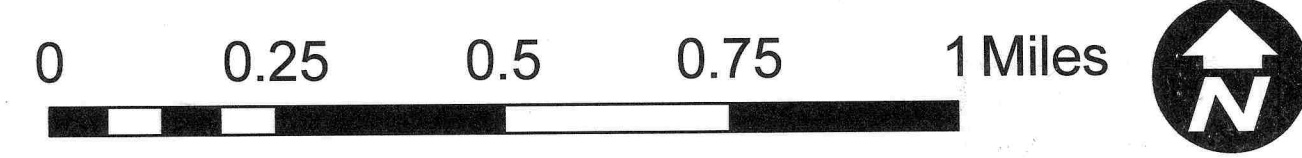
2702 N. Perry Street, Spokane WA 99207

tel: (509) 465-8007

www.duryea-associates.com

JOB NO. 13-1721

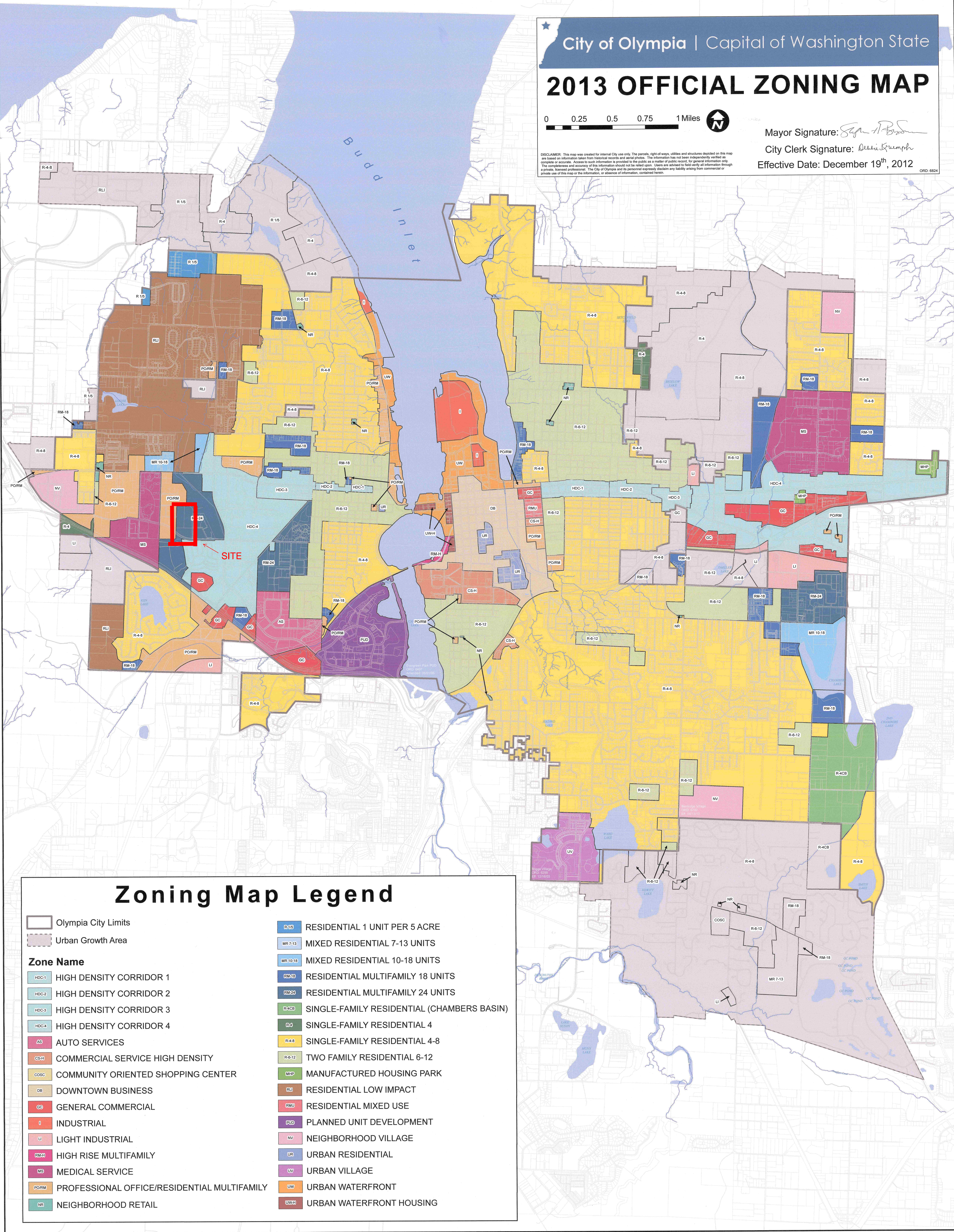
2013 OFFICIAL ZONING MAP



Mayor Signature: *Seana Johnson*
 City Clerk Signature: *Debbie Krumpal*
 Effective Date: December 19th, 2012

DISCLAIMER: This map was created for internal City use only. The parcels, right-of-ways, utilities and structures depicted on this map are based on information taken from historical records and aerial photos. The information has not been independently verified as complete or accurate. Access to such information is provided to the public as a matter of public record for general information only. The completeness and accuracy of this information should not be relied upon. Users are advised to field-verify all information through a private licensed professional. The City of Olympia and its personnel expressly disclaim any liability arising from commercial or private use of this map or the information, or absence of information, contained herein.

ORD. 6824



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



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

1. Text amendment _____ Map amendment X Both _____

2. What issue is addressed or problem solved by the proposed amendment?
The proposed amendment clarifies the Comprehensive Plan Designation for the two impacted parcels, and makes it consistent with the most likely and best uses for future development.

B. Proposed map amendments (if any)

1. If any associated map amendments are proposed, please describe the purpose:
The proposed amendment clarifies the Comprehensive Plan Designation for the two impacted parcels, and makes it consistent with the most likely and best uses for future development.

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):	2.83 & 0.73	Medium Density Residential and Professional Office and Multifamily Housing	Professional Office and Multifamily Housing
Zoning or other Development Code Map(s):		RM-24	PO/RM

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
 - 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.

The proposed amendment clarifies the Comprehensive Plan Designation for the two impacted parcels, and makes it consistent with the most likely and best uses for future development. The current zoning designation of RM-24 is only somewhat consistent with

the PO/RM designation for part of the parcel (PO/RM is a more appropriate categorization allowing more use options) and the portion designated Medium Density Multifamily is not at all consistent with the RM-24 zoning designation (a high-density multifamily category rather than medium density). The proposed Comprehensive Plan Amendment and rezone to PO/RM brings consistency to the designations and maximizing future land use with several appropriate options for development.

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.



GENERAL LAND USE APPLICATION

Olympia

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**:

- | | |
|---|---|
| <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 checked="" type="checkbox"/> Other <u>Comprehensive Plan Amendment</u> |
| <input type="checkbox"/> Land Use Review (Site Plan) Supplement | |

Project Name: Copper Trail Apartments – Outparcel Comprehensive Plan Amendment

Project Address: 723 Alta Street NW and 3505 Capitol Mall Drive SW

Applicant: Inland Capitol Mall LLC

Mailing Address: 1620 N. Mamer Road, Building B, Spokane Valley, WA 99216

Phone Number(s): (509) 321-3218

E-mail Address: keithj@inlandconstruction.com

Other Authorized Representative (if any): Keith James

Mailing Address: 1620 N. Mamer Road, Building B, Spokane Valley, WA 99216

Phone Number(s): (509) 321-3218

E-mail Address: keithj@inlandconstruction.com

Project Description: Comprehensive Plan Amendment for two parcels from Medium Density Residential to Professional Office and Multifamily Housing

Size of Project Site: 723 Alta Street is 2.83 acres prior to streets, 3505 Capitol Mall Drive SW is 0.73 acres

Assessor Tax Parcel Number(s): 128163330102 & 128163330103

Section : 16

Township: 18

Range: 2W QUARTER SW SW

Full Legal Description of Subject Property (attached):

Zoning: RM-24

Shoreline Designation (if applicable): N/A

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

- | | |
|---|--|
| <input type="checkbox"/> Creek or Stream (name): _____ | |
| <input type="checkbox"/> Lake or Pond (name): _____ | |
| <input type="checkbox"/> Swamp/Bog/Wetland | <input type="checkbox"/> Historic Site or Structure |
| <input type="checkbox"/> Steep Slopes/Draw/Gully/Ravine | <input type="checkbox"/> Flood Hazard Area (show on site plan) |
| <input type="checkbox"/> Scenic Vistas | <input checked="" type="checkbox"/> None |

Water Supply (name of utility if applicable): City of Olympia

Existing: N/A

Proposed: N/A

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

Existing: N/A

Proposed: N/A

Access (name of street(s) from which access will be gained): Capital Mall Drive SW and Alta Street NW

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 3/2/15


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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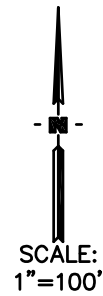
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(A PUBLIC ROAD) **(80' WIDE)**

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