



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?

Amendments will reflect the City's purchase of Bentrige property for the intended use as a Park. Ten (10) Acres of the site will be set aside for commercial development.

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COMMUNITY PLANNING
AND DEVELOPMENT DEPT.

MAYOR: Stephen H. Buxbaum, **MAYOR PRO TEM:** Nathaniel Jones, **CITY MANAGER:** Steven R. Hall

COUNCILMEMBERS: Jim Cooper, Julie Hankins, Steve Langer, Jeannine Roe, Cheryl Selby

B. Proposed map amendment (if any)

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

Comprehensive Plan Map and Zoning Map

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):	71.86 Acres	Planned Developments w/Neighborhood Center	61.86 AC – Low Density Neighborhood 10 AC – Medium Density Neighborhood, that allows Neighborhood Retail Or similar zone
Zoning or other Development Code Map(s):	71.86 Acres	Neighborhood Village	61.86 AC – R4-8 10 AC – RM18 w/Neighborhood retail Or similar zone

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.

The following Comprehensive Plan updates may be needed:

- Map on Page 97

- Table at the End of the Land Use and Urban Design Chapter
 - Parks & Trails Map on Page 314
2. Please describe or explain any development code amendment that you believe might be appropriate to implement the proposed Comprehensive Plan amendment.

The City may consider an amendment to the Development Code to remove references to BentrIDGE Village.

The City may also consider a form of neighborhood retail that both encourages pedestrian and bicycle transportation and appropriately is oriented to serving the southeast of Olympia. The City may need to consider modifications to either its neighborhood retail zone or its neighborhood center zone in order to create a neighborhood area that is sized appropriately and allows supportive uses for the area. The City may need a neighborhood retail zone to allow larger sizes (larger than one acre) and also to consider whether to create, if needed, more viable uses of the land.

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

OFFICIAL USE ONLY

Case #: _____

Master File #: _____

Date: 11-7-2016

Received By: jmp

Project Planner: JOYCE

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: LBA Woods – Bentridge Parcel

Project Address: 3900 Block of Boulevard Rd SE

Applicant: City of Olympia

Mailing Address: 601 4th Avenue E, Olympia WA 98501

Phone Number(s): (360) 753-8740

E-mail Address: jburney@ci.olympia.wa.us

Owner (if other than applicant): Dawley Family Trust (City holds purchase Option)

Mailing Address: PO Box 286, Rose CA 94957

Phone Number(s): _____

Other Authorized Representative (if any): Jay Burney, Assistant City Manager

Mailing Address: 601 4th Avenue E, Olympia WA 98501

Phone Number(s): (360) 753-8740

E-mail Address: jburney@ci.olympia.wa.us

Project Description: 71.86 Acre undeveloped property to be developed as 59 Acres of Park, with approximately 2.8 acres dedicated to the future extension of Log Cabin Rd from Boulevard Rd to Wiggins Rd, and 10 Acres set aside for commercial development.

Size of Project Site: 71.86 Acres

Assessor Tax Parcel Number(s): 11830330000

Section : 30 Township: 18N Range: 1W



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Full Legal Description of Subject Property (attached):

The South half of the Southwest Quarter of Section 30, Township 18 North, Range 1 West, Willamette Meridian, Washington, EXCEPT the North 430 feet of the West 574.5 feet as conveyed to Thurston County and the City of Olympia by deeds recorded under Auditor's File Numbers 539316 and 638169 respectively and EXCEPT the West 30 feet of the remainder for the County Road known as Boulevard Road.

Zoning: Neighborhood Village

Shoreline Designation (if applicable): N/A

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

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

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

Existing: None

Proposed: To be Determined

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

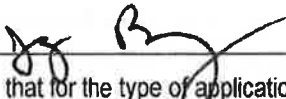
Existing: None

Proposed: To be Determined

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

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

11/7/16

JG
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.)

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

Subject Site



0 0.5 1 Miles

The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or usability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted herein are based on record information and aerial photos only. It is recommended the recipient and/or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may pose inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept nor assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

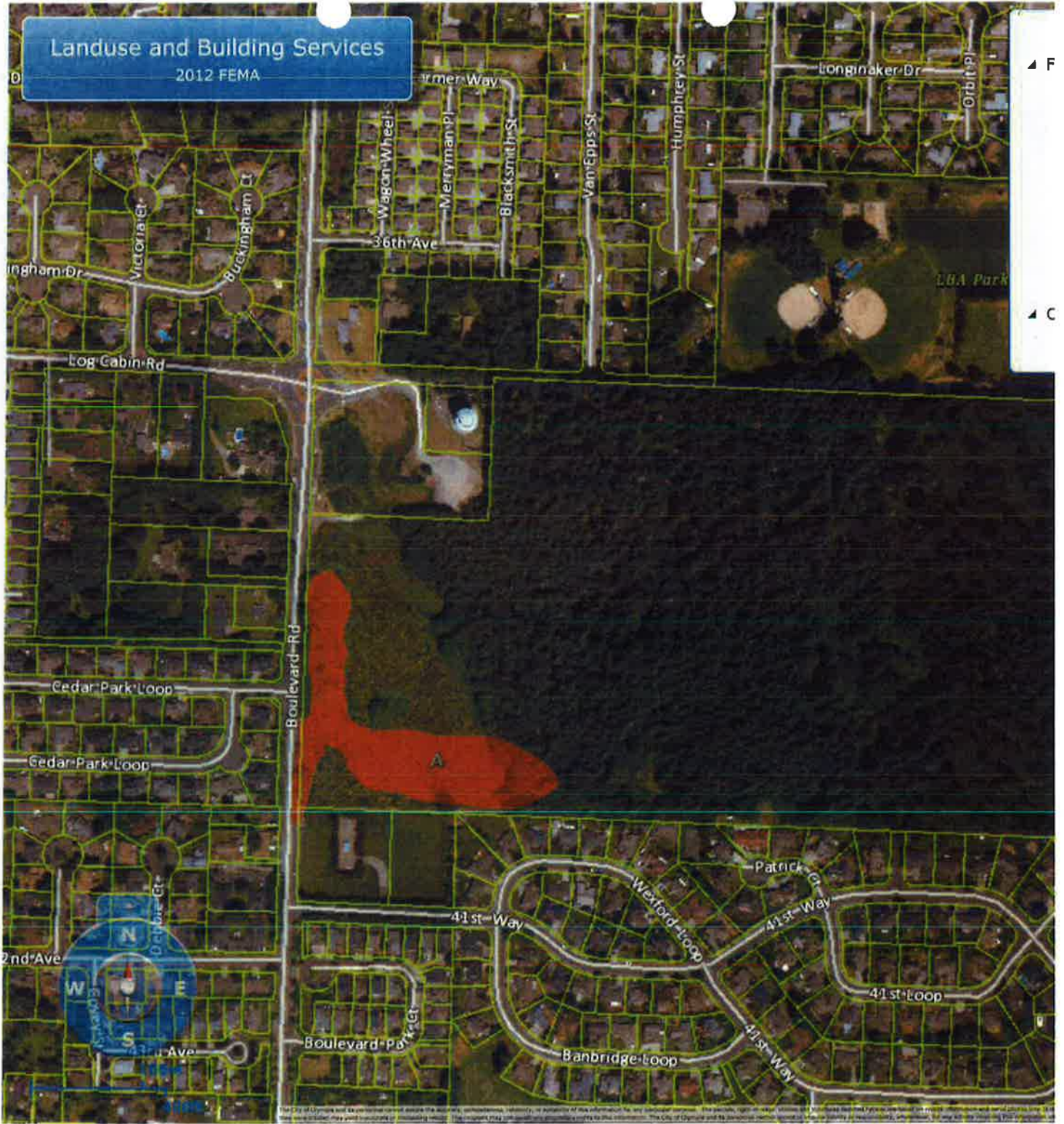
Landuse and Building Services

Steep Slopes



Landuse and Building Services

2012 FEMA



LBA Park Expansion

City of Olympia | Capital of Washington State



0 325 650 Feet 1 inch = 625 feet

Map printed 9/21/2016
For more information, please contact:
Olympia Parks, Arts and Recreation Department
olympiaparks@ci.olympia.wa.us
(360) 753.8380

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Note: Location of the future Log Cabin Road Extension is not accurate on this map. See map date stamped 12-19-16 for alignment.

Landuse and Building Services

ZOOM in with Olympia Online Mapping



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Regional Transportation System

Southeast Olympia/Southwest Lacey

Map printed 12/15/2016

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