

City of Olympia | Capital of Washington State

601 4th Avenue E. | P.O. Box 1967, Olympia, WA 98507-1967

COMMUNITY PLANNING AND DEVELOPMENT Telephone: 360.753-8314 FAX: 360.753.8087

cpdinfo@ci.olympia.wa.us



COMPREHENSIVE PLAN AMENDMENT APPLICATION

OFFICIAL USE ONLY

Case #: 11-0152
Received By: T. King

Master File #: 12-0001
Project Planner: S. Bay Cari

Date: _____
Related Cases: _____

One of the following supplements must be attached to this Comprehensive Plan Amendment Application.

- | | |
|---|---|
| <input type="checkbox"/> Preliminary Application Supplement | <input checked="" type="checkbox"/> Final Application Supplement |
| | <input checked="" type="checkbox"/> Comprehensive Plan Amendment |
| | <input checked="" type="checkbox"/> Zoning Map (Rezone) or Text Amendment |
| | <input checked="" type="checkbox"/> Adjacent Property Owner List (Rezone or site-specific amendment only) |
| | <input checked="" type="checkbox"/> SEPA Checklist (Final application only) |
| | <input checked="" type="checkbox"/> Fee |

Applicant: SSHI, LLC (d.b.a. DR Horton) – contact Tia Heim
Mailing Address: 12931 N.E. 126th Place, Kirkland, WA 98034
Phone Number(s): (425) 821-3400
E-mail Address: _____

Site Owner: Same as above.
Mailing Address: _____
Phone Number(s): _____

Other Authorized Representative (if any): Barghausen Consulting Engineers, Inc. – contact Chris Ferko
Mailing Address: 18215 72nd Avenue South, Kent, WA 98032
Phone Number(s): (425) 251-6222
E-mail Address: cferko@barghausen.com

Description of Proposed Amendment: Comprehensive Plan Map Amendment and Rezone of the subject property from Neighborhood Village (NV) to R6-12 or R4-8.
Size of Proposed Amendment Area: 79.31 Acres
Assessor Tax Parcel Numbers (s): 11830420000

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

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

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 /do not affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application (in the case of a rezone 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.

SSHI LLC, dba DR Horton

Print Name

Signature(s)

Date

Tia Heim

Tia Heim

3-15-12

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2012 COMPREHENSIVE PLAN AMENDMENT FINAL APPLICATION SUPPLEMENT

A. Type of proposed amendment

1. Policy amendment _____ Map amendment X

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

The proposed amendment is submitted under protest subsequent to City Ordinance 6762, An Ordinance of the City Council of the City of Olympia, Washington adopting Council Findings of Fact, Conclusions of Law and Decision Concerning the Trillium Master Plan File No. 04-2672, wherein the City denied the Trillium Master Plan. In reaching that decision, City Council members addressed the underlying designation and zoning of Neighborhood Village and expressed their general disagreement with its applicability on this site as a general matter. The proposed amendment would remove the property from NV and place it in R6-12 or R4-8 zoning.

It is the applicant's position that if NV is not applied to the site, R6-12 is the appropriate zoning designation because it most closely matches the NV zone without certain development standards the City Council found objectionable in the NV zone. Specifically, the R6-12 zone provides (a) development density that accommodates the City's projected population growth, (b) establishes a compact growth pattern to efficiently use the remaining developable land, and (c) enables community residents to walk or bike to nearby transit. The R6-12 zone does not, however, require a "sheltered transit stop", which was the basis for denial of the Trillium Master Plan.

B. Proposed map amendment (if applicable)

1. To implement the proposed Comprehensive Plan amendment, is a Zoning Map (or other Comprehensive Plan Map) change needed? Please explain.

The Comprehensive Plan designation is proposed to be changed from Neighborhood Village to R6-12. Alternatively and secondarily, the applicant proposes a change to R4-8. The zone is proposed to be changed from Neighborhood Village to R6-12. Alternatively and secondarily, the applicant proposes a change to R4-8.

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

Information Type	Current		Proposed	
	Acres	Designation(s)	Designation(s)	Acres
Comprehensive Plan Map(s)	79.81	Neighborhood Village (NV)	R6-12	79.81
Zoning Map(s)	79.81	Neighborhood Village (NV)	R6-12	79.81

3. Please submit the following maps with a list of tax parcel numbers of the/all property(ies) involved in the amendment/rezone request:

- Comprehensive Plan Future Land Use Map
- Current Zoning Map
(available online at www.ci.olympia.wa.us or at our office location listed above)

Highlight the/all property(ies) and show:

- a) Current zoning designation and requested change, and
- b) Identify existing land uses within 1,000 feet.

C. Additional information

1. Please describe the proposed Comprehensive Plan amendment if policy (text) amendment is desired. Please attach and highlight the portion/s of the Comprehensive Plan to be amended.
 - A policy (text) amendment is not proposed.
2. To implement the proposed Comprehensive Plan amendment, is a Unified Development Code (zoning) text change also needed? Please describe/explain.
 - A zoning text change is not needed.
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.
 - The applicant is not aware of any other City of Olympia plans that need amending to implement the proposed map amendments.

MAIL OR DELIVER THIS APPLICATION BY MARCH 19, 2012:

Hand-Deliver:

Community Planning and Development
601 4th Avenue E.
Olympia, WA 98501

Mail:

Olympia Community Planning and Development
PO Box 1967
Olympia, WA 98507-1967
cpdinfo@ci.olympia.wa.us

LAND USE EXHIBIT
COMPREHENSIVE PLAN AMENDMENT & REZONE
3355 Morse Merryman Road, Olympia, WA
Assessor's Parcel No. 11830420000

