

# GENERAL LAND USE APPLICATION



OFFICIAL USE ONLY

Case #: 17-0001-P

Master File #: \_\_\_\_\_

Date: \_\_\_\_\_

Received By: [Signature]

Project Planner: \_\_\_\_\_

Related Cases: \_\_\_\_\_



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

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

Project Name: TSUKI CORNER

Project Address: 4920 Henderson Blvd SE

Applicant: Tom Schrader

Mailing Address: 3744 Kinsale Lane SE Olympia, WA 98501

Phone Number(s): (360) 480-9387

E-mail Address: Schraderfour@gmail.com

Owner (if other than applicant): Phil & Therese Hulbert, Trong Hong & Bob & Marni Prandi

Mailing Address: SEE ATTACHED (P 3 of 3).

Phone Number(s): " " " "

Other Authorized Representative (if any): Tom Schrader

Mailing Address: / /

Phone Number(s): SAME AS ABOVE

E-mail Address: / /

Project Description: REZONE FOR FOUR PARCELS TOTALING 7.48 ACRES.

Size of Project Site: 7.48 ACRES

Assessor Tax Parcel Number(s): 12836310600, 12836310500, 12836310300, 12836310400.

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

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Full Legal Description of Subject Property (attached ):

Zoning: Current R4-8, Proposed PO/RM.

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): \_\_\_\_\_
- Swamp/Bog/Wetland  Historic Site or Structure
- Steep Slopes/Draw/Gully/Ravine  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): \_\_\_\_\_ " (LOTT)

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 

Date 11/14/2016

  
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. ✓
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.) NA
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.) NA

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# 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](mailto:cpdinfo@ci.olympia.wa.us)

A. Type of proposed amendment

1. Text amendment \_\_\_\_\_ Map amendment \_\_\_\_\_ Both X

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

REZONE FROM R4-8 TO PD/RM. BUSY CORNER WHICH ISN'T

B. Proposed map amendment (if any) CONDUCTIVE TO ONLY RESIDENTIAL.

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

REZONE, AS DESCRIBED.

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

DITTO.

Map(s) proposed to be amended	Acres or square feet	Current Designation(s)	Proposed Designation(s)
Comprehensive Plan Map(s):	7.48 Acres	R 4-8	Rmu or PO/RM
Zoning or other Development Code Map(s):	7.48 Acres	R 4-8	Rmu or PO/RM

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

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

**TSUKI NURSERY - REZONE REQUEST**

11/14/2016

<b>TAX I.D. #</b>	<b>OWNERS</b>	<b>PHONE</b>	<b>ACRES</b>
<b>12836310500</b>	HULBERT, PHILLIP & THERESE 1611 YELM HIGHWAY SE OLYMPIA, WA 98501	360-791-8091	<b>1.11</b>
<b>12836310500</b>	HULBERT, PHILLIP & THERESE 1611 YELM HIGHWAY SE OLYMPIA, WA 98501	360-791-8091	<b>3.92</b>
<b>12836316300</b>	TRON HONG 4440 VILLAGE DRIVE SE OLYMPIA, WA 98501	360-790-6571	<b>1.91</b>
<b>12836310400</b>	ROBERT PRANDI 1707 YELM HIGHWAY SE OLYMPIA, WA 98501	360-250-9503	<b>1.54</b>

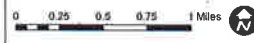
# Thurston County Map



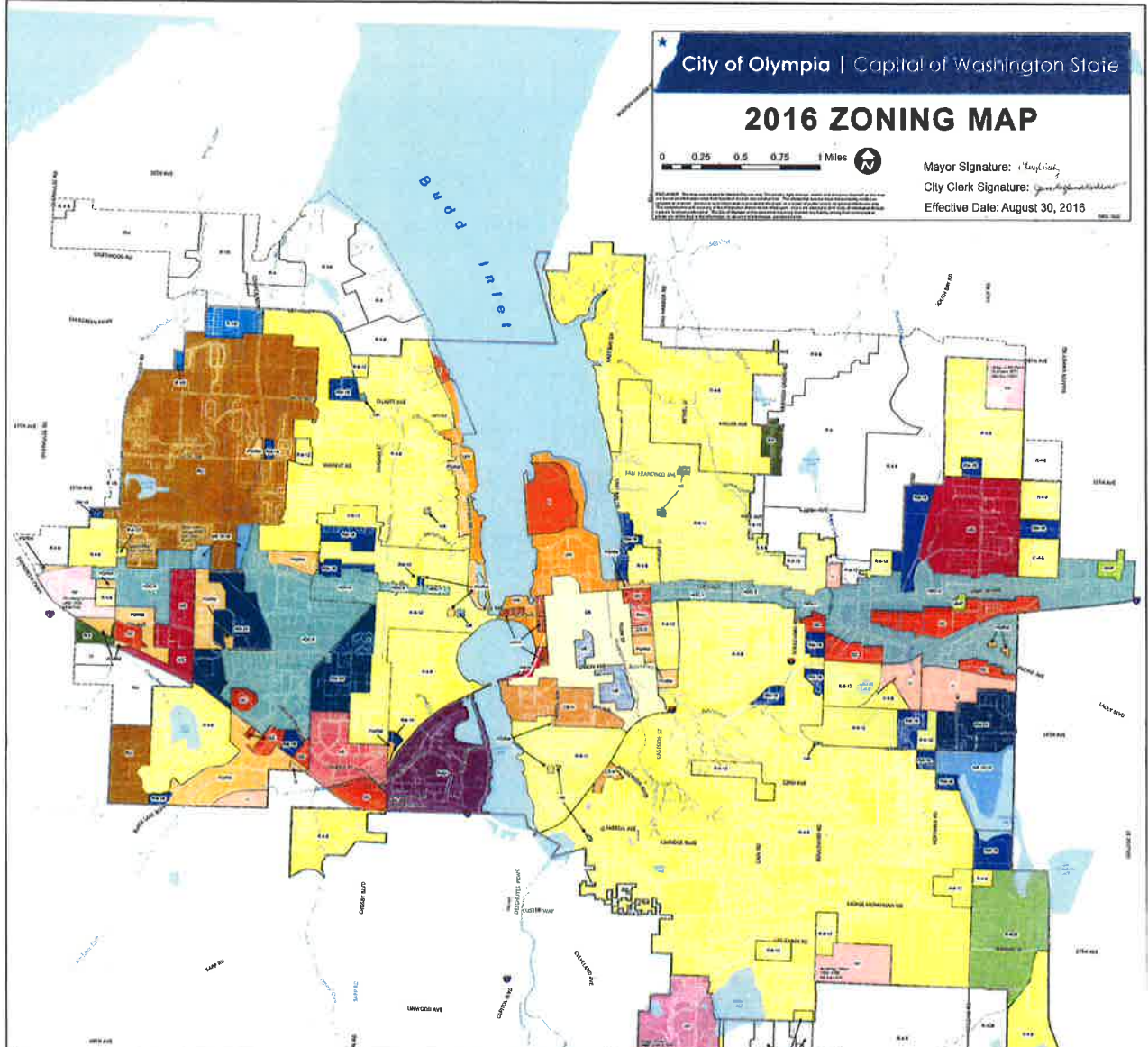
Disclaimer: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County government. However, the County and all related personnel make no warranty, expressed or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to, implied warranties of merchant ability, data fitness for a particular purpose, and non-infringements of proprietary rights.

# 2016 ZONING MAP



Mayor Signature: *[Signature]*  
 City Clerk Signature: *[Signature]*  
 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
<b>Zone Name</b>	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



















Map Prepared by: [Name]  
 Date: [Date]

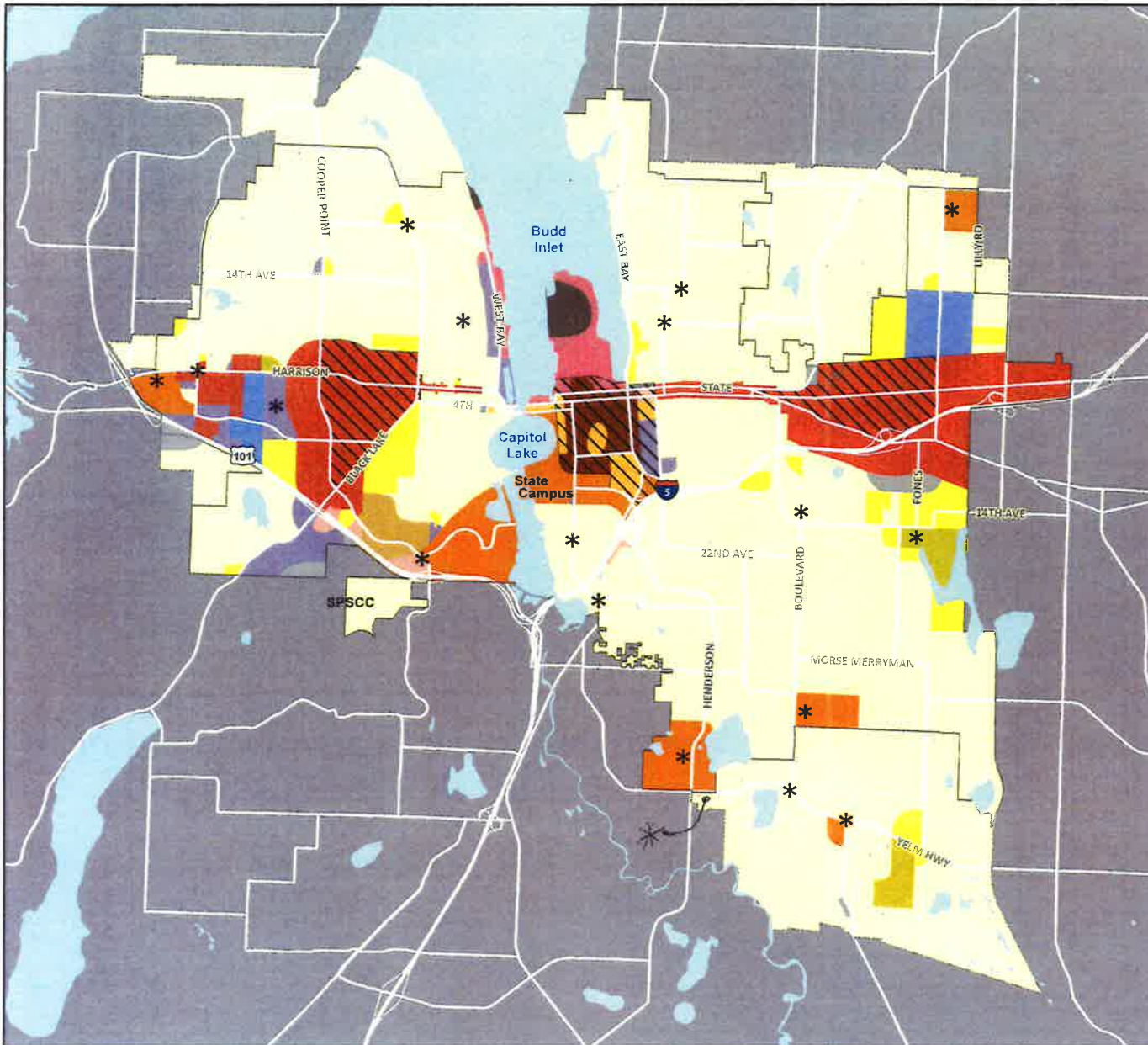
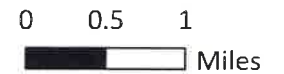
# Future Land Use

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 ensure the accuracy, completeness, reliability, or suitability of the information for any particular purpose. The parks, 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 the 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 to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving the information with respect to lost profits, lost savings or any other consequential damages.