



Preliminary Comprehensive Plan Amendment

OFFICIAL USE ONLY

Case #: _____

Master File #: 2018 CPAs

originally submitted
12-1-17
Date: REQUESTED REVISIONS
SUBMITTED 12-14-17

Received By: _____

Related Cases: _____

Project Planner: Joyce

Please print or type and FILL OUT COMPLETELY (Electronic Submittal Required)

(Attach separate sheets if necessary)

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 and with any other attachments or maps. You will be notified when the next review schedule has been established.

Note that there is no charge for submitting a preliminary application. If the Council decides the City should consider your proposal, then payment of a \$240 fee will be required. Additional fees will 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.)

Applications shall be submitted in person at City Hall or submitted via email to Joyce Phillips at jphillip@ci.olympia.wa.us.

Project Name: BLACK LAKE BLVD / US 101

Project Address: 1801 Black Lake Blvd. SW
Olympia, WA. 98512

Assessor's Parcel Number(s): 12821310300, 12821310701, 12821310801

Legal Description(s): _____

NAME OF APPLICANT: James Richards

Mailing Address: 2617 115th Ave. NW Gig Harbor, WA. 98335

Area Code and Phone #: 206-478-0103

E-mail Address: BergenRichards@gmail.com

NAME OF OWNER(S) JSRK, LLC

Mailing Address: 2617 115th Ave. NW Gig Harbor, WA. 98335

Area Code and Phone #: 206-478-0103

Email Address: BergenRichards@gmail.com

NAME OF AUTHORIZED REPRESENTATIVE (if different from above): Tom Schrader _____
Mailing Address: 3835 Prestwick Lane SE _____
Area Code and Phone #: (360) 480-9387 _____
E-mail Address: schraderfour@gmail.com _____

A. Type of proposed amendment

- ☐ Comprehensive Plan Text Amendment
☐ Comprehensive Plan Map Amendment
☐ Development Code (Zoning) Text Amendment
☒ Zoning Map Amendment (Rezone)

*A comprehensive
plan amendment
is also requested.
12-15-17 jmp*

B. Project Description, including size of property involved:

This site had a gas station on it that was removed, cleaned up and along with two smaller pieces of two other parcels sold by the Washington State Department of Transportation. We are in the process of a short plat that will make these three parcels into two parcels. We are planning on a Quick Service Restaurant with a drive thru on the corner parcel and a compatible business or businesses on the abutting parcel with shared access. The site totals 1.57 acres or 68,429 square feet.

Zoning: Change PO/RM to GC _____

Shoreline Designation (if applicable): _____

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 type="checkbox"/> None <i>None Known 12-15-17 jmp</i> |

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

Existing: _____

Proposed: City of Olympia _____

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

Existing: _____

Proposed: City of Olympia _____

Access (name of street(s) from which access will be gained): Black Lake Blvd

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

The current Future Land Use Map incorrectly shows our entire site as Professional Office & Multi Family Housing even though most of the site is currently zoned GC.

Because our site came from pieces of other parcels from the D.O.T. the zoning and property lines overlap so that each parcel has more than one zoning. This amendment would resolve both of these situations.

D. Proposed map amendment (if any)

If any associated map amendments are proposed, please list which map and describe the purpose.
Change PO/RM zoning to GC.

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

Change PO/RM zoning to GC.

Map(s) proposed to be amended	Acres or square feet	Current Designation(s)	Proposed Designation(s)
Comprehensive Plan Map(s):	1.57 Acres	PO/RM	GC
Zoning or other Development Code Map(s):	1.57 Acres	PO/RM Approx. 0.84 acres of the site is zoned	GC

General commercial. jmp 12-15-17.

F. Submit the following 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):

- Comprehensive Plan Future Land Use Map
- Zoning Map
- Other relevant maps

G. Other information (please feel free to attach any additional information)

- 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.
- Please describe or explain any development code amendment that you believe might be appropriate to implement the proposed Comprehensive Plan amendment.
- 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 for additional information or clarification of your proposal.

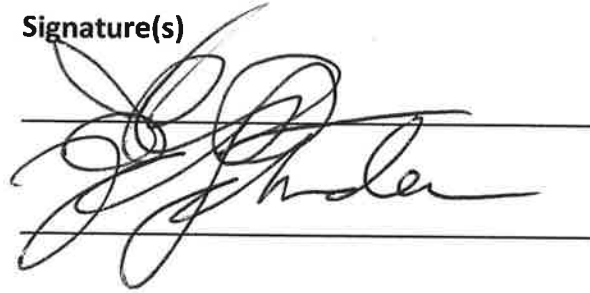
I affirm that all answers, statements, and information submitted with this request are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this request. Further, I grant permission from the owner 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 request.

Print Name

Signature(s)

Date

James Richards



12.10.17

Tom Schrader

12.12.2017

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.

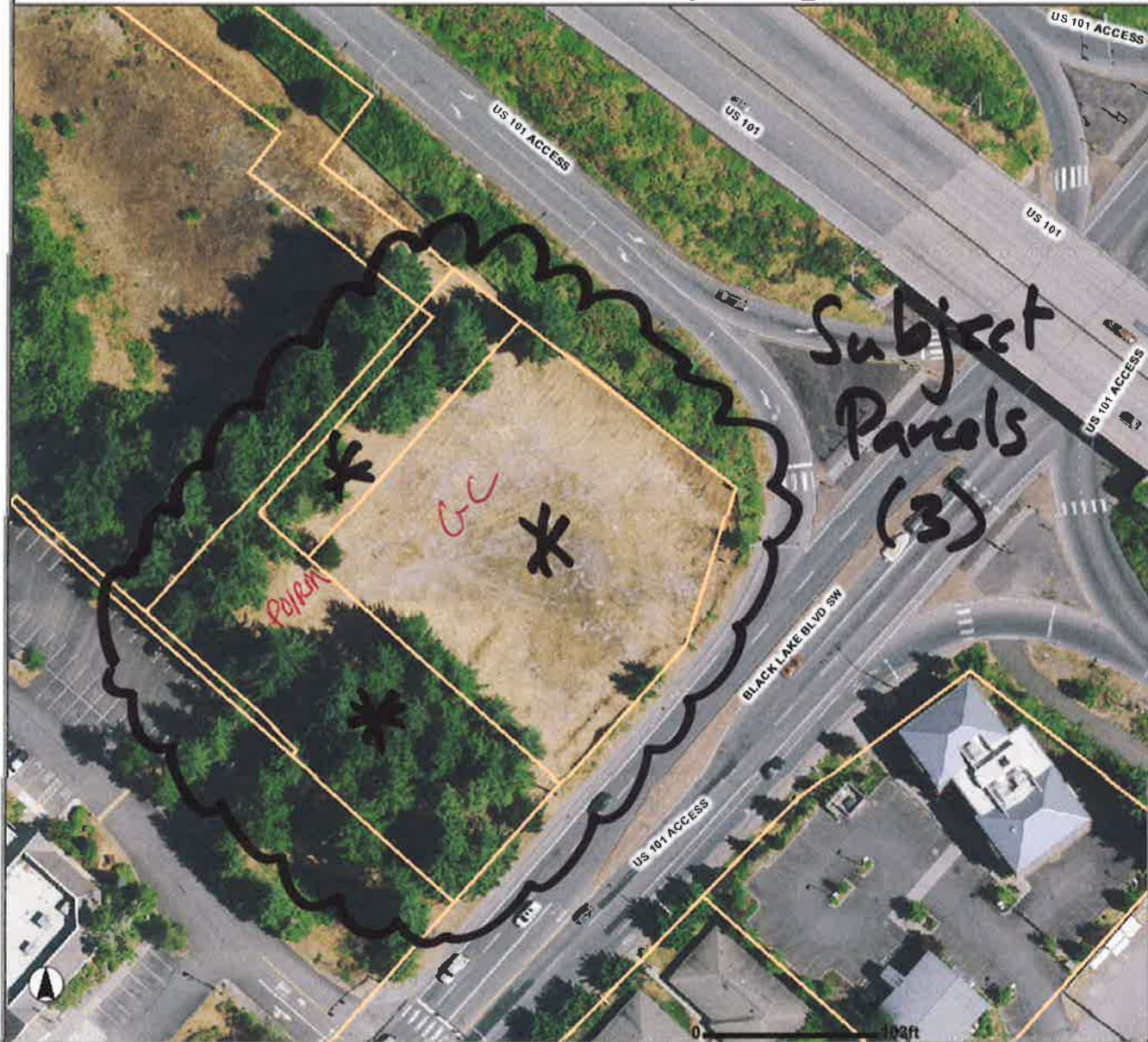


Keith Stahley, Director,
Community Planning and Development

9/28/2017

Date

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. Under no circumstances, including, but not limited to, negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.



© 2017 - Thurston County GeoData Center
929 Lakeridge Drive SW, Suite 216, 2nd Floor
Olympia, WA 98502-6031

LEGEND

Major Roads	Flood Zones
Roads	Water Bodies
Streams	Zoning
Contours	Cities
Wetlands	Parcels
Wetland Buffers	