

BranBar, LLC

Professional Service & Land Use Consultants
18215 72nd Ave S, Ste. 127, Kent WA 98032
P.O. Box 7157, Covington, Washington 98042
ph: 425.656.7491 mobile: 206.371-5215
email: brandon@branbar.com

CITY OF OLYMPIA – “BRANBAR REZONE”
APPLICANT PRESENTATION OUTLINE for HEARING EXAMINER
JULY 25, 2016 6:30PM

INTRODUCTION:

Thank you Mr. Hearing Examiner for reviewing & hearing our request today.

I'm Brandon Anderson, of BranBar, LLC – a small family land use & development consulting company from Kent, WA. My family is originally from the Lacey / Olympia area, and we have owned this property (the potential rezone parcel) since mid-2007.

The “BranBar” property is approx. 5 acres just west of the Cooper Crest subdivision on Cooper's Point in NW Olympia. Of the surrounding & adjacent properties within the City limits, most are low density residential, and under the City Comp Plan zoning label “RLI.”

PURPOSE:

It is our goal to see the BranBar parcel (No. 12808110200) rezoned from Residential one unit per five acres (R1/5) to Residential Low Impact (RLI); and we strongly believe, after a lengthy vetting/scoping period through the City of Olympia's planning department & planning commission, that our request meets or exceeds the necessary requirements for the requested zoning change – And, we fully support the City of Olympia's staff recommendation of approval for the BranBar rezone request.

APPLICABLE PLANS & REGULATIONS:

The latest comprehensive plan update for the City was adopted in 2014; of the two R1/5 zoning area Olympia, both about the Cooper Crest plat. As stated in the City's

staff report, the Sundberg Annexation on the North boundary of Cooper Crest has seen significant rezones to multiple residential uses, similar to our request, specifically RLI, R4, and R4-8.

ACCESSING REZONE CRITERIA

In accessing the criteria to be reviewed for this rezone, both the City staff and the applicant have concluded that the rezone to RLI provides for necessary, growth demanding, low-density residential development.

Criteria A “Consistency” – The City and the applicant both have concluded that a change from R1/5 to RLI zoning would, and I quote “be consistent with both the Future Land Use Map of the comp plan and the development regulations regulating the intent of the Future Land Use Map.” A 2nd direct quote: “A rezone of this parcel to RLI would also further goals and policies outlined in the Comprehensive Plan to respond thoughtfully and strategically to Olympia’s anticipated population increase.”

Excerpt from staff report:

[The Olympia Planning Commission considered the proposal’s consistency with the Comprehensive Plan at its February 22, 2016 and March 7, 2016 meetings. After deliberation during which they indicated that they did not have concerns about the proposal’s consistency with the Comprehensive Plan, the Commission determined to recommend that the Hearing Examiner proceed without recommendation from the Commission.]

Criteria B “Health, Safety, or Welfare” - We feel the application meets the requirements of “B” because after an independent traffic study, along with the City’s own study, the results showed any increase in traffic would be at or under the threshold of concurrency. Also, from the City: “Because the proposed zoning would be changing from one low density residential district type to another, changes in public health, safety or welfare are not anticipated to change significantly should the rezone be approved. As described under the discussion for Criterion E, City staff indicates that there is existing capacity for sewer, water, solid waste, and emergency services to this parcel.”

Additionally, the City’s future traffic improvement plans show added streets and connectors in this area, which will add concurrency and improve future use conditions.

Criteria C “Consistent with other regulations implemented in comp plan” – in early discussions with the planning department, both the R1/5 and RLI zones were deemed to be almost “mirror images” of each other regarding minimizing impacts to sensitive

areas. One planning member stated: “The R1/5 and RLI zoning both have the same intent—which is to reduce the amount of impervious surface coverages and enhance tree canopy coverage in the Green Cove Basin for the purposes of maintaining the health and long-term viability of Green Cove Creek.” And as noted in the staff report: “the development standards under RLI zoning are consistent with OMC 18.54 Tree Protection and Replacement for Green Cove Basin.”

Criteria D “Compatible adjacent zoning” – as seen on the current zoning map, and stated in the staff report: “the new zone for the BranBar parcel would be the same as it’s Olympia neighbors.” All parcels boarding the BranBar parcel, that are within the City of Olympia are zoned RLI. A rezone would completely compliment the adjacent zoning.

Criteria E “Adequacy for Public Facilities and Services” – Already mentioned in criteria “B” above; all services to the site are already provided by the City of Olympia. The site is served by Fire Station #2 & “the City Fire Marshall does not anticipate any negative issues related to response time or other concerns associated with serving this site regardless of zoning.” Also, this parcel is within the City’s water and sewer service area: “A sewer lift station is located at the western end of Cooper Crest Drive Northwest which has the capacity to serve a future development at the maximum density allowed by RLI zoning. A system of existing storm water mains serves the neighborhood, including one which runs along the eastern boundary of the parcel.”

CONCLUSIONS

The applicant strongly concurs with the City Staff in recommending approval of the requested zone change for the BranBar rezone.

Thank you,

Brandon Anderson
BranBar, LLC