



Community Planning & Development

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PRELIMINARY COMPREHENSIVE PLAN AMENDMENT APPLICATION

OFFICIAL USE ONLY

Case #: _____

Master File #: _____

Date: _____

Received By: _____

Project Planner: _____

Related Cases: _____

2013 Preliminary Comprehensive Plan Amendment Application

2013 Comprehensive Plan Preliminary Application shall include:

- Proposed Comprehensive Plan Amendment
- Proposed Zoning Map (Rezone) and Future Land Use Map Amendment, if applicable
- Proposed Text Amendment, if applicable

Applicant: Gemstar Properties LLC

Mailing Address: 1620 N. Mamer Road, Building B, Spokane Valley, WA 99216

Phone Number(s): (509) 321-3218

E-mail Address: keithj@inlandconstruction.com

Site Owner: Capital Heights LLC

Mailing Address: c/o Gemstar Properties, 1620 N. Mamer Road, Building B, Spokane Valley, WA 99216

Phone Number(s): _____

Other Authorized Representative (if any): N/A

Mailing Address: _____

Phone Number(s): _____

E-mail Address: _____

Description of Proposed Amendment: Rezone approximately 5-6 acres with frontage on Capital Mall Drive SW from RM-24 (Residential Multifamily) to MS (Medical Service). A boundary line adjustment to be processed would determine the south parcel, then just that parcel would be rezoned, leaving the remaining portions of the parcels listed below zoned as-is at RM-24. The exact boundary of the rezone and creation of a new southern parcel (following BLA) will be determined by mid-February prior to the Application date.

Size of Proposed Amendment Area: Approximately 5-6 acres

Assessor Tax Parcel Numbers (s): 12816330-102 (partial or full), 12816330-100 (maybe partial) and 12816330-101 (maybe partial)

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

- None
- Creek or Stream (name): _____
- Lake or Pond (name): _____
- Swamp/Bog/Wetland
- Scenic Vistas
- Flood Hazard Area – Near, see attached FIRM map.
- Steep Slopes/Draw/Gully/Ravine
- Historic Site or Structure

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.

Print Name	Signature(s)	Date
ALAN SPANNA		1/4/13



Community Planning & Development

2013 COMPREHENSIVE PLAN AMENDMENT PRELIMINARY APPLICATION

This application must be completely filled out and submitted with any attachments and maps by **5:00 p.m., Thursday, November 1, 2012**. You will be notified before **February 1, 2013** of the Olympia City Council's intent to consider your application so that you can submit a final application. A final application must be submitted by Friday, **February 22, 2013**. Any rezone request from a property owner that the Olympia City Council decides to consider will require a fee submitted at the time of final application. For 2013, the fees are \$3,200 for a text or map amendment and \$240 for a Comprehensive Plan Amendment. The fees are subject to change.

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 map amendment would provide additional MS zoned property contiguous to the MS zoned property directly to the west on both sides of Capital Mall Drive. The remaining portions of the parcels to be left RM-24 zoned will remain zoned for multifamily development.

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.

Yes, the specific zoning map must be revised to reflect the frontage (both north and south) on Capital Mall Drive changed from RM-24 to MS.

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)	5.0-6.0	Residential Multifamily 24 Units/Acre	Medical Service/Multifamily	5.0-6.0
Zoning Map(s)	5.0-6.0	RM-24	MS	5.0-6.0

3. Please indicate Tax Parcel Number of all affected parcels or attach a black and white map(s)
- Copies of Comprehensive Plan Future Land Use Map and Zoning Map are available for purchase at City Hall (360-753-8314). Highlight the property and show a) current zoning designation and requested change b) identify existing land uses within 1,000 feet.

12816330-102, 12816330-100, and 12816330-101

See attached parcel map with green hatched area as Option 1 – only a portion of the southern parcel rezoned and Option 2 – the entire southern parcel rezoned and portions of the northern two parcels rezoned. Again, final determination to be made before the full Application is due on February 22, 2013.

Also attached is a zoning map of the vicinity.

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.
N/A
2. To implement the proposed Comprehensive Plan amendment, is a Unified Development Code (zoning) text change also needed? Please describe/explain.
Yes, as described above.
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.

Not aware of any affects to water, sewer or transportation.

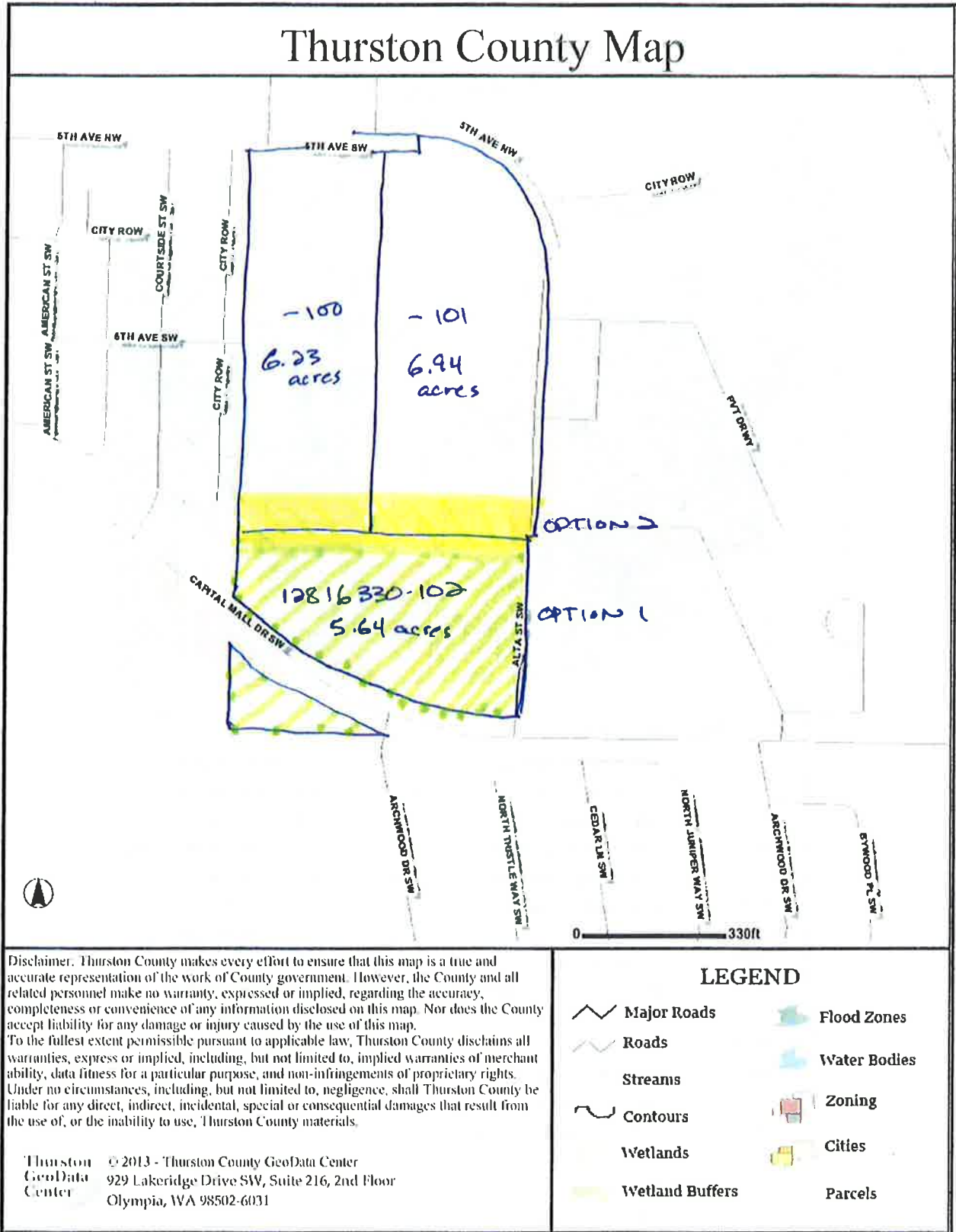
MAIL OR DELIVER THIS APPLICATION BY NOVEMBER 1, 2012 – 5:00 P.M. TO:

Hand-Delivery:

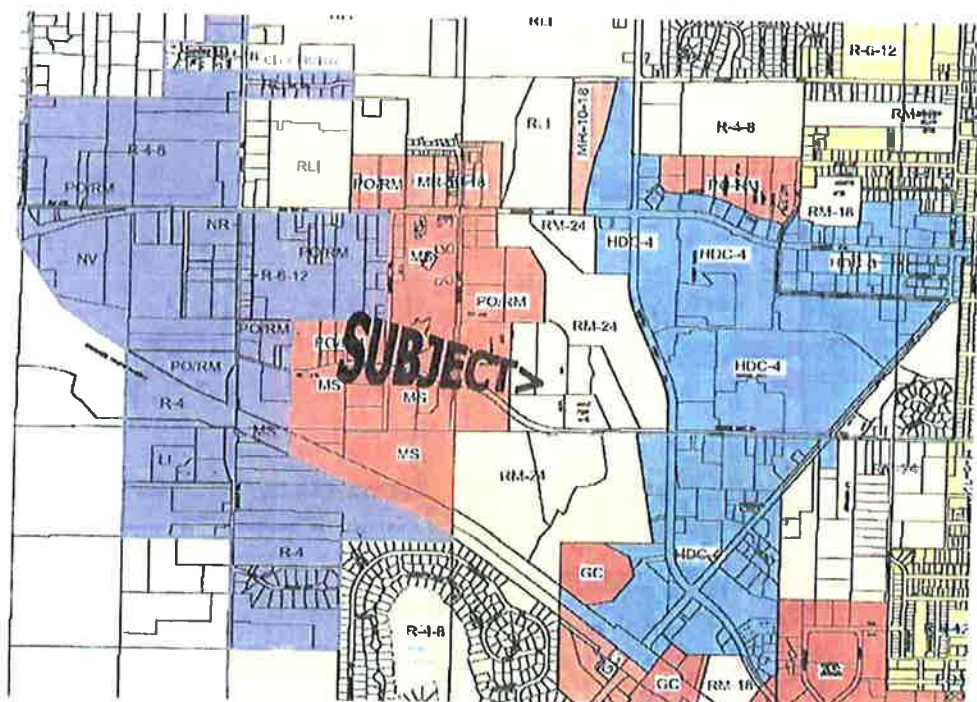
ATTN: 2013 Comprehensive Plan Amendment
Community Planning and Development
601 4th Avenue E.
Olympia, WA 98501

Mail Delivery:

ATTN: 2013 Comprehensive Plan Amendment
Olympia Community Planning and Development
PO Box 1967
Olympia, WA 98507-1967
cpdinfo@ci.olympia.wa.us

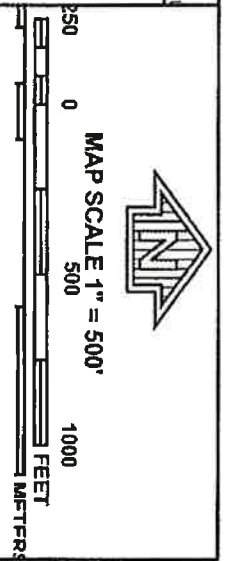
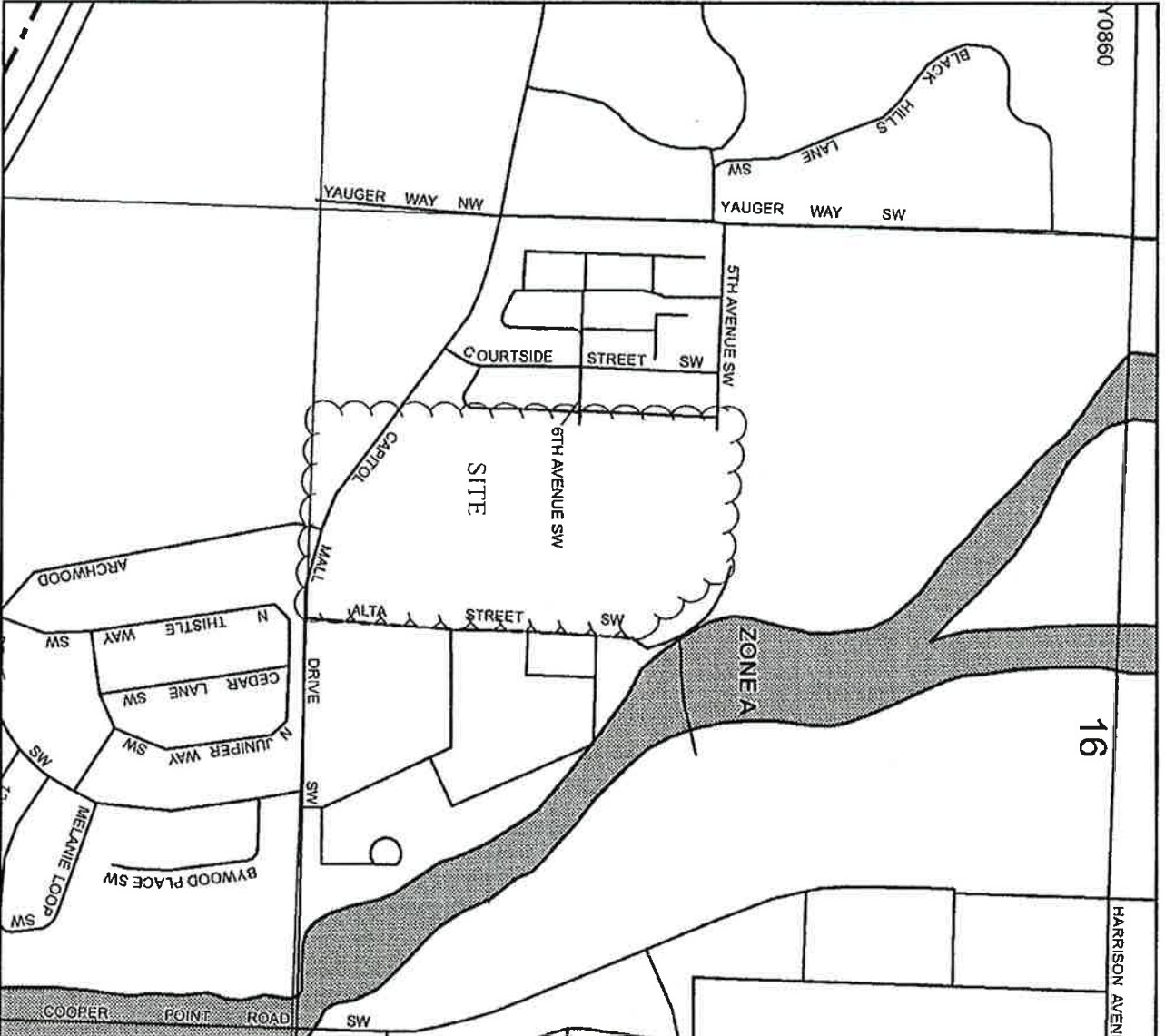


ZONING MAP



Zoning Legend

R1/5	Residential 1 Unit/5 Acres	AS	Auto Service
R1	Residential Low Impact	GC	General Commercial
R-4	Single-Family Residential	NR	Neighborhood Retail
R-4-8	Single-Family Residential	COSC	Community Oriented Shopping Center
R-6-12	Two-Family Residential	CS-H	Commercial Service-High Density
RM-18	Residential Multifamily	MS	Medical Service
RM-24	Residential Multifamily	UW	Urban Waterfront
RM-H	High Rise Multifamily	UW-H	Urban Waterfront-Housing
MHP	Manufactured Housing Park	UC	Urban Center
MR-7-13	Mixed Residential	DB	Downtown Business
MR-10-18	Mixed Residential	LI	Light Industrial
RMU	Residential Mixed Use	I	Industrial
UR	Urban Residential	HDC	High Density Corridor 1,2,3,4
PO/RM	Professional Office/Residential		
PUD	Planned Unit Development		
UV	Urban Village		
NV	Neighborhood Village		
NC	Neighborhood Centers		



NATIONAL FLOOD INSURANCE PROGRAM

NFIP
PANEL 0162E

FIRM
FLOOD INSURANCE RATE MAP
THURSTON COUNTY,
WASHINGTON
AND INCORPORATED AREAS

PANEL 162 OF 625
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY NUMBER	53079	PANEL NUMBER	0162	SHEET NUMBER	5
COMMUNITY CITY OR TOWNSHIP	THURSTON COUNTY	STATE	WA	COUNTY	2

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
53067C0162E
EFFECTIVE DATE
OCTOBER 16, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.fema.com.

