



2016 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 2016 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

A. Type of proposed amendment

1. Text amendment ____ Map amendment ____ Both _____

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

B. Proposed map amendment (if any)

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

This proposed amendment will require a change to the 2015 Official Zoning Map.

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

Map(s) proposed to be amended	Acres or square feet	Current Designation(s)	Proposed Designation(s)
Comprehensive Plan Map(s):	2.22 acres, 93,000 sf	MR 10-18 <i>comp plan designates as Mixed Residential</i>	HDC-4, alternatively MS alternatively PO/RM
Zoning or other Development Code Map(s): 2015 Official Zoning Map	2.22 acres, 93,000 sf	MR 10-18	HDC-4, alternatively MS alternatively 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. –

None

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

None

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.

No. The water and sewer lines necessary for proposed future development are already in place, and stubbed in to property at multiple locations. Bus lines are already available in the immediate vicinity, which includes Capital Mall to the East, and Black Hills Hospital immediately to the South.

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

GENERAL LAND USE APPLICATION

Olympia

OFFICIAL USE ONLY

RECEIVED
OCT 20 2015
COMMUNITY PLANNING
AND DEVELOPMENT DEPT.

Case #: _____

Master File #: _____

Date: _____

Received By: _____

Project Planner: _____

Related Cases: _____

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

- | | |
|---|--|
| <input 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>Comp Plan Amendment</u> |
| <input type="checkbox"/> Land Use Review (Site Plan) Supplement | |

Project Name: Harrison Avenue Commercial Rezone (adjacent to and just east of Bark & Garden Center) _____

Project Address: 3840 Harrison Avenue _____

Applicant: Randall E. Heath, Personal Representative _____

Mailing Address: 9030 Points Drive NE, Yarrow Point, WA 98004 _____

Phone Number(s): 425-829-8605 _____

E-mail Address: pointssdr@hotmail.com _____

Owner (if other than applicant): Estate of James H. Heath, Randall E. Heath, Personal Representative _____

Mailing Address: 401 Blass Avenue SE, Olympia, WA 98501 _____

Phone Number(s): 360-352-0216 _____

Other Authorized Representative (if any): Alec Johnston, Berkshire Hathaway Home Services _____

Mailing Address: 2630 Martin Way E, Olympia, WA 98506 _____

Phone Number(s): 360-789-0847 _____

E-mail Address: alec@orcalink.com _____

Project Description: convert 2.2 acres of currently zoned MR-10-18 to classification HDC-4, or alternatively, to MS, or alternatively, to PO/RM. Property currently in use as a single family rental residence on 2.2 acres, served by private well and private septic system. Land includes 160' of frontage on Harrison Avenue, with access from Harrison Avenue. _____

Size of Project Site: approx 93,000 sf _____

Assessor Tax Parcel Number(s): 12817140900 _____

Section: 17 _____ Township: 18 _____ Range: 2W _____

Full Legal Description of Subject Property (attached):

Situs Address: 3840 HARRISON AVE NW, OLYMPIA

Abbreviated Legal: Section 17 Township 18 Range 2W Quarter SE NE THE W 160 FT OF THE E 325 FT OF THE SE QTR OF THE SE QTR OF THE NE QTR; EXC CO RD KA OLYMPIA-MUD BAY RD ALG S BNDRY; EXC PTN FOR RD PER

Zoning: MR 10-18 _____

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 |

Water Supply (name of utility if applicable): _____

Existing: Private Well, with Olympia Water Supply nearby _____

Proposed: Olympia Water System _____

Sewage Disposal (name of utility if applicable): _____

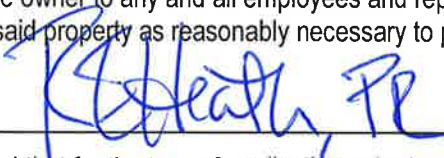
Existing: Private Septic, with Public Septic Line nearby _____

Proposed: Public Sewer System, City of Olympia _____

Access (name of street(s) from which access will be gained): 3840 Harrison Avenue, current exiting driveway access, just east of Bark and Garden Driveway on North side of Harrison Avenue _____

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

10-20-2015

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.

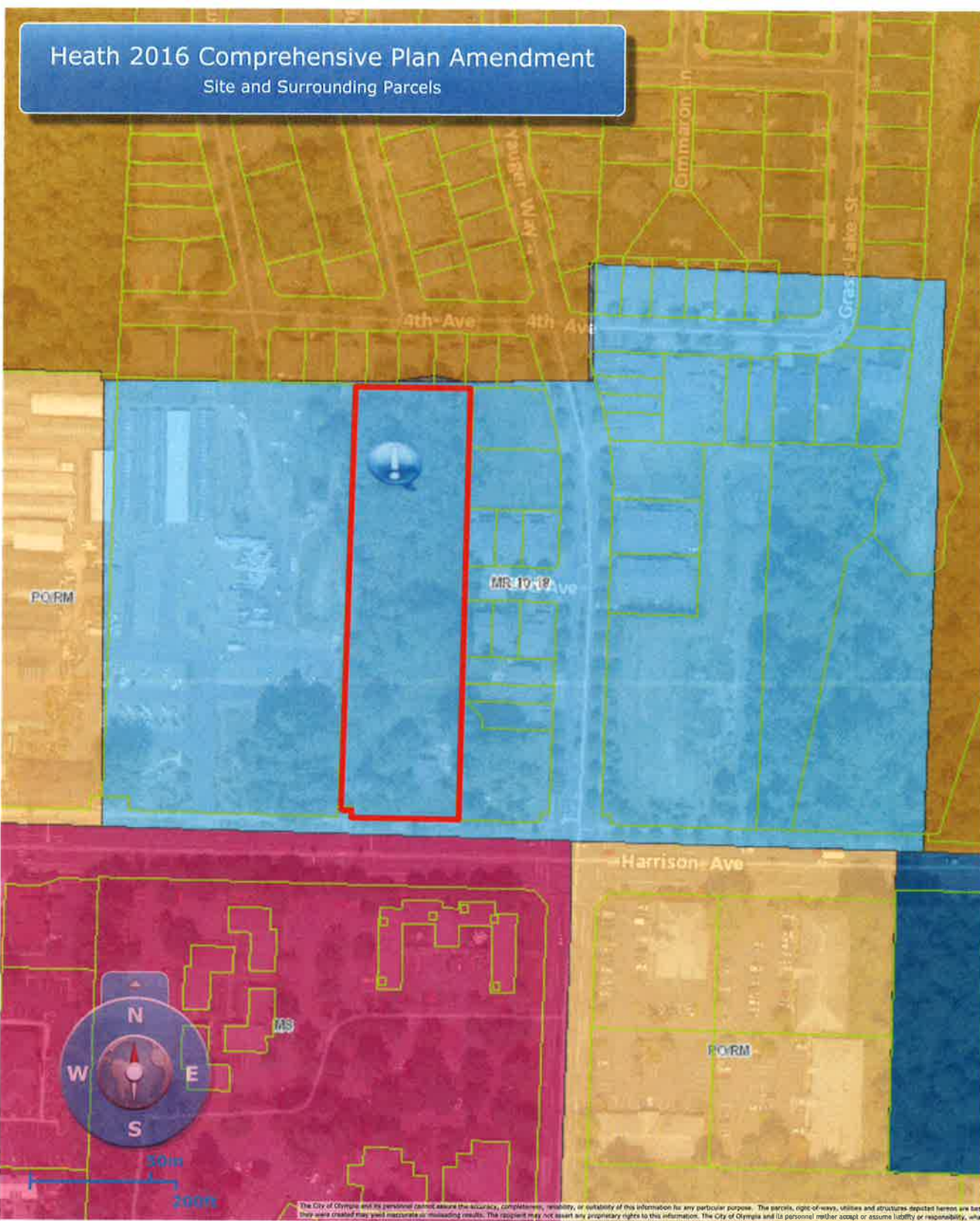
Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

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.)
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.)

Heath 2016 Comprehensive Plan Amendment

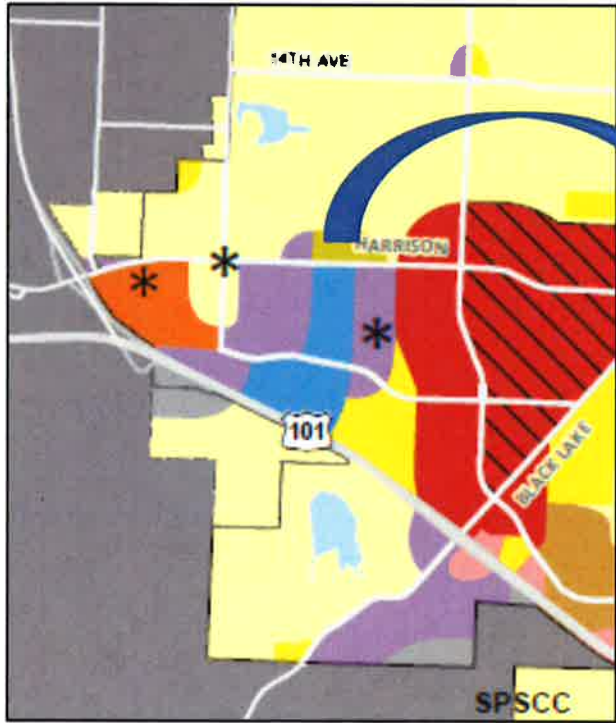
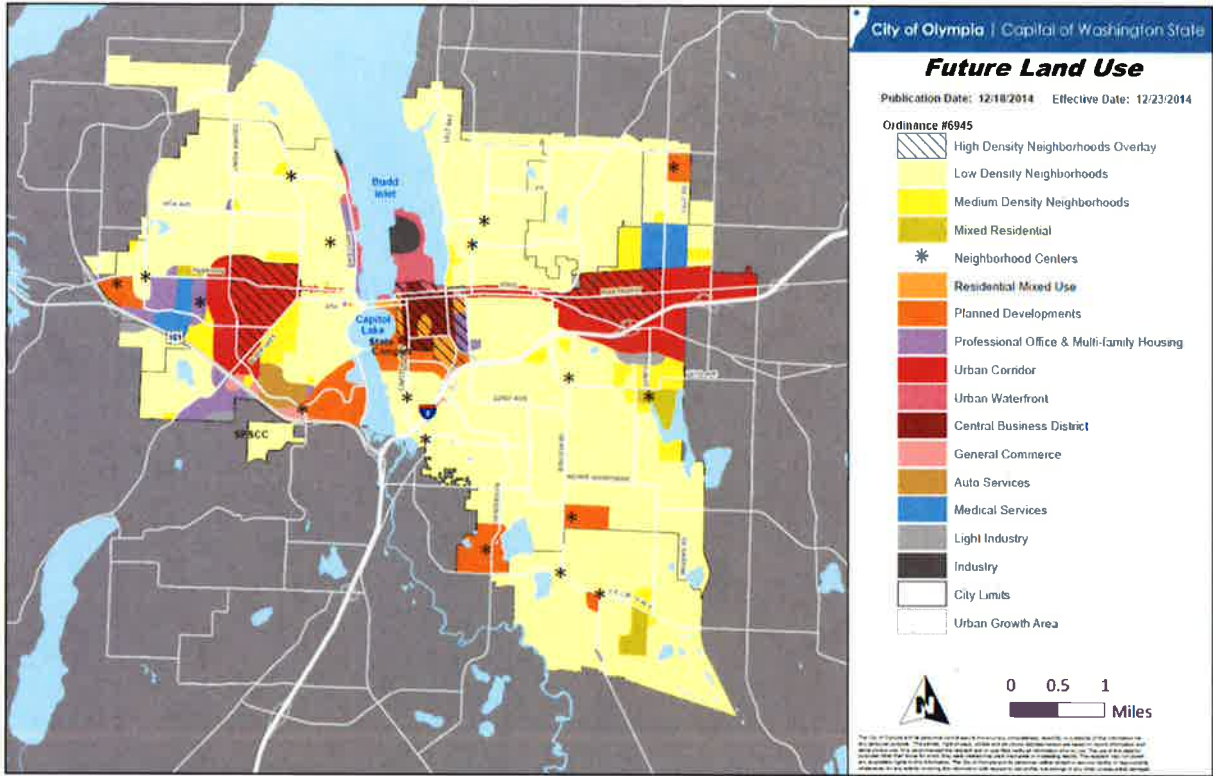
Site and Surrounding Parcels



Zoning

- HIGH D
- HIGH D
- HIGH D
- HIGH D
- AUTO S
- COMME
- COMMI
- DOWN
- GENER
- INDUS
- LIGHT
- HIGH F
- MEDIC
- PROFE
- NEIGHI
- MIXED
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The City of Olympia and its personnel cannot assure the accuracy, completeness, timeliness, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted herein are based on record information and aerial photos only. They were created using GIS software and may contain errors or omissions. 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 this information.



Approximate site of property included in the Heath Comprehensive Plan Amendment application

Comprehensive Plan Amendment Application
 Randall E. Heath for the Estate of James H. Heath
 File # 16-0001