



Planning Commission

Tsuki Corner Comprehensive Plan Amendment and Rezone Proposal - Public Hearing

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Title

Tsuki Corner Comprehensive Plan Amendment and Rezone Proposal - Public Hearing

Recommended Action

Move to recommend approval of the Tsuki Corner Comprehensive Plan Amendment and Rezone request.

Report

Issue:

Whether the Planning Commission will make a written recommendation to approve the Comprehensive Plan Amendment and Rezone request as proposed for 8.48 acres at the southeast corner of the intersection of Yelm Highway and Henderson Boulevard, known as Tsuki Corner.

Staff Contact:

Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

Presenter(s):

Joyce Phillips, Senior Planner, Community Planning and Development

Background and Analysis:

Each year the Community Planning and Development Department notifies the public of the opportunity to propose amendments to the Comprehensive Plan. For consideration in 2017, four applications were submitted - two from City Departments and two from the public. Earlier in 2017 the City Council moved all four of the proposals to the final docket for the year, thereby allowing for further review and analysis.

Neighborhood/Community Interests (if known):

For comprehensive plan amendments, with or without rezone requests, our notification process is to publish a notice (legal advertisement) in the paper and the mail notice to Recognized Neighborhood Associations. For this request, given that three sides of it abut adjacent jurisdictions that are not necessarily included in city recognized neighborhoods, the City asked the applicant to post the site. Two Notice of Application signs were posted on site, one along the street frontage of Yelm Highway and the other along Henderson Boulevard.

Several public comments have been submitted from adjacent and nearby residents and from two Home Owners Associations. Comments include concerns about compatibility, traffic, privacy, lighting, safety, stormwater, setbacks, buffers, school capacity and infrastructure, pocket gophers, noise, property value, and increased crime. Comments received are attached for your review and consideration.

Options:

1. Approve the proposed Comprehensive Plan Amendment and Rezone.
2. Approve the proposed Comprehensive Plan Amendment and Rezone as modified by the Planning Commission.
3. Recommend the City Council deny the proposed Comprehensive Plan Amendment and Rezone.

Financial Impact:

None.

Attachments:

Review Criteria
Proposed Comprehensive Plan Map
Proposed Zoning Map
Application Packet
Tumwater Zoning Map
Tumwater Comment
Thurston County Zoning Map
Markey Comments
Mui and Cheng Comments
Henderson Ridge HOA Comments
Park Comments
Roberts Comments
Jenson Comments
Johnson Comments
Orvas Court HOA Comments
Pitt Comments