



## City Council

### Approval of the Tsuki Corner Comprehensive Plan Amendment and Rezone

**Agenda Date:** 10/3/2017  
**Agenda Item Number:** 6.A  
**File Number:** 17-1005

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**Type:** decision   **Version:** 1   **Status:** Passed

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#### **Title**

Approval of the Tsuki Corner Comprehensive Plan Amendment and Rezone

#### **Recommended Action**

##### **Committee Recommendation:**

The Planning Commission recommends approval of the Tsuki Corner Comprehensive Plan Amendment and Rezone.

##### **City Manager Recommendation:**

Move to approve the Tsuki Corner Comprehensive Plan Amendment and Rezone and direct staff to prepare an ordinance amending the Future Land Use Map and Official Zoning Map.

#### **Report**

##### **Issue:**

Whether to adopt a Comprehensive Plan Amendment and Rezone of approximately 8.48 acres of land located at the southeast corner of the intersection of Yelm Highway and Henderson Boulevard.

##### **Staff Contact:**

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

##### **Presenter(s):**

Joyce Phillips, Senior Planner

#### **Background and Analysis:**

This request is to redesignate and rezone four parcels at the southeast corner of Yelm Highway and Henderson Boulevard SE. The 8.48-acre site is currently designated Low Density Neighborhood and is zoned Residential 4-8 (R 4-8). The request is to redesignate and rezone it to Professional Office/Residential Multifamily. The site includes two parcels formerly used for the Tsuki Nursery business and two residential parcels to the east.

Properties to the west and south of the subject property are located in the City of Tumwater and are primarily zoned for low density residential development. A commercial parcel is located at the southwest corner of the intersection, where the former Grange Hall building is located. Property east of the subject property is zoned R 4-8, is in the jurisdiction of Thurston County, and is part of the City

of Olympia's Urban Growth Area. North of the site, across Yelm Highway, is multifamily and single family development, most of which is located in Briggs Village.

**Neighborhood/Community Interests (if known):**

Concerns raised regarding this amendment and rezone were primarily focused on transportation impacts including traffic volume and safety, compatibility of future development with the adjacent lots, tree retention, and impacts to schools. Copies of public comments received are included in the attachments for this proposal.

**Options:**

1. Approve the Comprehensive Plan Amendment and Rezone, as recommended by the Planning Commission, and direct staff to bring forth an ordinance to implement the amendment and rezone.
2. Modify the Comprehensive Plan Amendment and Rezone, and direct staff to bring forth an ordinance to implement the amendment and rezone.
3. Do not approve the Comprehensive Plan Amendment and Rezone.

**Financial Impact:**

Review and processing of the annual Comprehensive Plan Amendment applications is included in the department's base budget.

**Attachments:**

Application  
Proposed Comprehensive Plan Map  
Proposed Zoning Map  
Review Criteria  
Public Comments  
Planning Commission Recommendation