

**Forster  
Site Specific Map Land Use Plan  
And Rezoning Amendment  
Thurston County Comprehensive Plan**

**PRELIMINARY CONTEXT ANALYSIS**

Applicant:	Craig Forster
Request Summary:	Amend the land use plan and change the land use from MGSA to NCC (Title 20), and rezone appropriately
Location:	9902 Yelm Highway SE
APN:	11702430402
Acres:	1± acre of a 20± acre lot
Current Land Use and Zoning:	Vacant, MGSA (Title 20)
Docket Status:	New

**Background:**

The applicant requests approval of a site specific Comprehensive Plan amendment and associated rezoning for 1± acre of a 5± acre parcel located at 9902 Yelm Hwy SE on the southwest corner of Yelm Hwy SE and Spurgeon Creek Rd. The request would change the land use and zoning from McAllister Geologically Sensitive Area (MGSA) to Neighborhood Convenience Commercial (NCC). Approximately 1.25 acres of the 5± acre property is already designated NCC. The rezoning would expand this to 2.25± acres.

The amendment would amend Map M-15 Future Land Use in the Thurston County Comprehensive Plan and rezone the property.

Until about 2003 the property was developed with a single family home on the northeast corner in the area designated as Neighborhood Convenience Commercial. The remainder of the property appears to be used for agricultural purposes in conjunction with the property to the south.

Surrounding Land Use and Zoning:

*East:*

Land Use: The property on the southeast corner of Yelm Hwy SE and Spurgeon Creek Rd SE is a gas station and convenience store. There appears to be a nursery to the south of this, and then single family homes on ¾ acre lots.

Zoning: NCC and MGSA (Title 20 Thurston County Zoning Ordinance)

*West:*

Land Use: The property to the west has the PGA First Tee Golf Center and a drive-thru espresso stand.

Zoning: MGSA (Title 20 Thurston County Zoning Ordinance)

*North:*

Land Use: Lacey UGA. Single family residential development on lot sizes of 0.33 acres and higher. The estimated density is 1.5 to 2 dwelling units per acre. The subdivision to the north backs onto Pattison Lake.

Zoning: MGSA (Title 21 Lacey UGA Zoning Ordinance)

*South:*

Land Use: To the south is the remainder of the subject property not included in the proposed amendment as well as the PGA First Tee Golf Center.

Zoning: MGSA (Title 20 Thurston County Zoning Ordinance)

Access:

Access to the property is provided from Yelm Hwy SE and Spurgeon Creek Rd SE. Traffic impacts are not studied at the preliminary docketing stage. Traffic would be expected to increase with the requested amendment.

Sewer and Water:

This property is in the rural area just outside of the Lacey UGA. Wastewater treatment and potable water would be provided onsite.

Environmental Concerns:

The preliminary analysis from GeoData shows prairie soils. There are three oak trees present on the property. It does not appear that native prairie is located on the property. No wetlands are noted. This property is in the McAllister Geologically Sensitive Area. A more in-depth analysis with other agencies will be conducted during the full review process, and during the review of any specific development or building permit applications.

**RECOMMENDATIONS:**

Staffing: 0.5	Staff Recommendation: Add to Docket	Board Recommendations:
Fund Source: Fee Based	Priority: Low	