

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

PRELIMINARY CONTEXT ANALYSIS

Applicant:	Jamie Kirkpatrick
Request Summary:	Amend the land use plan and change the land use from R 1/10 to RRR 1/5 (Title 20) and rezone appropriately
Location:	4805 101 st Lane
APN:	12730210000
Acres:	10± acres of a 20± acre lot
Current Land Use and Zoning:	Rural Single Family Home, Agricultural, and Outdoor Storage, R 1/10 (Title 20)
Docket Status:	New

Background:

The applicant requests approval of a site specific Comprehensive Plan amendment and associated rezoning for 10± acres of a 20± acre parcel located at the end of 101st Lane SE off of Littlerock Road SE. The request would change the land use and zoning from Rural One Unit per Ten Acres (R 1/10) to Rural Residential and Resource One Unit per Five Acres (RRR 1/5).

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

The applicant owns an adjacent 10-acre property to the east with a single-family home constructed in 2007. The subject property was undeveloped until 2007 when the applicant received a permit to construct an agricultural structure. The final inspection on the structure did not occur until 2010. The structure is located on a 4± acre use area in the southeast corner. A site visit may be required prior to docketing.

Surrounding Land Use and Zoning:

East:

Land Use: The predominant development pattern is undeveloped and rural.

Zoning: RRR 1/5 to the east, and Long Term Ag (LTA) to the southeast.

West:

Land Use: The predominant development pattern is rural single-family residential development on five-acre lots.

Zoning: RRR 1/5

North:

Land Use: Rural single-family residential development.

Zoning: R 1/20

South:

Land Use: Rural single-family homes on lot sizes ranging from 2.5 acres to 5 acres. An 80-acre parcel designated Long Term Agriculture (LTA) is located to the southeast.

Zoning: RRR 1/5 – to the southeast it is LTA

Access:

Access to the property is provided from Littlerock Road SW by 101st Avenue SW. 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. Wastewater treatment and potable water would be provided onsite.

Environmental Concerns:

The preliminary analysis from GeoData shows a wetland on the northwest corner of the subject property. While the property is located in the Salmon Creek Basin, it does not appear to have above ground high groundwater. 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:

<p>Staffing: 0.6</p> <p>Fund Source: Fee Based</p>	<p>Staff Recommendation: Remove from Docket</p> <p>Priority: Low</p>	<p>Board Recommendations:</p>
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