

PRELIMINARY CONTEXT ANALYSIS

Applicant: Ron Neimi, Woodard Bay Rd. NE

Request Summary: Amend the land use plan and change the land use from R 4-8 to RM 18 (Title 23) and rezone appropriately

Location: 8th Avenue SE and Steele Street SE

APN: 09480045000, 09480046000, 09480048000,
09480049000, 09480050000, 09480051000,
09480052000, 09480053000, 09480054000,
09480056000, 09480057000, 52900100100,
52900200900, 52900200700

Acres: 9.01±

Current Land Use and Zoning: Low Density Single Family Home & Undeveloped; Residential Four to Eight Units per Acre (Title 23)

Docket Status: New

Background:

The applicant requests approval of a site specific Comprehensive Plan amendment and associated rezoning for 9.01± largely undeveloped acres located at 8th Avenue SE and Steele Street SE. The request would change the land use and zoning from Residential Four to Eight Units per Acre to Residential Multifamily 18. This property is located in an unincorporated county island to the north of Interstate 5 and south of Pacific Avenue SE in the Olympia UGA.

The amendment would amend the Comprehensive Plan for the City of Olympia and the Olympia UGA.

This area is currently up for annexation by the City of Olympia, and is scheduled to be annexed by the end of 2010. The applicant would like to continue with the land use plan amendment request with the County.

Surrounding Land Use and Zoning:

East:

Land Use: City of Olympia. The predominant development pattern is industrial warehouse and commercial. A Puget Sound Energy storage yard and offices are located to the east.

Zoning: City of Olympia Zoning: General Commercial (GC) and High Density Corridor 4 (HDC-4)

West:

Land Use: City of Olympia. The predominant development pattern is single family residential development with a density of three to four and a half units per acre with lot sizes starting at 5,500 square feet.

Zoning: City of Olympia Zoning: Residential Four to Eight Units per Acre

North:

Land Use: Forest Cemetery.

Zoning: General Commercial (Title 23 Olympia UGA Zoning Ordinance)

South:

Land Use: One single family home at the end of Steele and Interstate 5.

Zoning: City of Olympia Zoning: Residential Four to Eight Units per Acre and Residential Multifamily 18; County Zoning: Residential Four to Eight Units per Acre

Access:

Access to the property is provided from Boulevard Street SE by 7th Avenue SE via Chambers Street SE and 9th Avenue SE to the east. Traffic impacts are not studied at the preliminary docketing stage. Traffic would be expected to increase with the requested amendment.

Sewer and Water:

There is public sewer and water servicing this property. The capacity/sizing would be assessed during the full review process.

Environmental Concerns:

The preliminary analysis from GeoData shows a wetland and 100-year FEMA flood area directly to the east of the subject property on the Puget Sound Energy property. 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: 0.10</p> <p>Fund Source: Fee Based</p>	<p>Staff Recommendation: Maintain on Docket</p> <p>Priority: Low</p>	<p>Board Recommendations:</p>
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