

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

PRELIMINARY CONTEXT ANALYSIS

Applicant: John and Margaret Meek
Request Summary: Amend the land use plan and change the land use from R 1/20 to RRR 1/5 (Title 20) and rezone appropriately
Location: North side of 110th Avenue SW at Endicott Road SW
APN: 13726420000
Acres: 37.23± acres
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 a 37.23± acre parcel located on the north side of 110th Ave SW at Endicott Road SW. The request would change the land use and zoning from Rural One Unit per Twenty Acres (R 1/20) to Rural Residential/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 designation for the property was changed in 2007 with the rural rezoning project. Prior to 2007, it was designated RRR 1/5. It should be noted that the R 1/20 designation was created in 2007. The land use/zoning was changed because the property is located in an area identified as the Black River Corridor. The corridor contains multiple wetlands and riparian areas that support wildlife. The land use was changed to help preserve this area as one of the largest contiguous natural areas remaining in Thurston County. The surrounding developed properties designated RRR 1/5 are primarily developed at a density of one unit per five acres.

Surrounding Land Use and Zoning:

East:

Land Use: The property to the east is developed with rural single family residential on five acre lots.

Zoning: RRR 1/5 (40 acres) & R 1/20 (Title 20 Thurston County Zoning Ordinance)

West:

Land Use: The property to the west is an undeveloped 84± acre parcel.

Zoning: R 1/20 (Title 20 Thurston County Zoning Ordinance)

North:

Land Use: Rural single family residential development on 5± acre lots.

Zoning: RRR 1/5 (Title 20 Thurston County Zoning Ordinance)

South:

Land Use: Rural single family residential and portions of the Black River Preserve owned by United States Fish and Wildlife Service.

Zoning: R 1/20 (Title 20 Thurston County Zoning Ordinance)

Access:

Access to the property is provided from 110th Ave 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 just outside of the Lacey UGA. Wastewater treatment and potable water would be provided onsite.

Environmental Concerns:

The property is relatively flat with no steep slopes. The preliminary analysis from GeoData shows prairie and Mazama pocket gopher soils. The property is in the Black River Corridor area. No wetlands or hydric soils are noted. 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: 0.5</p> <p>Fund Source: Fee Based</p>	<p>Staff Recommendation: Do not add to Docket</p> <p>Priority: Low</p>	<p>Board Recommendations:</p>
------------------------------------------------------------	----------------------------------------------------------------------------	-------------------------------