

**Venture Acquisitions, LLC  
Site Specific Map Land Use Plan  
And Rezoning in the Tumwater/  
Thurston County Joint Plan Area**

**PRELIMINARY CONTEXT ANALYSIS**

Applicant:	Tony Balmelli
Request Summary:	Amend the Tumwater UGA Land Use Plan to change the land use from SFM 6-9 to MFM 9-15 (Title 22) and rezone appropriately
Location:	7415 Prine Drive SW 545± feet southeast of Littlerock Rd. and Prine Drive SW
APN:	09090022002
Acres:	4.82±
Current Land Use and Zoning:	Undeveloped; Single Family Medium 6-9 du/ac
Docket Status:	New to Docket

**Background:**

The applicant requests approval of a site specific Comprehensive Plan amendment and associated rezoning for 4.82± undeveloped acres in the Tumwater Urban Growth Area. The property is 345 feet southeast of the city boundary which is on the northwest side of Littlerock Rd SW.

The requested land use map change is Single Family Medium Density Six to Nine Units per Acre (SFM 6-9) to Multi-Family Medium Density Nine to Fifteen Units per Acre (MFM 9-15). The associated zoning would change from SFM 6-9 to MFM 9-15, Title 22 Tumwater UGA Zoning. While the applicant has not proposed a specific development, multifamily development would be expected at this site. The analysis that is conducted during the full review phase will take into consideration all uses permitted in the MFM zoning district.

This amendment would amend the Tumwater/Thurston County Joint Plan. The City has not finalized the 2009 docket at this time and a recommendation from the City of Tumwater staff has not been received.

Land Use and Zoning:

*NorthEast:*

Land Use: Single family residential and Undeveloped. The area appears to be transitioning to commercial uses.

Zoning: Commercial Development Zone District & General Commercial (Title 22 Tumwater UGA Zoning).

*Northwest:*

Land Use: Large lot single family residential with an average lot size of 1.25± acres or more.

Zoning: Single Family Medium Six to Nine Units per Acre (Title 22 Tumwater UGA Zoning)

*Southwest:*

Land Use: Large lot single family residential with an average lot size of 2± acres or more.

Zoning: Single Family Medium Six to Nine Units per Acre (Title 22 Tumwater UGA Zoning)

*Southeast:*

Land Use: Large lot single family residential and undeveloped property.

Zoning: Multi-Family Medium Nine to Fifteen Units per Acre and General Commercial District (Title 22 Tumwater UGA Zoning)

Access:

Access to the property is provided by Prine Drive SW along the northeastern boundary off of Littlerock Rd SE. Traffic impacts are not studied at the preliminary docketing phase. Traffic would be expected to increase with the requested amendment.

Sewer and Water:

The property is located within the City of Tumwater UGA; however, sewer and water are available at Littlerock Rd. SW and 73<sup>rd</sup> Ave. SW about 1400 linear feet to the northeast.

Environmental Concerns:

This property is within the Salmon Creek Basin, a known high groundwater area. Prior to any development of the property, the applicant will be required to meet the Salmon Creek Basin development standards. This property is in a Nitrate Contamination area, and would have restrictions on the use of septic systems. It does not appear that there are any mapped high groundwater areas or buffers, wetlands, sensitive wildlife habitat, steep slopes or other critical areas on or adjacent to the property. A more in-depth analysis will take place during the full review phase and during the review of a specific development or building permit application.

**RECOMMENDATIONS:**

<p>Staffing: 0.05</p> <p>Fund Source: Fee Based</p>	<p>Staff Recommendation: Maintain on Docket Process only if City also considers amendment in 2010</p> <p>Priority: Low</p>	<p>Board Recommendations:</p>
---	--	-------------------------------