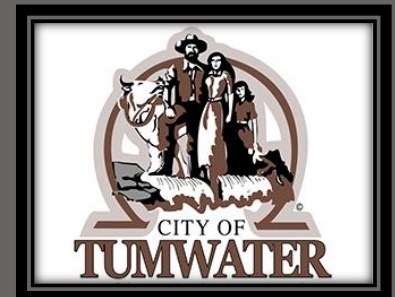


2022 Comprehensive Plan Map & Text Amendments and Associated Rezones

Preliminary Docket

March 1, 2022
City Council Consideration



2022 Proposed Amendments

1. Two proposed private map amendments and associated rezones
2. Three proposed public text amendments
3. One proposed public map amendment and associated rezone

2022 Private Amendments

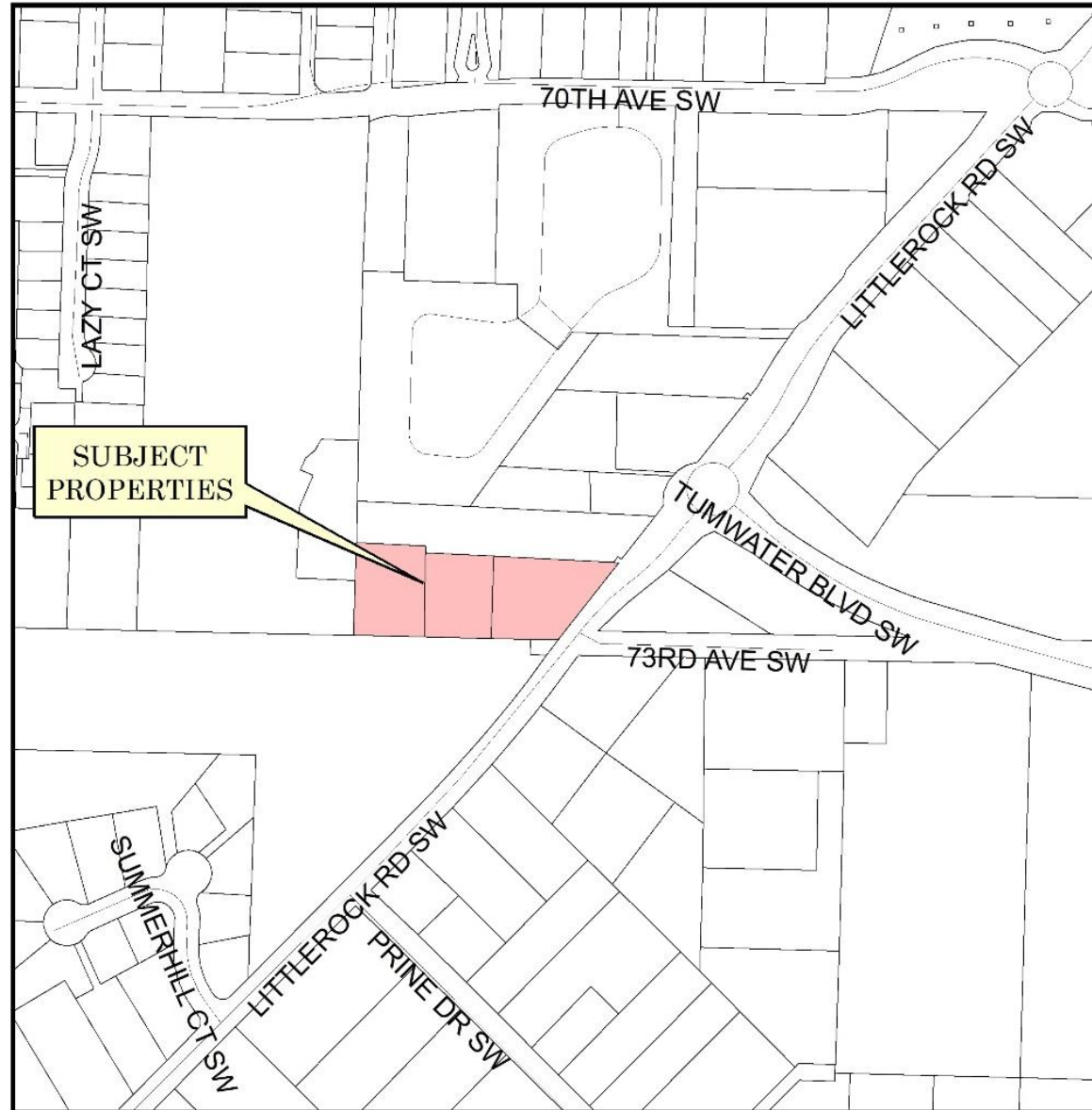
Proposed Private Map Amendments and associated rezones:

1. Wells Littlerock Comprehensive Plan Land Use Map Amendment (TUM-21-1848) and Corresponding Rezone (TUM-21-1804)
2. Bath Littlerock Israel Comprehensive Plan Land Use Map Amendment (TUM-21-1873) and Corresponding Rezone (TUM-21-1872)

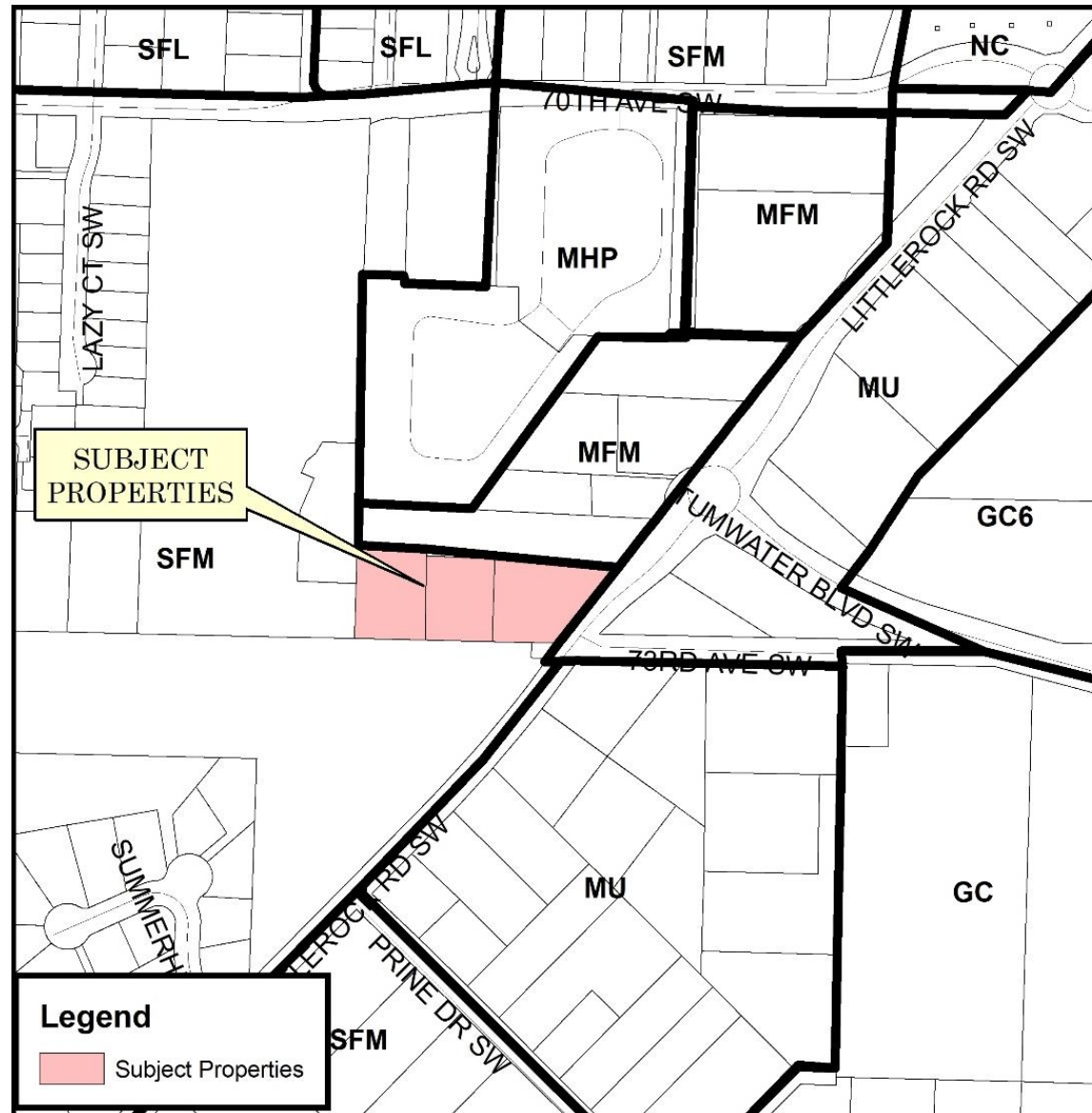
1. Wells Littlerock

Proponent:	Glenn Wells
Owner:	Marvin L. Beagles
Location:	Three adjacent parcels located to the south of 7223 Littlerock Road SW
Parcel Numbers:	1270-44-30901, 1270-44-30902, and 1270-44-30903
Area Size:	2.76 Acres
Current Use:	Vacant

1. Map of Amendment Area



1. Map of Amendment Area



1. Map of Amendment Area



1. Amendment Summary

Current Comprehensive Plan map designation and zone district:

- Single Family Medium Density Residential (SFM)

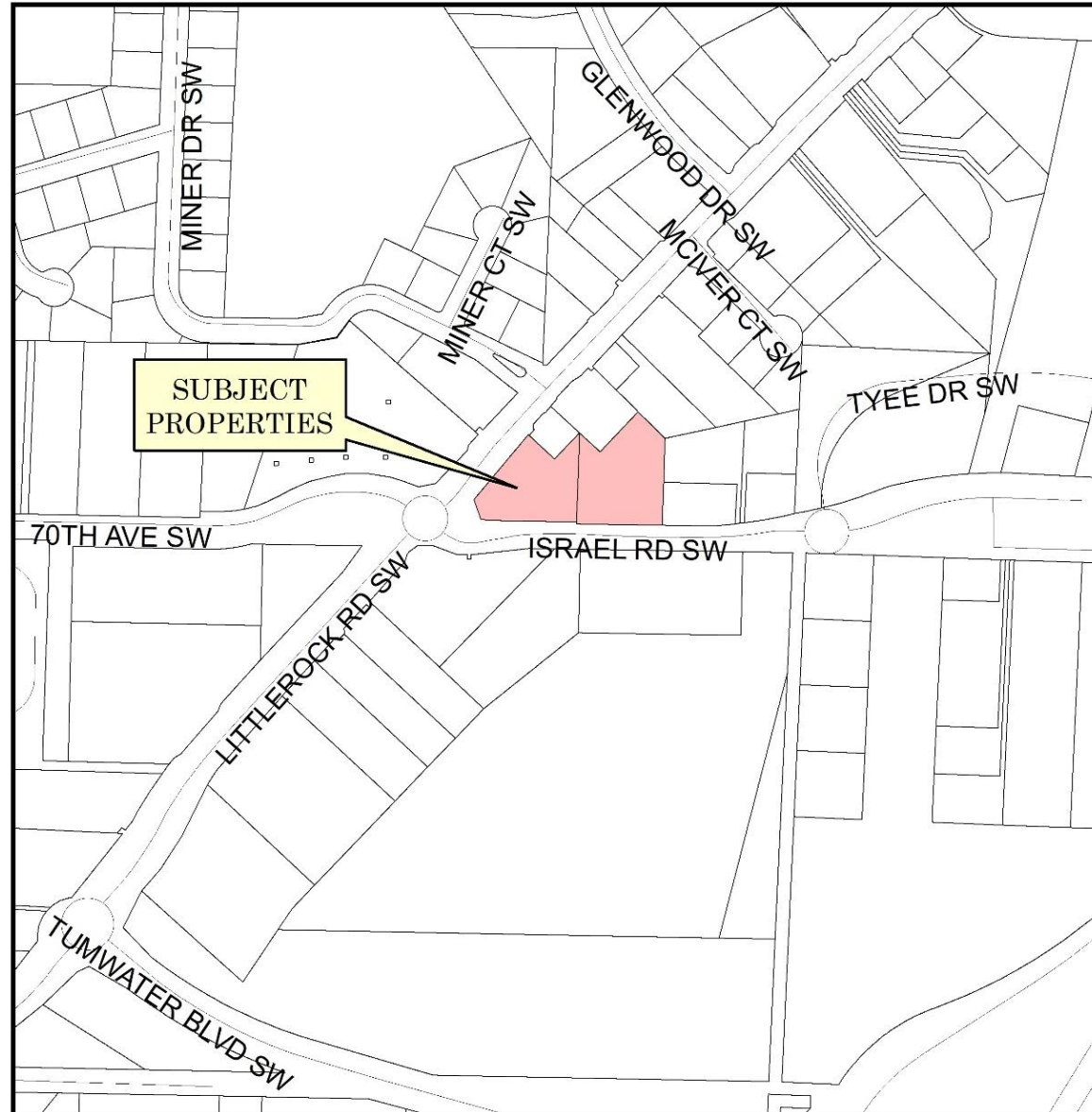
Proposed Comprehensive Plan map designation and zone district:

- Multi-Family Medium Density Residential (MFM)

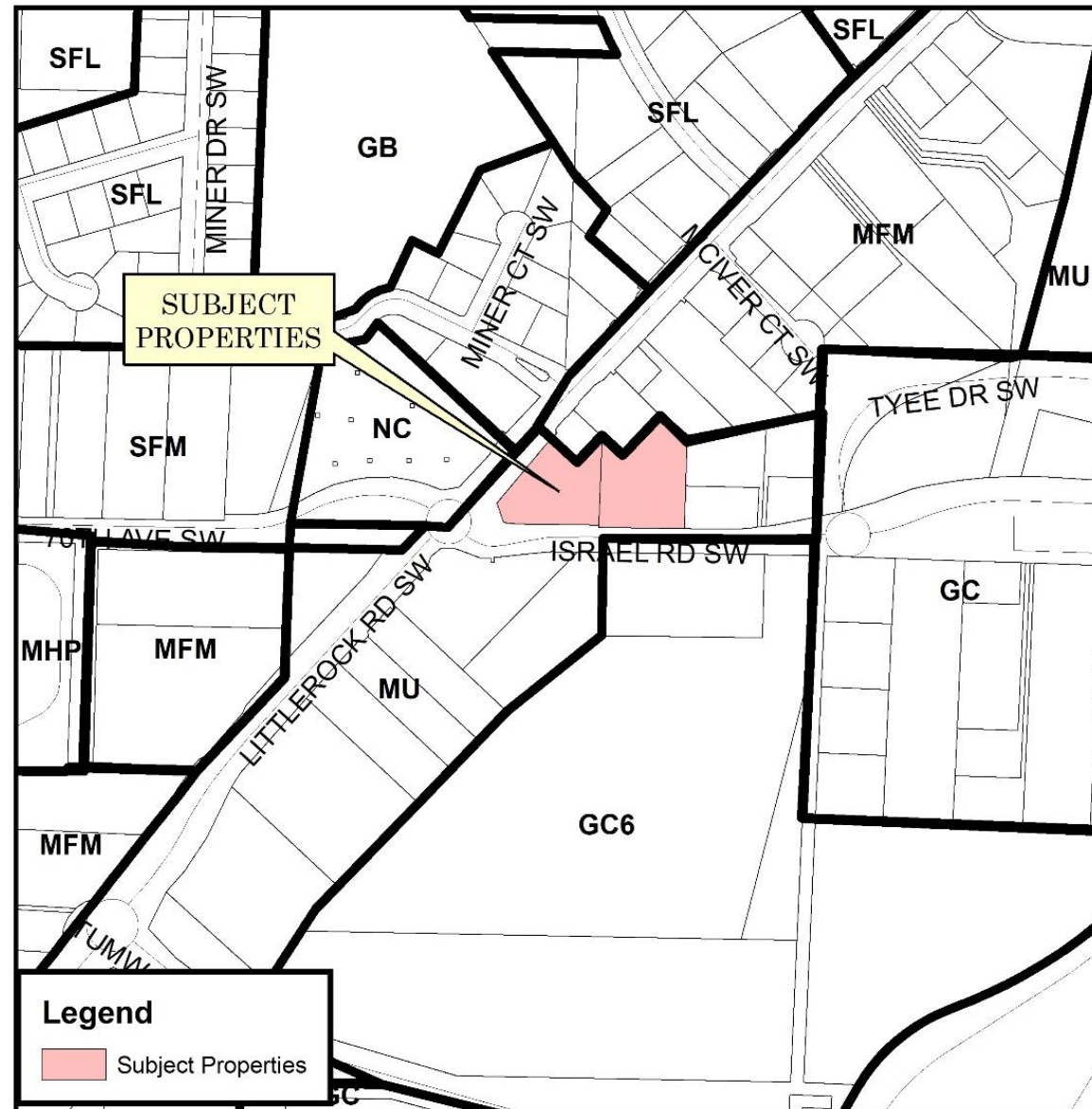
2. Bath Littlerock Israel

Proponent:	Peter Condyles
Owner:	Dayabir Bath
Location:	Two adjacent parcels located at 6940 Littlerock Road SW and 1850 Israel Road SW
Parcel Numbers:	1270-44-11000 and 1270-44-11200
Area Size:	1.97 Acres
Current Use:	Single family house and vacant

2. Map of Amendment Area



2. Map of Amendment Area



2. Map of Amendment Area



2. Amendment Summary

Current Comprehensive Plan map designation and zone district:

- Mixed Use (MU)

Proposed Comprehensive Plan map designation and zone district:

- General Commercial (GC)

2. Amendment Summary

- The two parcels were part of the proposed 2017 Sullivan Comprehensive Plan Map and Zoning Map amendments (TUM-16-1325) that were considered by the City Council on January 16, 2018 as part of Ordinance No. O2017-024

2. Amendment Summary

- The 2017 amendments changed the Bath Littlerock Israel property, along with four other parcels (Parcels #1 - #6 of Exhibit “B” of Ordinance No. O2017-024), from Mixed Use Overlay (MUO) Comprehensive Plan map designation and zone district to Mixed Use (MU)

2. Amendment Summary

- The City Council decided not to support a further amendment of Parcels #1 - #6 of Exhibit “B” of Ordinance No. O2017-024, which included the Bath Littlerock Israel property, to General Commercial (GC)

2022 Text Amendments

- 3. Neighborhood Character – Review Comprehensive Plan Housing and Land Use Elements and determine if there are amendments needed to address “neighborhood character”**
- 4. Thurston Climate Mitigation Plan – Update greenhouse gas emission (GHG) targets in the Conservation Element to address HB 2311 – Review Comprehensive Plan Conservation and Land Use Elements and determine if there are amendments needed to address HB 2311**

2022 Text Amendments

- 5. Essential Public Facilities Amendments –**
Review the Comprehensive Plan Land Use Element and determine if there are amendments needed to address essential public facilities, including but not limited to: intensive inpatient facilities; long-term residential drug treatment facilities; recovery house facilities

6. Dennis/Linderson Triangle

Proponent: City of Tumwater

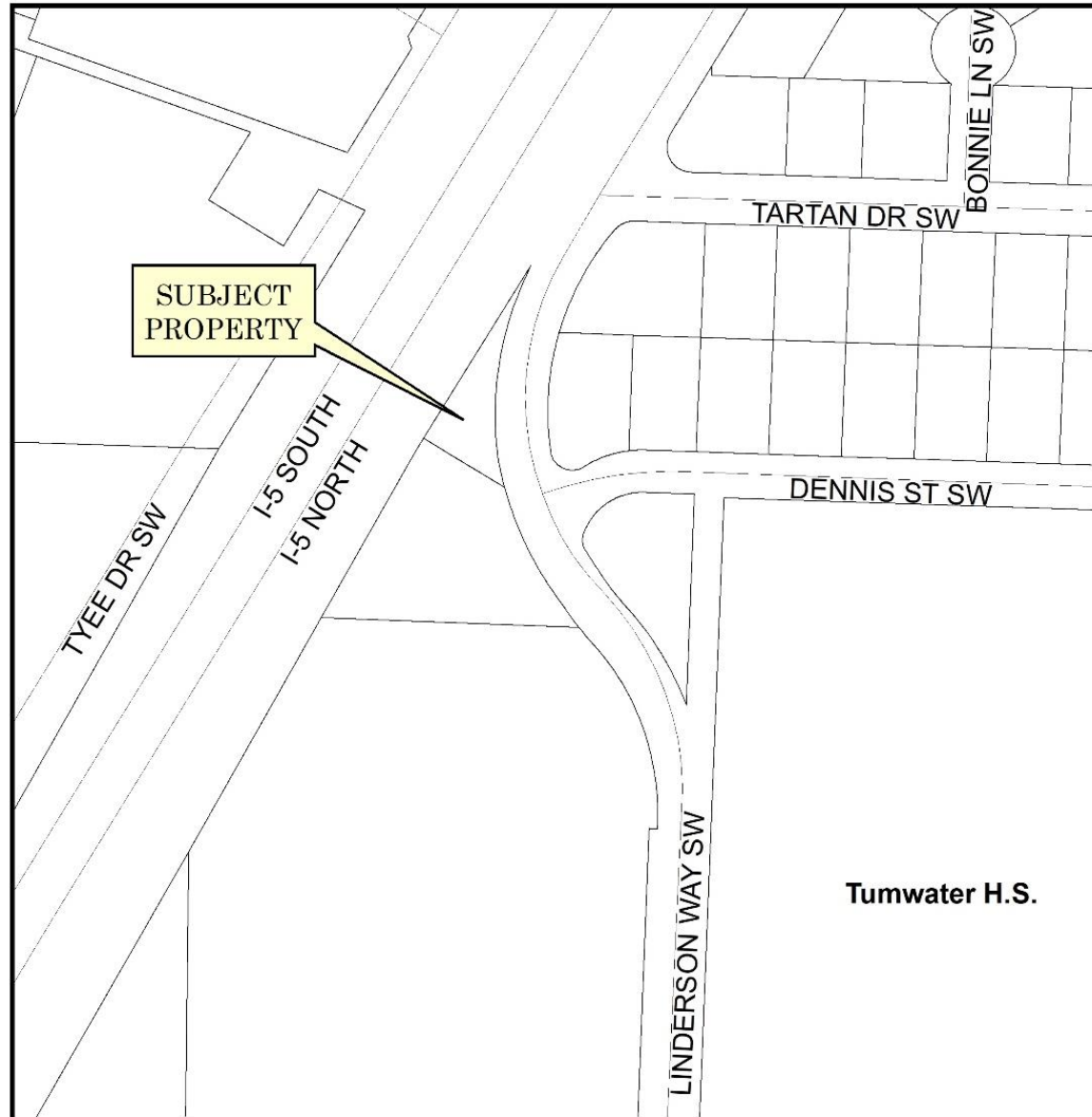
Location: 6501 Linderson Way SW at the western corners of Linderson Way SW and Dennis Street SW

Parcel Numbers: Portion of 1270-32-40303

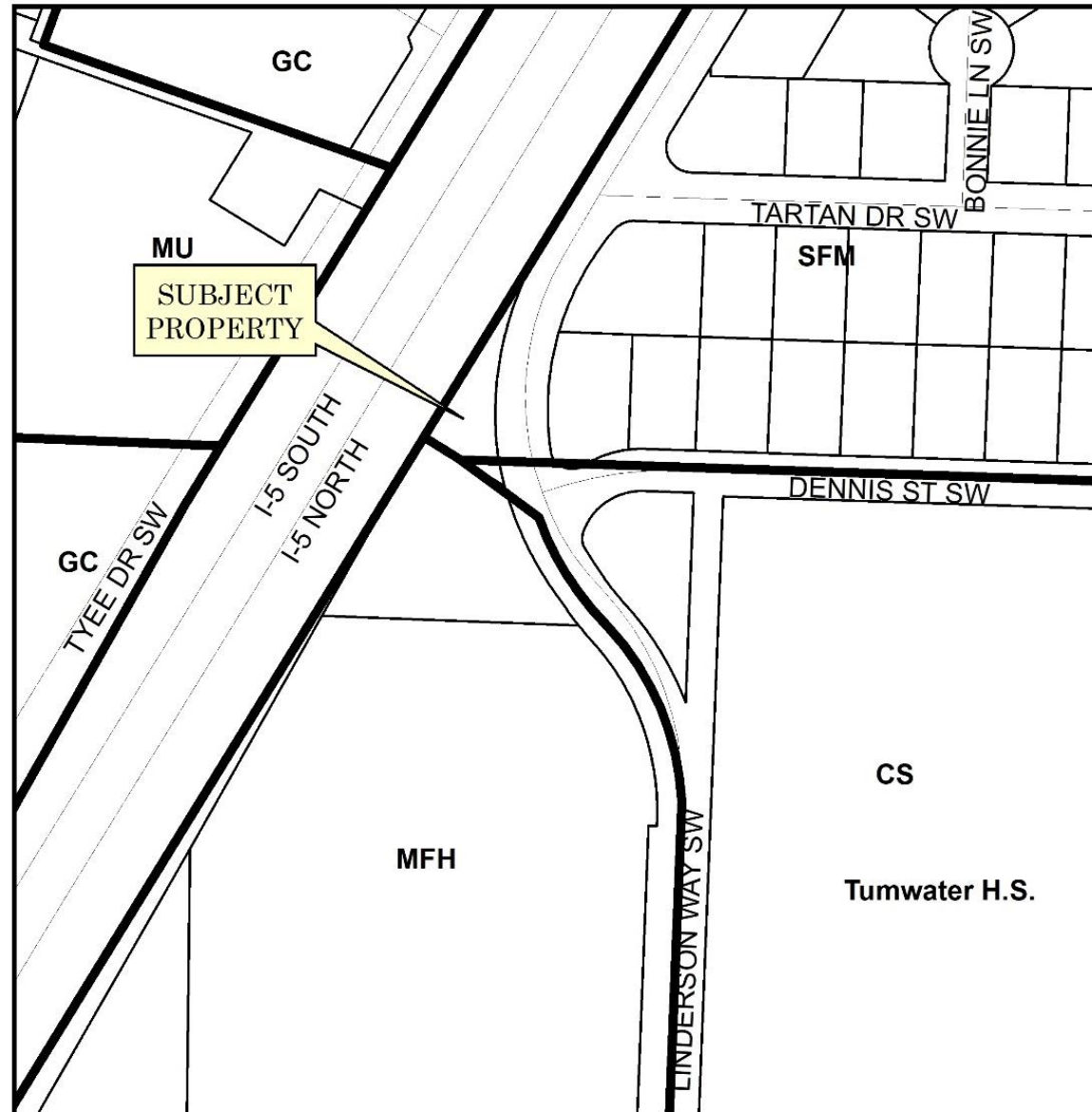
Area Size: Portion of 5.73 Acres

Current Use: Vacant

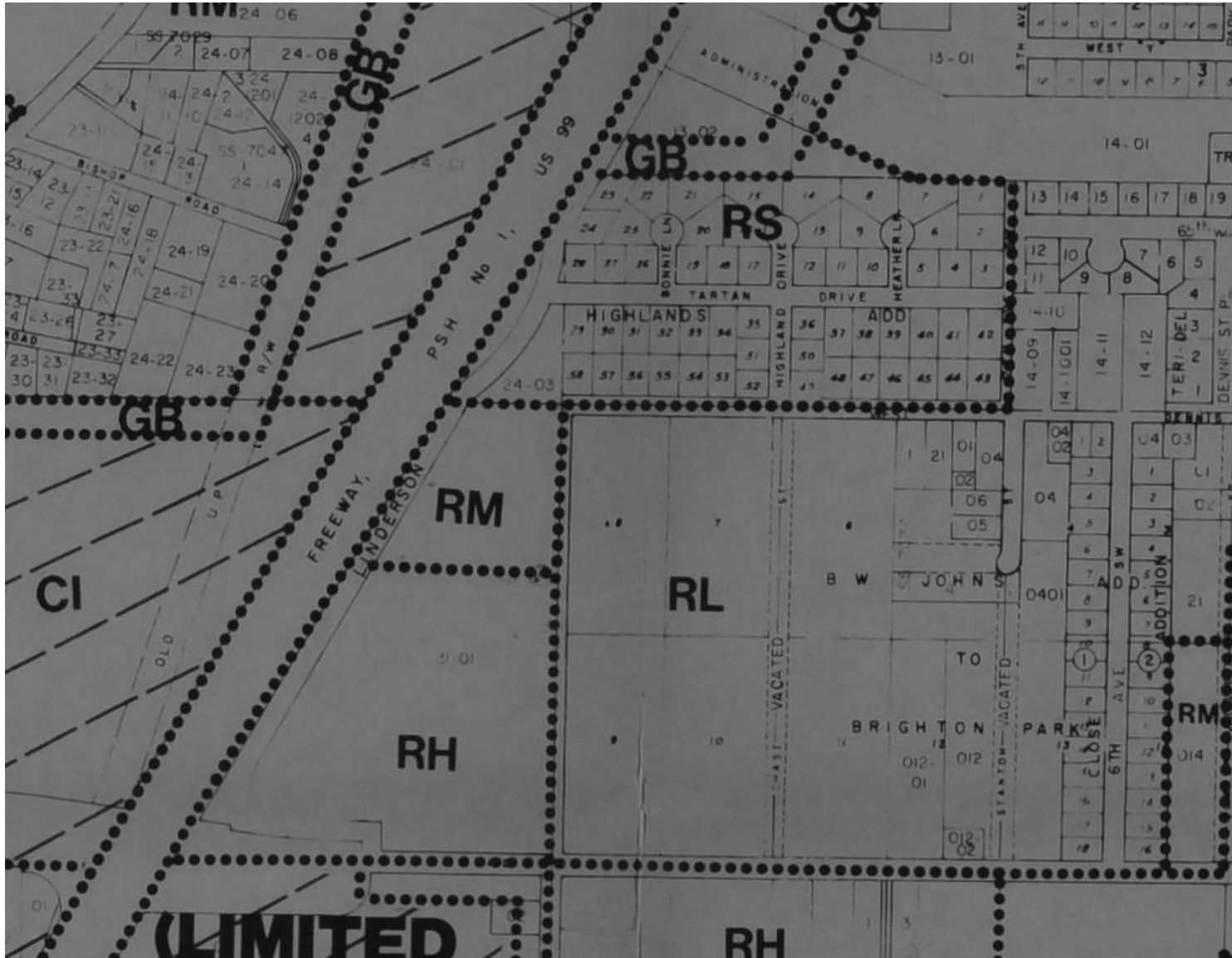
6. Map of Amendment Area



6. Map of Amendment Area



6. Map of Amendment Area



6. Map of Amendment Area



6. Amendment Summary

Current Comprehensive Plan map designation and zone district:

- Single Family Medium Density Residential (SFM)

Proposed Comprehensive Plan map designation and zone district:

- Multifamily High Density Residential (MFH)

Recommendations

Planning Commission Recommendation

- All the amendments in the preliminary docket go forward for further review as part of the final docket

Recommendations

General Government Committee Recommendation

- All the amendments in the preliminary docket go forward for further review as part of the final docket with the exception of the Bath Littlerock Israel Comprehensive Plan Land Use Map Amendment and Corresponding Rezone, which the City Council considered as part of the Sullivan amendments in 2017 and 2018

Next Steps

- Staff will prepare the Final Docket amendments for review and approval by the City Council
- The Final Docket is scheduled for a briefing with the Planning Commission on July 26, 2022