



CITY OF TUMWATER
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**PRELIMINARY PLAT
Application**

TUM - 22-

0044

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DATE STAMP

December 28, 2021

Application fee: \$2,750.00, plus \$38.50 per lot.

SUBJECT PROPERTY

ADDRESS OF PROPERTY (COMPLETE): **2700 Block of 93rd Avenue SW, Tumwater WA**

PROJECT NAME: **I-5 Commerce Place**

PARCEL NUMBER(S): 12716420000, 12716340100, 12716340102, 12716340101

APPLICANT (please print neatly)

NAME OF APPLICANT: **John Kaufman, Kaufman Real Estate, LLC**

APPLICANT'S MAILING ADDRESS (COMPLETE): **7711 Martin Way E, Olympia, WA 98506**

APPLICANT'S TELEPHONE(S): **(360) 491-5230**

APPLICANT'S E-MAIL: **john@kaufmancd.com**

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: **Chris Carlson, AICP, Hatton Godat Pantier**

REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): **3910 Martin Way E, Suite B, Olympia, WA 98506**

REPRESENTATIVE'S TELEPHONE(S): **(360) 943-1599**

REPRESENTATIVE'S E-MAIL: **chris@hattonpantier.com**

PROPERTY OWNER

NAME OF PROPERTY OWNER: **Kaufman Real Estate, LLC**

OWNER'S MAILING ADDRESS (COMPLETE): **7711 Martin Way E, Olympia, WA 98506**

OWNER'S TELEPHONE(S): **(360) 491-5230**

OWNER'S E-MAIL: **john@kaufmancd.com**

PROJECT DESCRIPTION (attach additional sheets and documentation, as needed)

12 lots commercial/light industrial plat including 4 tracts totaling 40.26 acres. Improvement includes public access, water, sewer and other utilities. 3 stormwater tracts and one tree tract. See Narrative.

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission to any and all employees and representatives of the City of Tumwater and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Chris Carlson

Signature of Applicant/Representative

12.20.2021

Date

Please attach the **Preliminary Plat submittal checklist** to this Application.

NARRATIVE SUMMARY

I-5 Commerce Plat – Commercial Preliminary Plat Alteration
Parcel Nos. 12716340100, 12716340102, 1271634101, 12716420000

Project Description:

The I-5 Commerce Place plat represents a subdivision of approximately 40.26 acres of land into 12 individual commercial/light industrial lots and 4 tracts (3 stormwater tracts and 1 tree tract).

The applicant is requesting a plat alteration under TMC 17.26 to address a change to some of the lot areas and tracts and an amendment to condition 38 of the original preliminary plat approval by the Tumwater Hearing Examiner dated October 14, 2020.

The lot and tract area changes are as follows:

Lot 2:	Original 1.03 acres – Proposed 1.02 acres
Lot 3:	Original 1.43 acres – Proposed 1.41 acres
Lot 4:	Original 2.41 acres – Proposed 2.22 acres
Lot 7:	Original 3.04 acres – Proposed 2.53 acres
Lot 8:	Original 1.82 acres – Proposed 3.18 acres (Lot location moved to west side of road)
Lot 9:	Original 3.24 acres – Proposed 4.58 acres
Lot 12:	Original 3.39 acres – Proposed 4.44 acres
Tract A:	Original 3.92 acres – Proposed .71 acres
Tract B:	Original 1.34 acres – Proposed 1.16 acres
Tract C:	Original 1.41 acres – Proposed 2.39 acres
Tract D:	Original 3.32 acres – Proposed 2.27 acres

The request also includes amending condition number 38 of the Hearing Examiner original preliminary plat approval decision related to the tree replacement ratio for the project required by TMC 16.08. Hearing Examiner condition 38 requires a 3:1 tree replacement ratio for the project. Because the project site did not meet the City's tree retention standards of 20% of the existing trees or 12 tree per acre prior to being developed, TMC 16.08.070.R.4 requires a tree replacement ratio of 1:1.

The site is located within the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, Township 17N, Range 2 West, W.M., adjacent to Interstate 5, and north of 93rd Avenue SE. The current zoning classification for this site is Light Industrial (LI).

Directions to the Site:

Southbound I-5 at Exit 99, turn right and the property is immediately on the right.

Existing Conditions:

A site development/grading permit was issued by the City of Tumwater to construct the required plat improvements on November 5, 2020. The plat improvements are substantially complete, including installation of the road, electricity, natural gas, telephone, potable water and sanitary sewer utilities.

Access:

The lots will be accessed off of 93rd Avenue SE and by a single connecting roadway through the plat. The new roadway has been aligned to straddle portions of adjacent properties to the west for future extension of the City roadway network.