

# 2022 Comprehensive Plan Map & Text Amendments and Associated Rezones

## Preliminary Docket

February 9, 2022  
General Government Committee Briefing



# 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

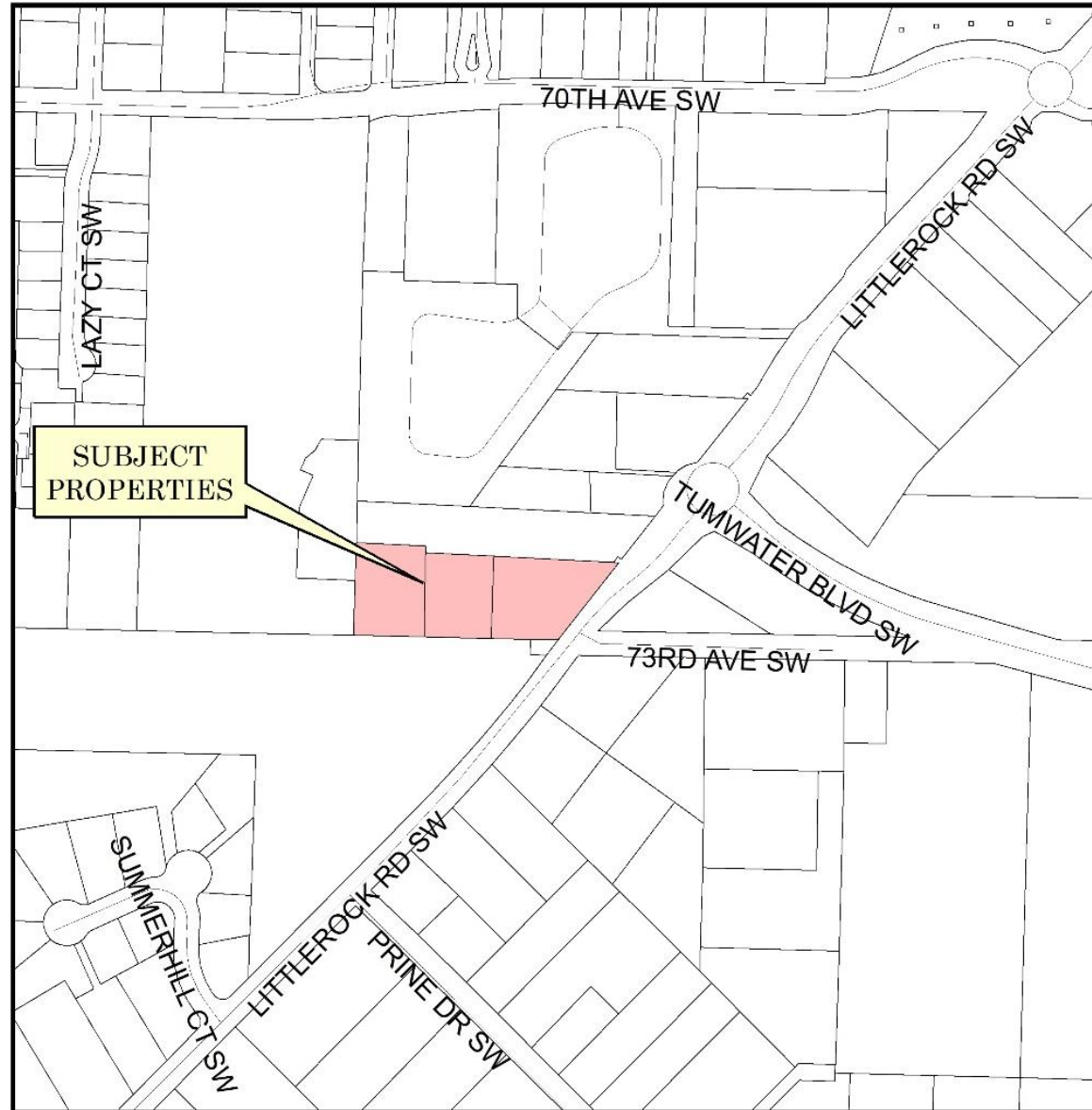
## **Proposed Private Map Amendments and associated rezones:**

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)

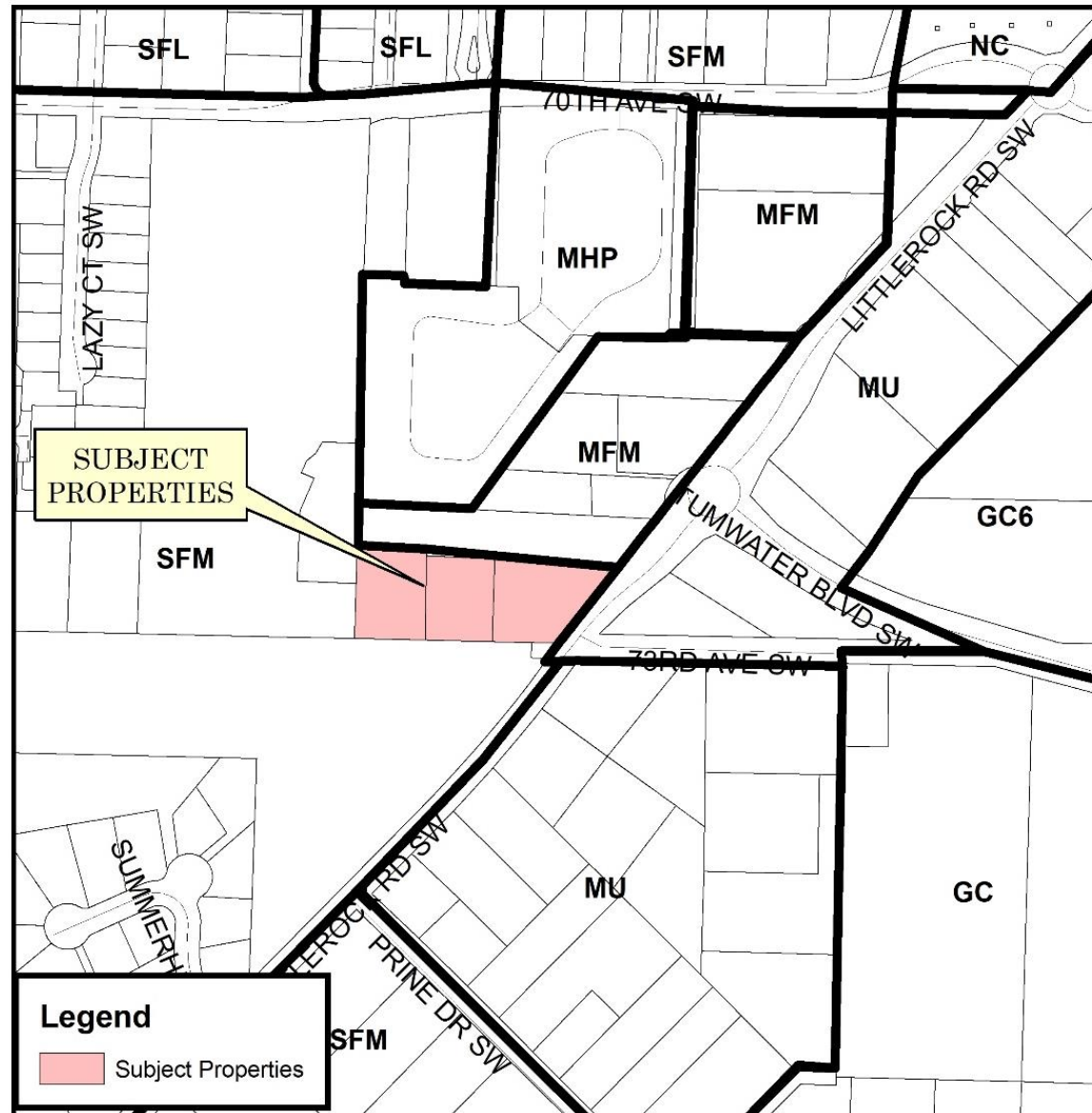
# 1. Wells Littlerock

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

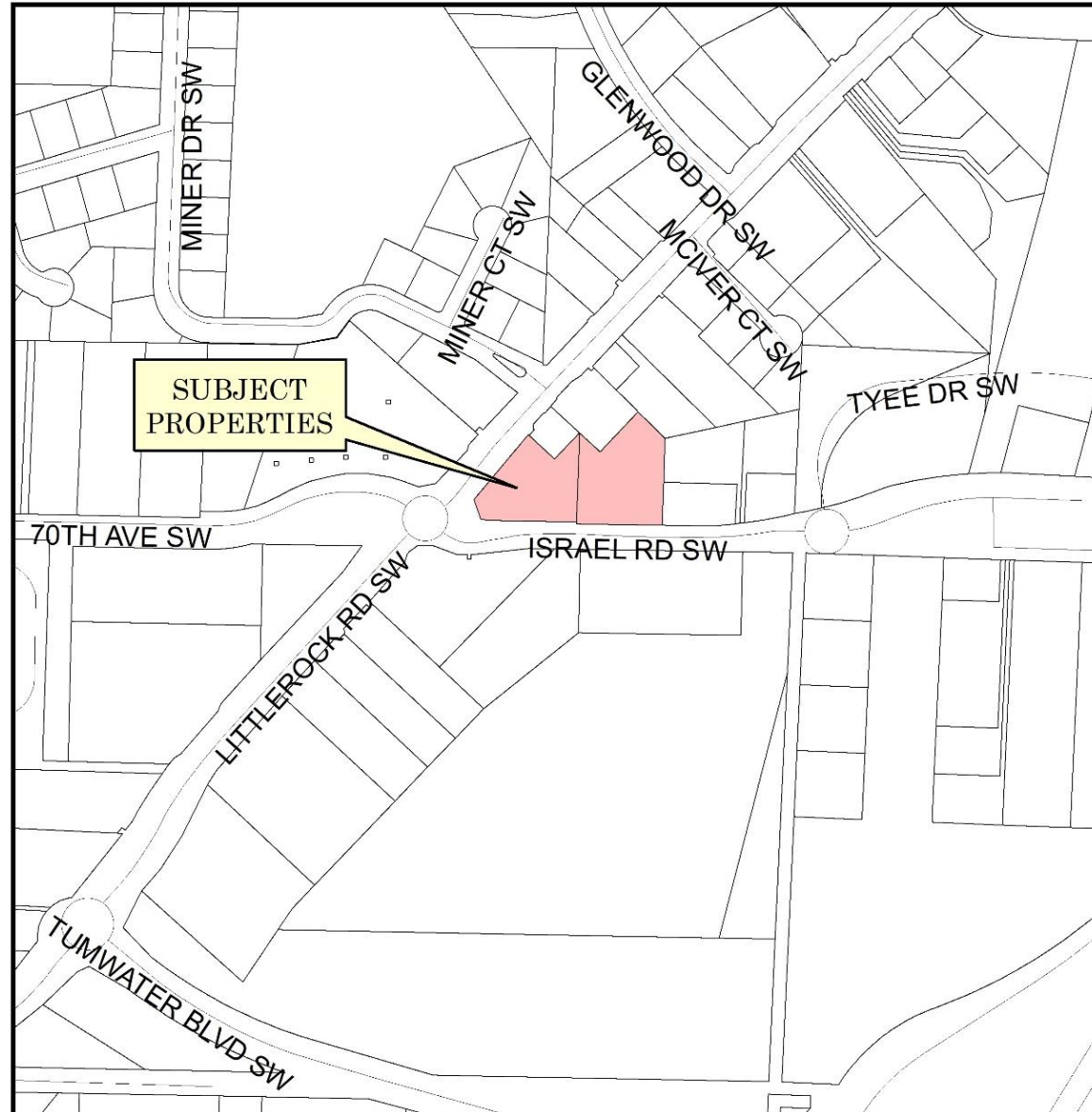
- Multi-Family Medium Density Residential (MFM)



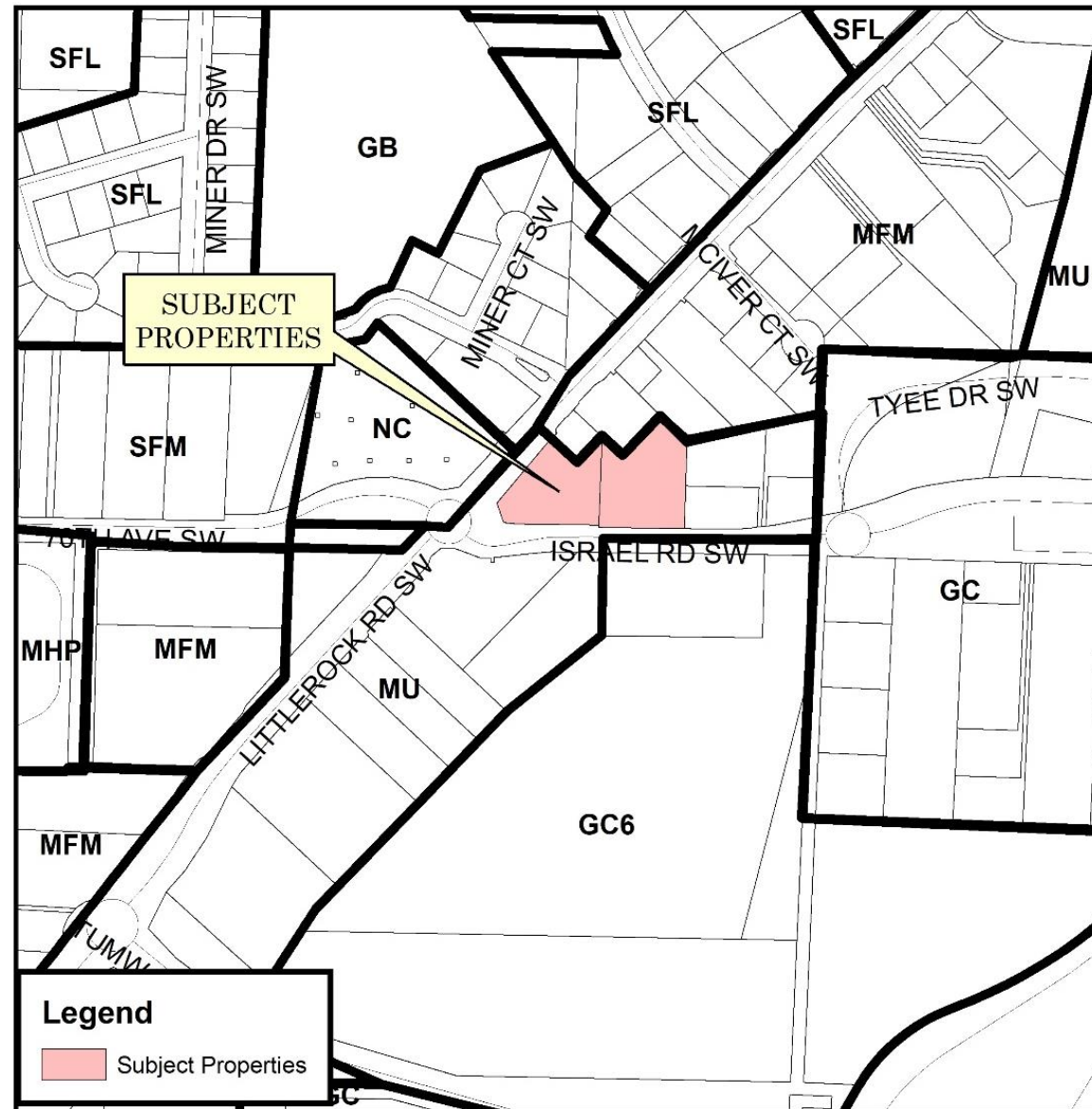
## 2. Bath Littlerock Israel

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

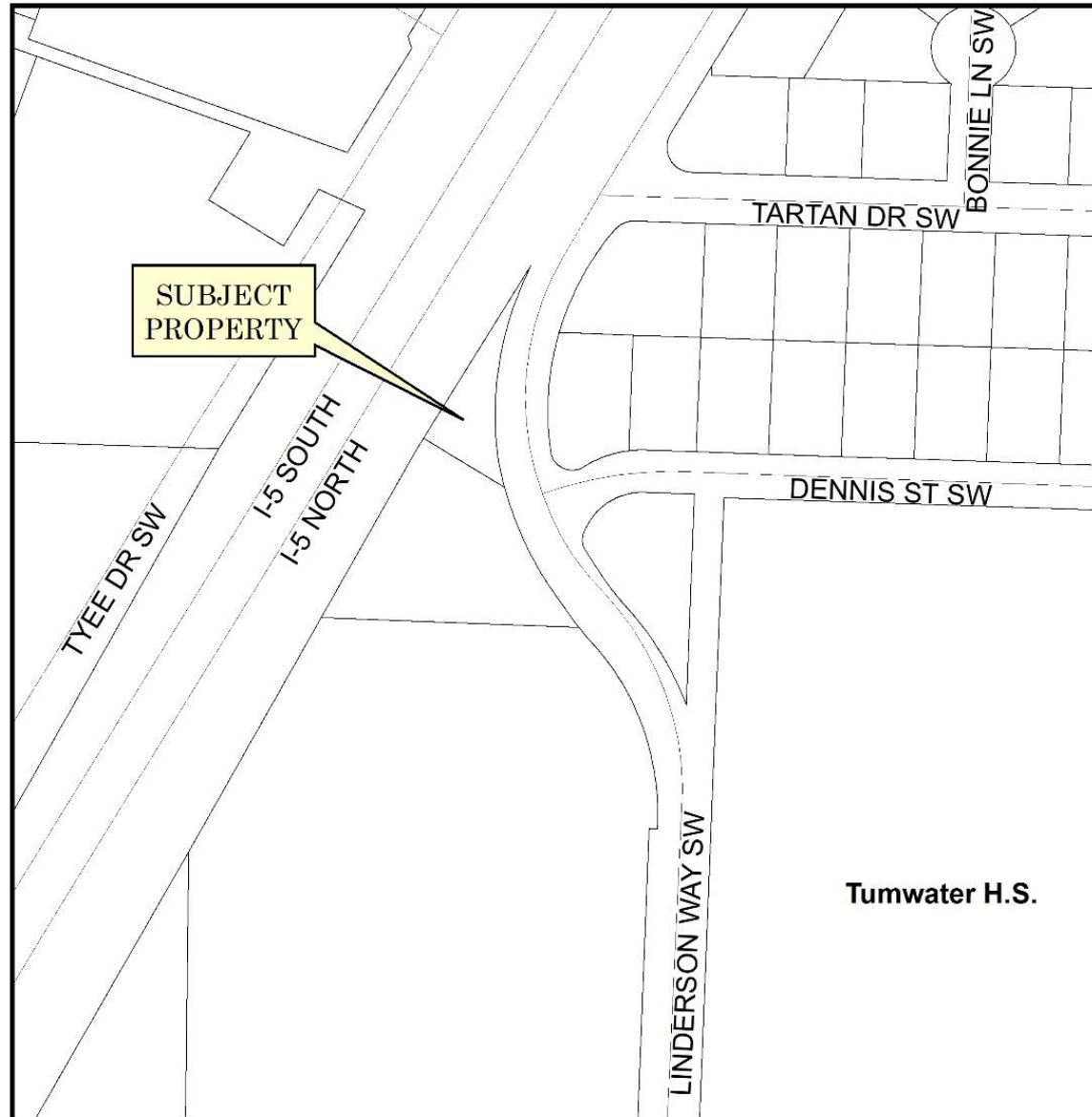
**Location:** 6501 Linderson Way SW at the western corners of Linderson Way SW and Dennis Street SW

**Parcel Numbers:** Portion of 1270-32-40303

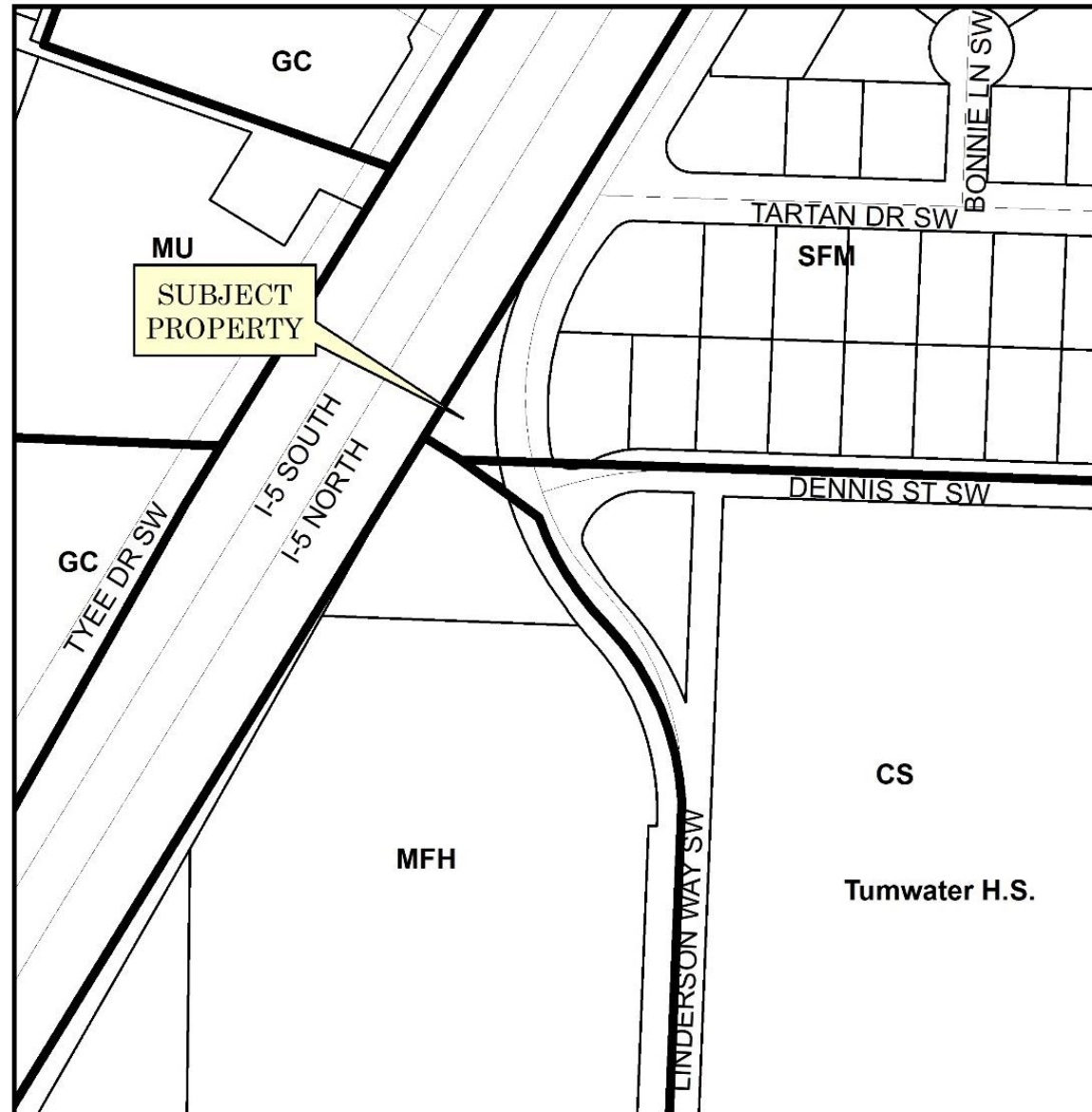
**Area Size:** Portion of 5.73 Acres

**Current Use:** Vacant

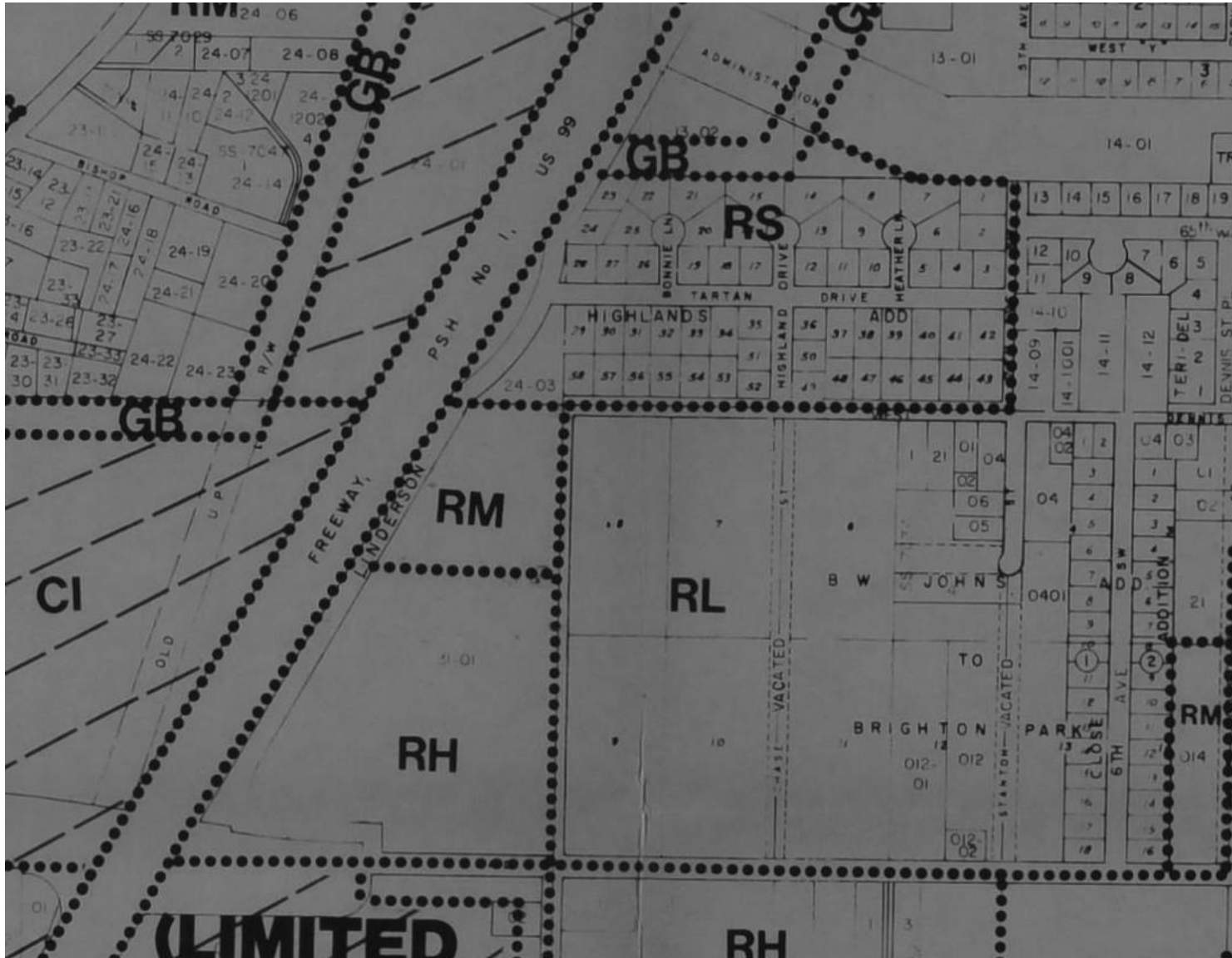
# 6. Map of Amendment Area



# 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)

# Recommendation

## Planning Commission Recommendation

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

# Next Steps

## **Preliminary Docket Process:**

- February 22, 2022 – City Council worksession
- March 1, 2022 – City Council consideration

**Staff review of the Final Docket would start in March 2022 and the Final Docket is expected to come back to the Planning Commission in July 2022**