Spooner (formerly Toft)
Land Use Plan Amendment & Redesignation

Comprehensive Plan Amendment:
2017-18 Docket (Item 12)

Krosbie Carter, Associate Planner
Long Range Planning
Community Planning & Economic Development
“Spooner” Request

- Amend Map M-15 Future Land Use, in the Comprehensive Plan

- Associated re-designation of the official zoning map

Location: 8025 Yelm Highway SE
5 acres
Current Zoning

3.8 acres of McAllister Geologically Sensitive Area (MGSA)

1.2 acres of Neighborhood Convenience (NC)

Option #1
No Change
"Toft" Request

1 new acre of NC

3.5 total acres on Corner of Yelm Hwy & Spurgeon Creek rd.

Option #2
2.2+ acres of NC
Option #3
5 acres of NC

Spooner Request

5 acres of NC on property.

6.35 total acres on corner of Yelm Hwy & Spurgeon Creek Rd
5 acres of RCC on property.

➢ Expand to 6.35 acres, to include gas station?

Option #4
RCC instead of NC
Comprehensive Plan:

Neighborhood convenience in rural areas should not exceed one acre in size. They commonly serve a population of less than 5,000.
Options for consideration

- **Option 1:** No change
- **Option 2:** 2.2± acres of NC *(Toft)*
- **Option 3:** 5 acres to NC *(Spooner)*
- **Option 4:** 5 acres to Rural Commercial Center *(RCC)*
  - Consider expanding the designation to the adjacent properties as well.
Next Steps

Tonight: Set a Public Hearing for May 2\textsuperscript{nd}

Or

Additional question?