Spooner (formerly Toft)
Land Use Plan Amendment & Redesignation

Comprehensive Plan Amendment:
2018-19 Docket (Item 12)

Draft Options Update, 4-18-18

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Community Planning
Community Planning & Economic Development Department
“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

Area being considered for a Land Use Plan Amendment
Options Update

**Option 1**: No change

**Option 2**: 5 acres of Neighborhood Convenience (NC)

**Option 3**: A, B & C to Rural Commercial Center (RCC)

**Option 4**: A & B to RCC and C to MGSA
Option 4:
Property C removed from commercial

- 0.24+ acres of NC
- Historically Residential
- Access from Yelm Hwy Only
- Easement on deed for property D
- 0.15 acre parcel
Purpose
To provide for the location of very small businesses that serve nearby residents with everyday convenience shopping goods and services.

Relevant Characteristics
Neighborhood convenience in rural areas should not exceed one acre in size. They commonly serve a population of less than 5,000.
What does NC look like in rural Thurston County?

4.23 acres with NC zoning layer- Old Hwy 99 & Offut Lake (between Tumwater & Tenino)
Purpose
To provide for limited expansion of a commercial center...contained within the logical outer boundary of the commercial center.

Commercial LAMIRD (Limited area of more intense development)
What does RCC look like in rural Thurston County?

43 acres with RCC zoning layer - Lilly Rd & South Bay
Options for consideration

**Option 1:** No change

**Option 2:** 5 acres of NC (Spooner)

**Option 3:** 6+ acres to Rural Commercial Center (RCC), including 2 adjacent properties

**Option 4:** 6 acres of RCC & redesignating property C as MGSA
Next Steps

No actions requested tonight

Planning Commission Public Hearing Scheduled

May 2, 2018 at 7pm