

Shaping
our community
together

420 College Street SE
Lacey, WA 98503
360-491-5642

CITY OF **LACEY**

COMMUNITY DEVELOPMENT DEPARTMENT PRESUBMISSION CONFERENCE AGENDA

THE FOLLOWING PROJECTS WILL BE CONSIDERED AT CITY HALL,
420 COLLEGE STREET SE.

MEETING DATE: **Wednesday, February 13, 2019**

TIME	PRE-SUBMISSION	LAND-CLEARING REVIEW	SITE PLAN REVIEW	DESCRIPTION	
SPR Team Meeting will be held on the Tuesday prior to presub meeting date.					
10:00 a.m.				19-19 58040000400 5323 Tiffani Ln SE	PCI HealthDev Medical Office Bldg Seymour/Stiles CO
11:00 a.m.				19-20 11827124100 2607 Carpenter Rd SE	Joyner/Gusta Shop/Relocate house Tabor/Stiles SHORES/LD 0-4
12:00 p.m.					
1:30 p.m.				19-23 11820121800 4221 Pacific Ave SE	Schrader 2-lot subdivision Tabor/Stiles WD
2:30 p.m.					
3:30 p.m.					



CITY OF LACEY
 Community Development Department
 420 College Street SE
 Lacey, WA 98503
 (360) 491-5642

OFFICIAL USE ONLY

CASE NUMBER:	19-19
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

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PRESUBMISSION CONFERENCE REQUEST FORM

ONE WEEK PRIOR TO REQUESTED DATE, SUBMIT VIA EMAIL TO PLANNING@CI.LACEY.WA.US, OR TO LACEY CITY HALL. NO FEE IS REQUIRED. SUBMISSION SHOULD INCLUDE COMPLETED APPLICATION, SITE PLAN DRAWING, VICINITY MAP, AND TRAFFIC GENERATION WORKSHEET.

APPLICANT: PCI HealthDev

ADDRESS: 12655 N. Central Expressway, STE 200 CITY: Dallas STATE: Texas ZIP: 75243
 PHONE NUMBER: (866) 532-2112 EMAIL: amorris@healthdev.com

REPRESENTATIVE: Alan Morris

ADDRESS: 12655 N. Central Expressway, S. 200 CITY: Dallas STATE: Texas ZIP: 75243
 PHONE NUMBER: (817) 532-2112 EMAIL: amorris@healthdev.com

PROJECT ADDRESS: 5323 Tiffani LN SE		
ASSESSOR'S TAX PARCEL NUMBER(S): 58040000400		
BRIEF DESCRIPTION OF PROJECT: Single story medical office building with drive under canopy		
TOTAL ACREAGE: 2.23	TOTAL SQ. FT OF BLDG: 7,516	ZONING: CO - Community Office
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX (x) COMMERCIAL () M.H. PARK		
EXISTING ACCESS: Tiffani LN SE		PROPOSED ACCESS: Curb cut off of Tiffani LN SE

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
 (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: Feb. 13, '19 TIME: 10:00 am

A presubmission conference is an opportunity for the developer and/or their representative to meet with staff to discuss preliminary studies or sketches of the proposed project. At the conference, staff will make available, pertinent information relating to the proposed development. The intent is to identify and/or eliminate as many potential problems as possible in order for the project to be processed without delay. The conference should take place prior to detailed work by an engineer or surveyor; however, the site drawing submitted, should have sufficient information to allow for staff review. Discussion topics will include such things as Comprehensive Plan, Street Plan, Storm Run Off & Retention, Shoreline Master Program, Zoning, Availability of Water/Sewer, Development Concepts, other requirements and permits, and the environmental impact. If the applicant owns adjacent land, the possibilities of future development will be discussed. Written information regarding process, specific requirements & related issues, will be furnished at the meeting. Staff will typically visit the site prior to the meeting and may enter the property if deemed necessary to gain a full understanding of the project.



City of Lacey
DEPARTMENT OF PUBLIC WORKS
420 College Street S.E.
Lacey, WA 98503-1238
(360) 491-5600

**COMMERCIAL
TRAFFIC
GENERATION
WORKSHEET**

Date: 1/28/18 Project No.: _____
Project Name: FKC Deschutes Parcel No.: 58040000400
Project Address: 5323 Tiffani LN SE
Applicant's Name: PCI HealthDev (Alan Morris) Phone: 866.532.2112
Applicant's Address: 12655 N. Genral Expressway, STE 200, Dallas, TX 75234

Existing Use

Is there an existing use on the proposed project site: Yes No
Has the existing use been vacant for more than 18 months? Yes No
Will any of the existing buildings be demolished? Yes No

Please explain the current use, if any (type of business; business license number, if available; size in gross square feet; number of employees; hours of operation, etc.):

Currently there is not a building on this project site. The project site is part of the Lacey Crossroads Development and there is existing parking on the property and access roads to this property.

The Lacey Crossroads Development Agreement indicates that this property could support a 36,000 GSF office building. The proposed use is a 7,516 GSF Outpatient Dialysis Clinic (Medical Office Building).

Proposed Use (Include Site Plan)

Commercial projects can cover a wide variety of land uses, not all uses are covered in the Trip Generation Manual. A private traffic engineer may be required for exceptional proposals. Please provide as much information as possible, if applicable to your development:

Project	Site	Gross	Acres:	Number of Gas Pumps / Fueling Positions:	N/A
Building	Size	Gross	2.23 Acres	Number of Drive-through	Windows:
Number	of	Approx. 7,516 GSF	Feet:	Number of Service	Bays:
Number	of	Parking	Approx. 20 Employees:	Number of Car Wash	Stalls:
			Stalls:		N/A
			146	Number of Seats (Theaters, etc.):	N/A
Number of Students / Children:	N/A			Number of Courts / Fields / Tees:	N/A
Number of Rooms (Hotels, etc.):	N/A				

Please explain the proposed use (type of business and all other information not provided above that you feel is relevant in determining traffic generation):

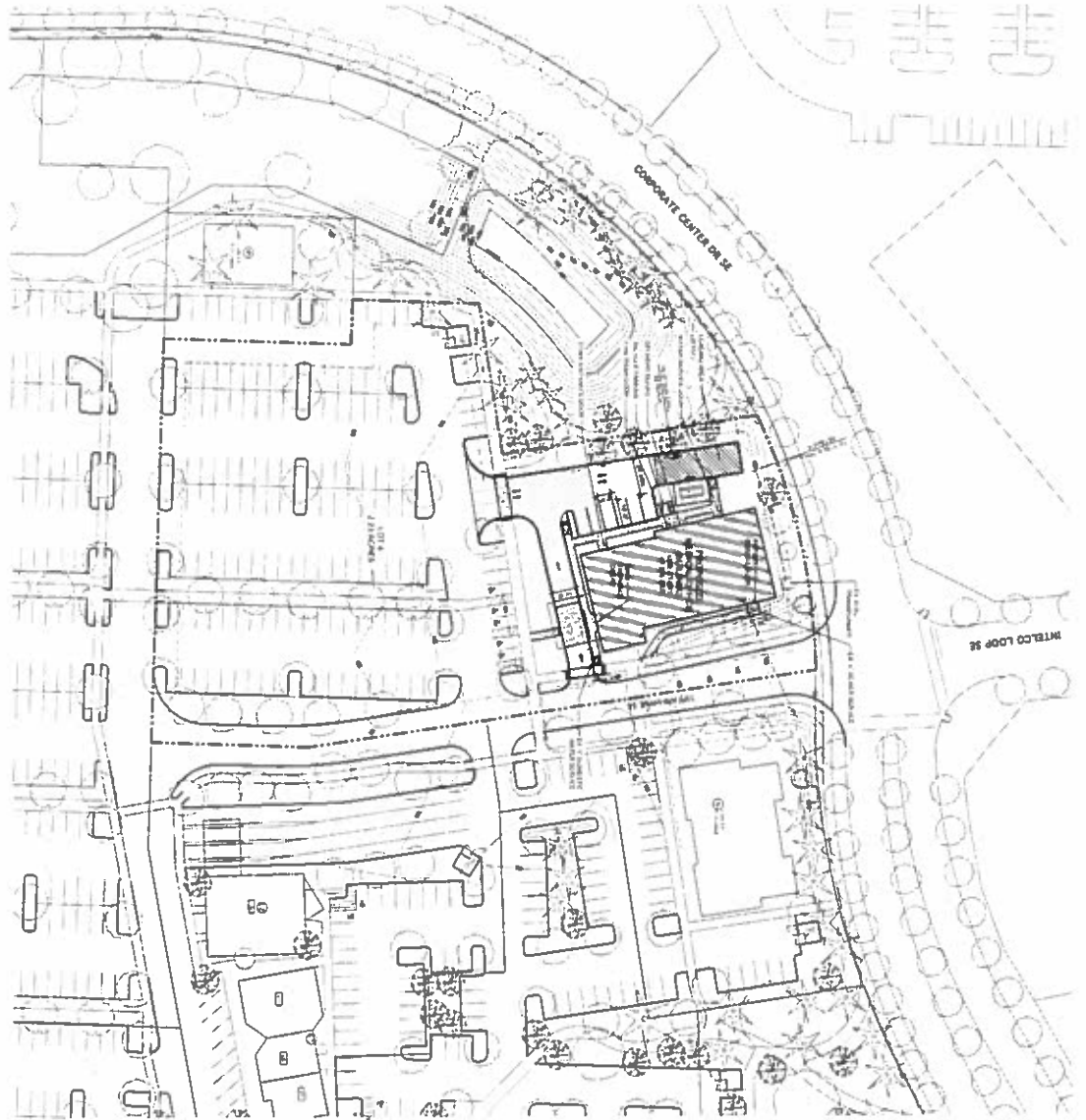
Proposed use is a Medical Office Building for a 17 Station Outpatient Dialysis Clinic. The Site Plan proposes the addition of a covered patient drop-off and relocation of some parking spaces to accommodate this. Many of the patients will be dropped off at the clinic for treatment. Average treatment time is four hours. The tenant requires parking ratio of 4 parking spaces per 1,000 GSF of building, this building would require a minimum of 31 parking spaces. 147 parking spaces are existing on the property, with addition of the access to the cover patient drop-off the resulting parking would be 146 spaces.

I declare that I have completed this form and to the best of my knowledge and belief the above information is true and correct. I understand the City is relying on this information to accurately determine the traffic impacts from my development.

Signature  Date: 1/28/19

For Official Use Only:

HTE	Number:	Approved	for	Traffic	Division	By:
Development	Reviewer:	Planner:	_____			
Land	Use	Code:	Discounts	Applied:		
Total PM Peak Hour Trips:	_____	New PM Peak Hour Trips:	_____			
Comments:	_____					
Calculated by:	_____					



PRELIMINARY SITE PLAN SCHEME 'E'

DATE: 10/17/18

DRAWING LEGEND

	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT
	PARKING SPACE
	TREE
	SHRUB
	UTILITY LINE

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL UTILITIES SHALL BE SHOWN AS NOTED ON THE UTILITY RECORD DRAWINGS.
3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
4. ALL PROPOSED UTILITIES SHALL BE SHOWN ON THE UTILITY RECORD DRAWINGS.
5. ALL PROPOSED UTILITIES SHALL BE INSTALLED AND TESTED PRIOR TO THE START OF CONSTRUCTION.
6. ALL PROPOSED UTILITIES SHALL BE MAINTAINED AND PROTECTED.
7. ALL PROPOSED UTILITIES SHALL BE SHOWN ON THE UTILITY RECORD DRAWINGS.
8. ALL PROPOSED UTILITIES SHALL BE INSTALLED AND TESTED PRIOR TO THE START OF CONSTRUCTION.
9. ALL PROPOSED UTILITIES SHALL BE MAINTAINED AND PROTECTED.
10. ALL PROPOSED UTILITIES SHALL BE SHOWN ON THE UTILITY RECORD DRAWINGS.
11. ALL PROPOSED UTILITIES SHALL BE INSTALLED AND TESTED PRIOR TO THE START OF CONSTRUCTION.
12. ALL PROPOSED UTILITIES SHALL BE MAINTAINED AND PROTECTED.
13. ALL PROPOSED UTILITIES SHALL BE SHOWN ON THE UTILITY RECORD DRAWINGS.
14. ALL PROPOSED UTILITIES SHALL BE INSTALLED AND TESTED PRIOR TO THE START OF CONSTRUCTION.
15. ALL PROPOSED UTILITIES SHALL BE MAINTAINED AND PROTECTED.

SITE SUMMARY

ZONING

PERMITS

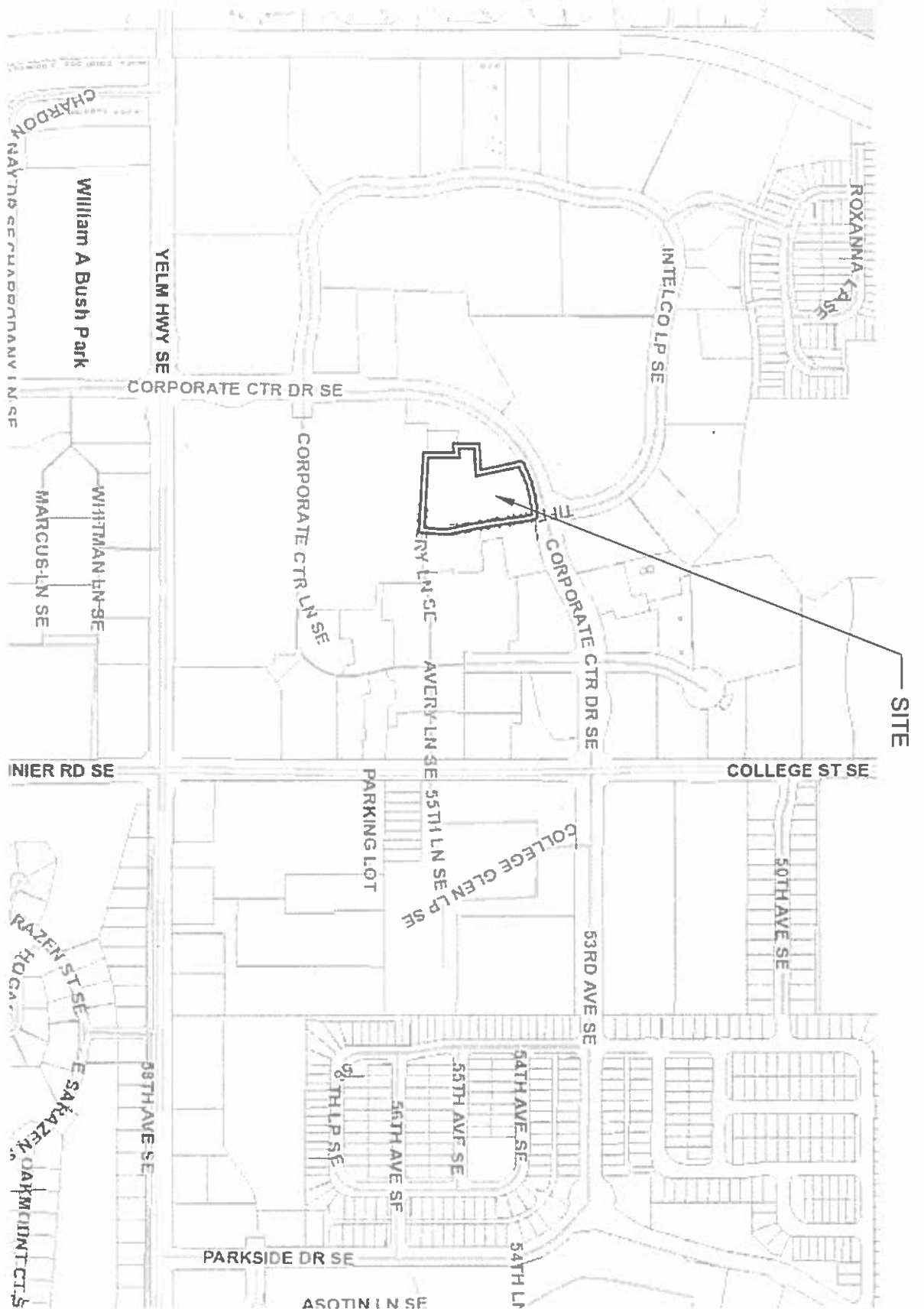
PLANNING

SETBACKS

LANDSCAPING

Prepared by: Christopher K. and Associates, LLC
 Washington County, WA
 2018-10-18

<p>FRESENIUS KIDNEY CARE</p>	<p>Proposed Medical Office Building for FKC - Deschutes Crossroads Lot 'O' Lacey, Washington</p>	<p>CKA Christopher K. and Associates, LLC 1000 1st Street, Lacey, WA 98503 Phone: 360-852-1000 Fax: 360-852-1001 Email: info@cka.com Website: www.cka.com</p>	<p>Project No: 18-001</p> <p>Sheet No: 18-001-01</p> <p>Scale: 1/8" = 1'-0"</p> <p>Date: 10/17/18</p>
			<p>A1.0</p>



VICINITY MAP

APPROX SCALE 1" = 500'

GENERAL NOTES
 1. THIS VICINITY MAP WAS PREPARED BY THE ARCHITECT FOR THE PROJECT AND DOES NOT REPRESENT THE PROPERTY OR THE PROJECT'S LOCATION AND SPACING OF THE PROJECTS.

Proposed Medical Office Building for:
FKC - Deschutes
 Crossroads Lot 'O'
 5232 Tiffani LN SE
 Lacey, Washington 98503

Christopher Kidd and Associates, LLC
 ARCHITECTS PLANNERS ENGINEERS
 44201 160th Loop Road - Arlington, WA 98222 (360) 835-1483
 P 252 901 0505 F 252 901 0510 arch@ck&a.com ck&a.com

These drawings are preliminary and are not to be used for construction or any other purpose without the written consent of the Architect or Engineer. Any changes, additions or deletions to these drawings are the responsibility of the client and are not to be used for any other purpose without the written consent of the Architect or Engineer.

Contract No.	1601A.01
Project No.	1601A.01
Date Drawn	8/14/2015
Checked By	JSM
Drawn By	JSM
Contractor	
City	
State	
Country	

VM



CITY OF LACEY
 Community & Economic Development Department
 420 College Street SE
 Lacey, WA 98503
 (360) 491-5642

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 FEB 05 2019

BY _____

OFFICIAL USE ONLY

CASE NUMBER:	19-70
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

PRESUBMISSION CONFERENCE REQUEST FORM

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APPLICANT: Ean Joyner / Michelle Gustafson

ADDRESS: 2603 Carpenter Rd SE CITY: Lacey STATE: WA ZIP: 98503

PHONE NUMBER: 360 970-5381 EMAIL: ean.westcoast+ppf@gmail.com

REPRESENTATIVE: Same

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE NUMBER: _____ EMAIL: _____

PROJECT ADDRESS: 2607 Carpenter Rd SE Lacey

ASSESSOR'S TAX PARCEL NUMBER(S): 11827124100

BRIEF DESCRIPTION OF PROJECT: Shop with 400 sq ft in home office / Relocate a house on the property and a gate at the front of the driveway

TOTAL ACREAGE: 3 TOTAL SQ. FT OF BLDG: 4,800/1200 ZONING: _____

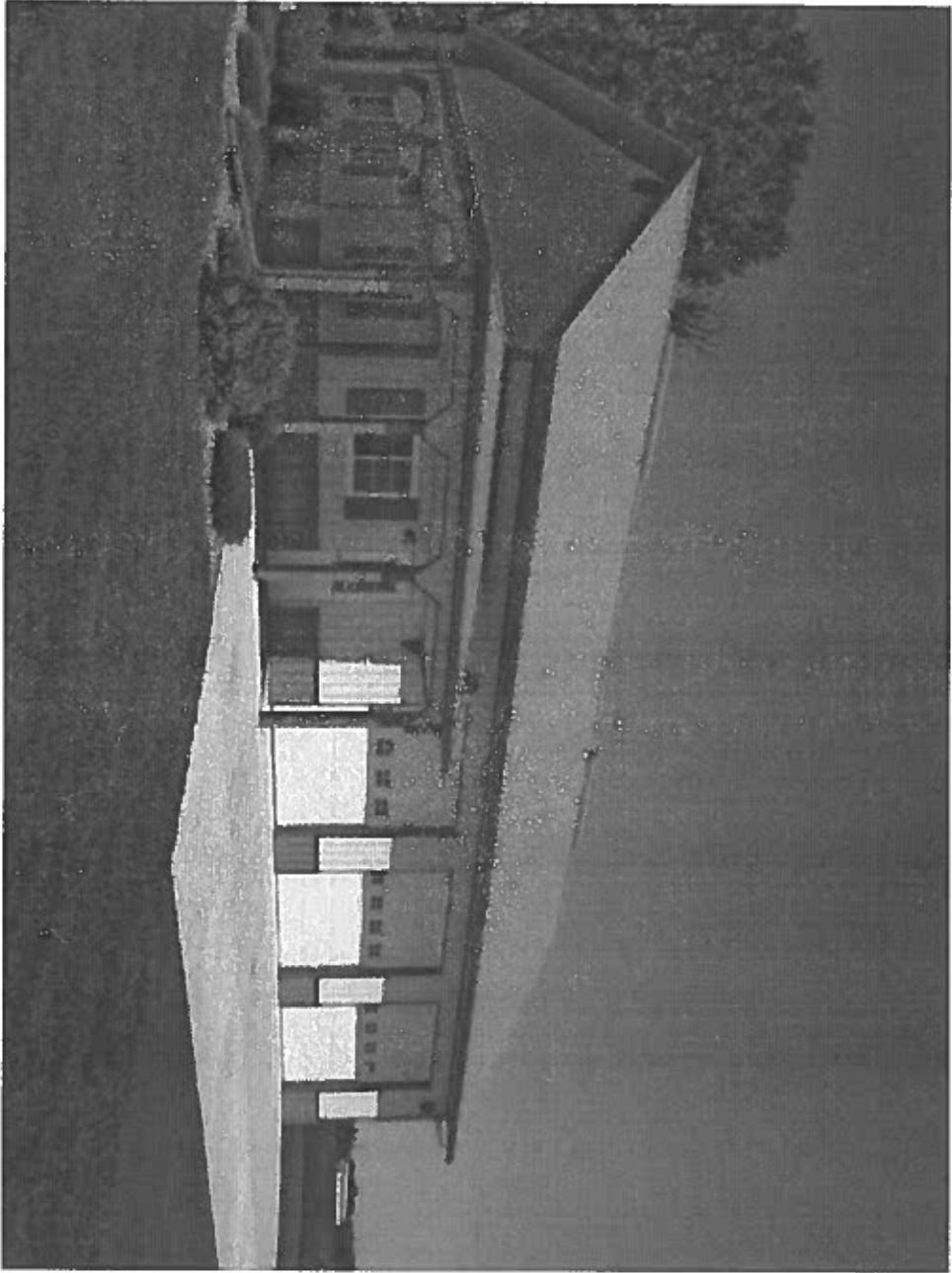
PROPOSED LAND USE: SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK

EXISTING ACCESS: Driveway PROPOSED ACCESS: _____

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:

(MEETINGS ARE HELD-THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 2-13-19 TIME: 9:00 AM

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2nd
4 x 4 wind
~~at the~~
mouth
Pre Comp.



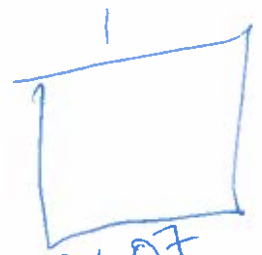
2609



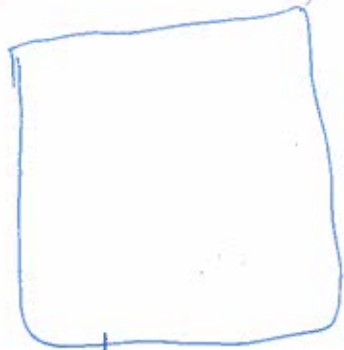
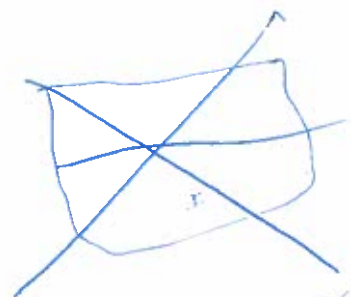
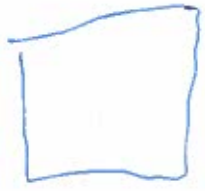
2605



2603



2607



Pole barn
Bend or.



← Carpenter Rd →

new driveway gate

Drive way

new shop location

sewer hole is probably already there

2609

new Proposed location

2609 sewer

2605 house

2607 house

2603 main house



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JAN 27 2019

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PLANNER ASSIGNED:	
PW ASSIGNED:	

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APPLICANT: Tom Schrader

ADDRESS: 6526 Turnberry Lane SE CITY: OLY STATE: WA ZIP: 98501

PHONE NUMBER: (360) 480-9387 EMAIL: Schraderfour@gmail.com

REPRESENTATIVE: SAME

ADDRESS: CITY: STATE: ZIP:

PHONE NUMBER: EMAIL:

PROJECT ADDRESS: 4221 PACIFIC AVE SE

ASSESSOR'S TAX PARCEL NUMBER(S): 99000168100 118 201 218W

BRIEF DESCRIPTION OF PROJECT: Split .32 acres parcel into two legal lots. Essentially in half, so one existing building on one lot, and one on the other lot.

TOTAL ACREAGE: .32 TOTAL SQ. FT OF BLDG: Varies (2) ZONING: WD

PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX COMMERCIAL () M.H. PARK

EXISTING ACCESS: Pacific Avenue PROPOSED ACCESS: SAME

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
 (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 2-13-19 NEXT AVAILABLE DATE: 2/27/19 TIME: 1:30

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