

OFFICIAL USE ONLY



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

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

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: DR Horton (Raelyn Hulquist)

ADDRESS: 11241 Slater Avenue NE, Suite 200 **CITY:** Kirkland **STATE:** WA **ZIP:** 98033
PHONE NUMBER: (425) 825-3180 **EMAIL:** rhulquist@drhorton.com

REPRESENTATIVE: Hatton Godat Pantier (Jeff Pantier, PLS)

ADDRESS: 3910 Martin Way E, Ste B **CITY:** Olympia **STATE:** WA **ZIP:** 98506
PHONE NUMBER: (360) 943-1599 **EMAIL:** jeffp@hattonpantier.com

PROJECT ADDRESS: 8323 Steilacoom Rd SE
ASSESSOR'S TAX PARCEL NUMBER(S): 11814140500, 11813220300
BRIEF DESCRIPTION OF PROJECT: Please see attached Project Narrative.
TOTAL ACREAGE: 32 TOTAL SQ. FT OF BLDG: ZONING: LD 3-6
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK
EXISTING ACCESS: Steilacoom Rd SE PROPOSED ACCESS: Steilacoom Rd SE

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 10/12/2022 TIME: 10 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.

Ostroms Plat
Project Narrative
September 13, 2022

Ostroms Plat represents a planned subdivision of 32 acres into 169 single family lots. The subdivision is designed as a Planned Residential Development, which provides for flexibility in zoning requirements, specifically related to the minimum lot sizes. The site is located within the Low Density 3-6 Zoning District, which requires a density range of 3 to 6 dwelling units per acre. The base density range for the Ostroms Plat is 96 to 193 units. A density bonus is not being proposed with the Planned Residential Development.

The subdivision design will provide for an efficient layout of streets, alleys, open spaces and home sites with a variety of home styles, including both traditional front load homes and alley homes. The lot sizes will range from 2,700 square feet (30' x 90') to 3,400 square feet (34' x 100').

The open space areas represent approximately 12 acres, exceeding 30% of the gross site area. The open space areas have been designed to provide for interconnectivity, accessible safe and inviting areas for the residents of the subdivision. The design will include:

- a. Preservation of trees including several scattered oaks will be incorporated into the open space design.
- b. Vegetative buffers along the perimeter of the subdivision.
- c. Active recreation with installation of community playground.
- d. Extensive landscaping throughout the interconnected open space areas.
- e. Trails and walking pathways providing interconnectivity between the community areas for safe and useable open space.
- f. Storm water drainage will be incorporated into the open space and vegetative areas. The drainage areas will be designed at the lower areas of the site preserving the natural character of the land.

Access to the site will be provided at Marvin Road SE and along Steilacoom Road SE. The Steilacoom Road access has been aligned with the existing access to the fire station.

Conceptual Subdivision Plan

Ostroms Plat



Site Data	
Assessor Parcel No's	11814140500, 11813220300
Total Area	32.0 Acres
Zoning	LD 32.1
No. of Lots	169 (81 front loads at 4,000 SF/88 rear loads at 2,700 SF)
Density	5.26 DU/AC
Smallest Lot Area	2,700 Square Feet (30*90)
Open Space	12.0 Acres (37%)
Sewer	City of Lacey
Water	City of Lacey

- Notes:
1. All Open Space areas will be owned and maintained by a owners Association
 2. Based on the information provided by Envirovector dated August 16, 2022, approximately 70% of the existing Oak Trees are planned for preservation.
 3. Stormwater management areas depicted hereon are estimated and shall be confirmed based on soils capacity for infiltration.

1" = 40'
~~North~~