



Shaping  
our community  
together

Community & Economic Development  
420 College Street SE  
Lacey, Washington 98503  
(360) 491-5642

## COMMUNITY DEVELOPMENT DEPARTMENT PRESUBMISSION CONFERENCE AGENDA

- The following projects will be considered on **Wednesday, April 26, 2023**
- **VIA VIDEO CONFERENCE – LINK WILL BE SENT PRIOR TO MEETING**
- SPR Team Meeting will be held on the Tuesday prior to presub meeting date

Meeting Time	Assigned Staff	Project Details
10:00	R. Fant, Planner  T. Stiles, Public Works	<b>Case #23-0116 – “The Oasis Multifamily – Ingress/Egress Options”</b> <b>Address/Parcel:</b> 4520 32 <sup>nd</sup> Lane SE/11829130700 <b>Zoning:</b> MD, Moderate Density Residential <b>Description of Proposal:</b> Discuss ingress & egress options for a proposed 54 to 60-unit multi-family development off of College Street.
11:00		
1:30		
2:30		
3:30		

RECEIVED

APR 11 2023

BY 23-0116



CITY OF LACEY
Community Development Department
420 College Street SE
Lacey, WA 98503
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Table with 4 rows: 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.

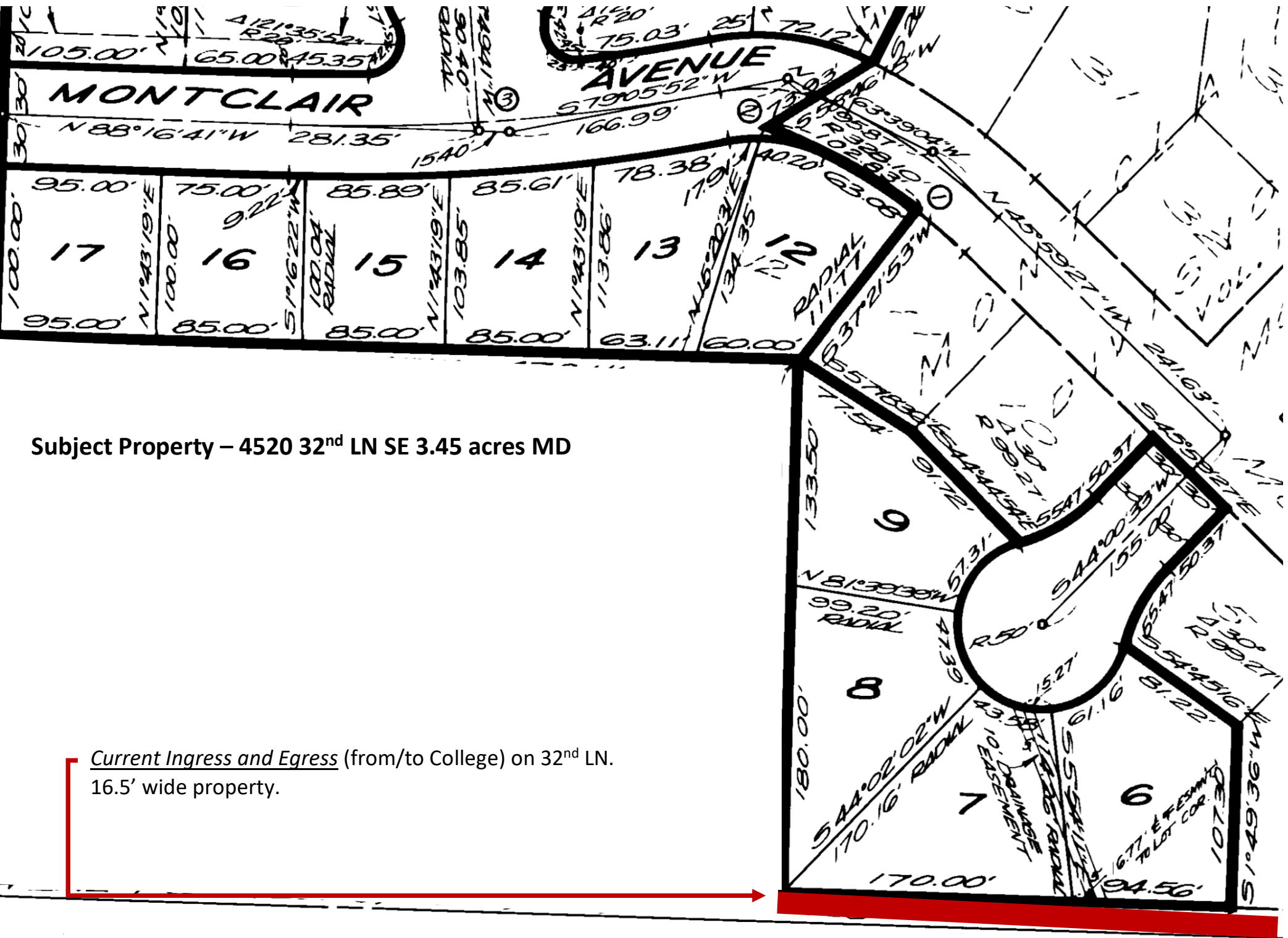
APPLICANT: Carolyn Driscoll
ADDRESS: 4520 32nd LN SE CITY: Lacey STATE: WA ZIP: 98503
PHONE NUMBER: 360-790-6403 EMAIL: carolyndriscoll@gmail.com

REPRESENTATIVE: Peter Epperson
ADDRESS: 4520 32nd LN SE CITY: Lacey STATE: WA ZIP: 98503
PHONE NUMBER: 360-970-7652 EMAIL: ptepperson@gmail.com

PROJECT ADDRESS: 4520 32nd LN SE, Lacey, WA 98503
ASSESSOR'S TAX PARCEL NUMBER(S): 11829130700
BRIEF DESCRIPTION OF PROJECT: Preliminary plan for The Oasis a 54 unit multi-family housing project off College Street
TOTAL ACREAGE: 3.45 to 3.77 TOTAL SQ. FT OF BLDG: 16,000+/- ZONING: Moderate Density Res.
PROPOSED LAND USE: ( ) SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX ( ) COMMERCIAL ( ) M.H. PARK
EXISTING ACCESS: 12' paved drive - 32nd LN PROPOSED ACCESS: See Drawings Attached

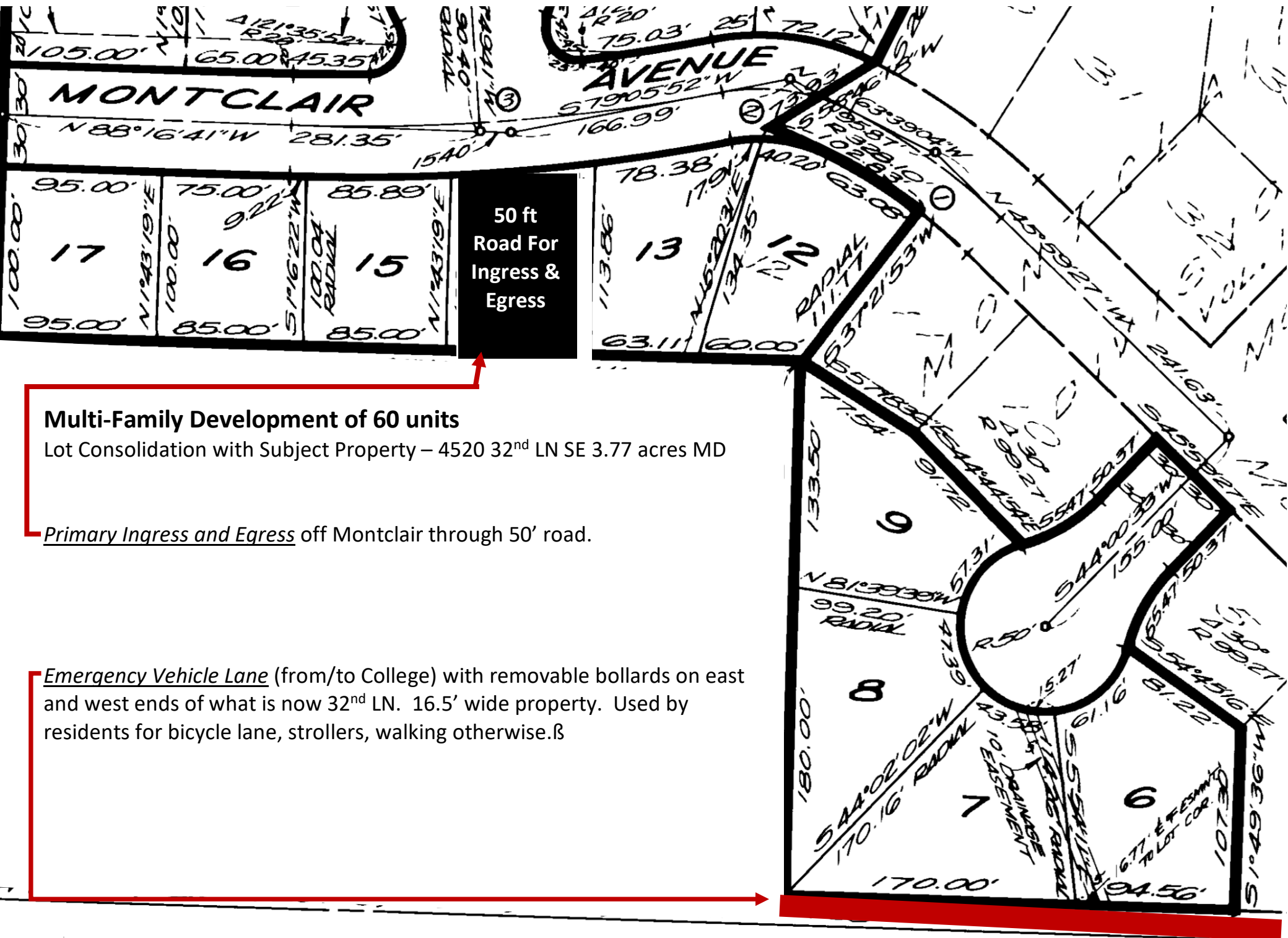
INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 9/14/22 TIME:

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.



Subject Property – 4520 32<sup>nd</sup> LN SE 3.45 acres MD

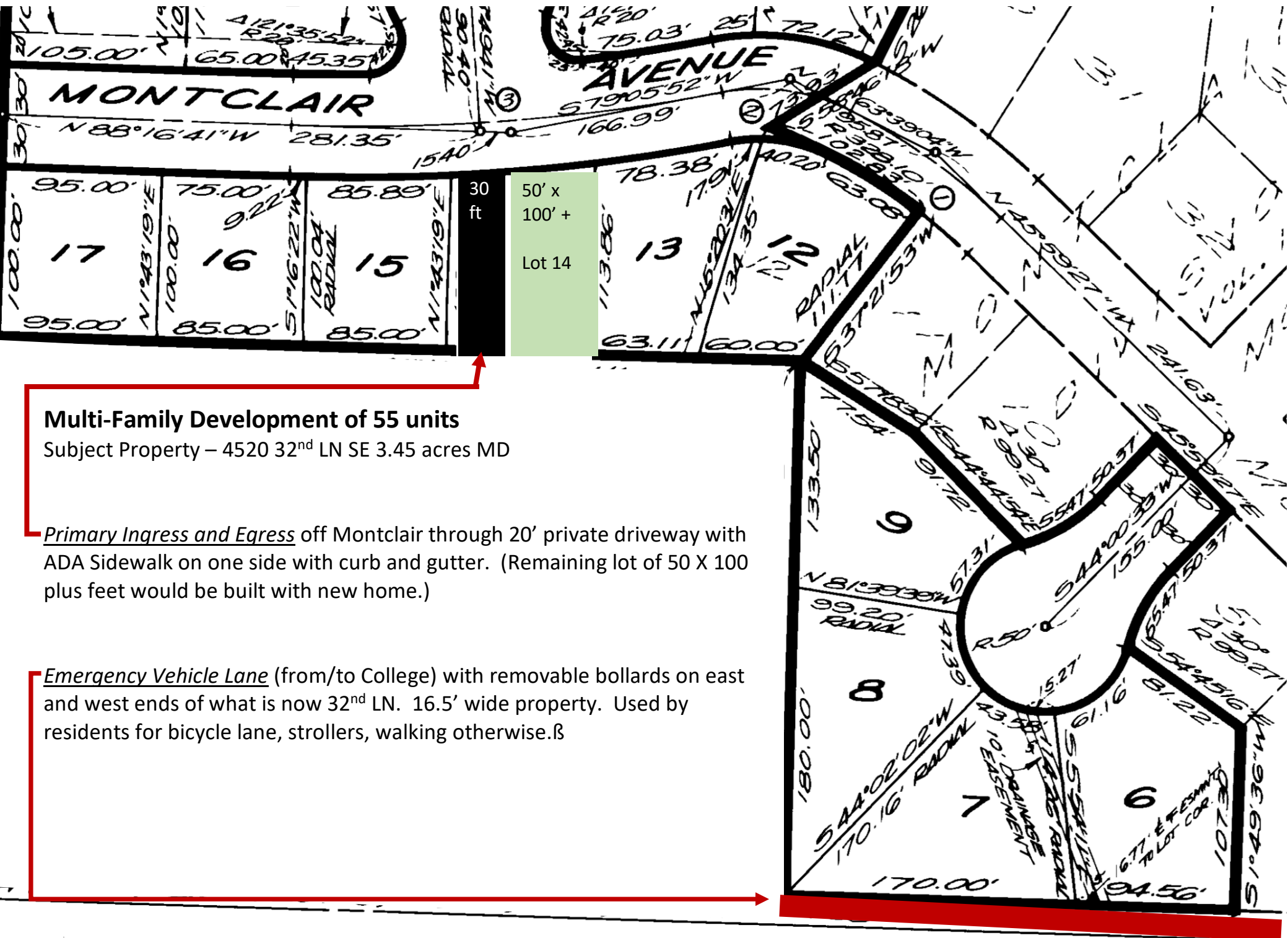
Current Ingress and Egress (from/to College) on 32<sup>nd</sup> LN.  
16.5' wide property.



50 ft  
Road For  
Ingress &  
Egress

**Multi-Family Development of 60 units**  
 Lot Consolidation with Subject Property – 4520 32<sup>nd</sup> LN SE 3.77 acres MD  
Primary Ingress and Egress off Montclair through 50' road.

Emergency Vehicle Lane (from/to College) with removable bollards on east and west ends of what is now 32<sup>nd</sup> LN. 16.5' wide property. Used by residents for bicycle lane, strollers, walking otherwise.β



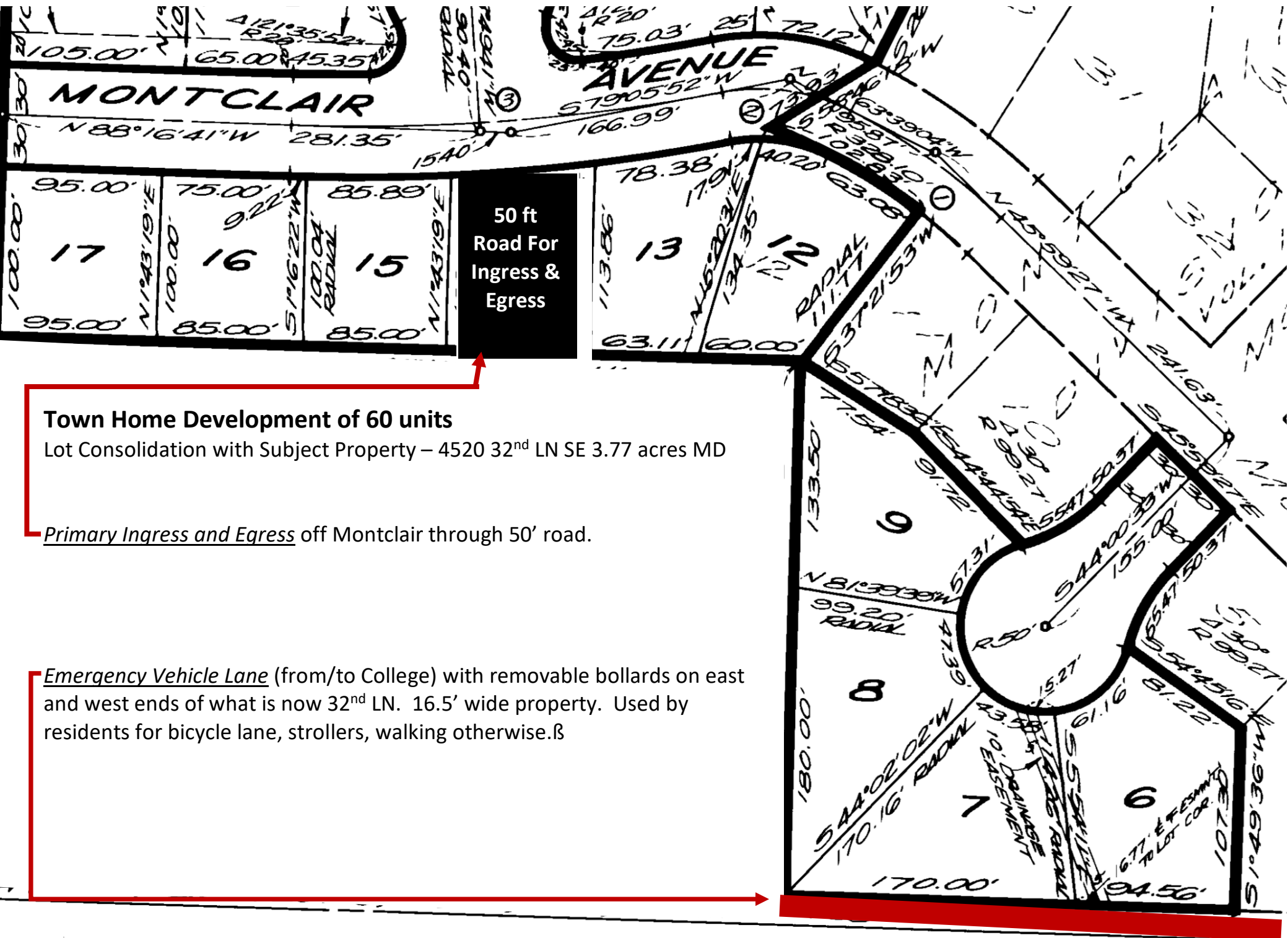
30 ft  
50' x 100' +  
Lot 14

**Multi-Family Development of 55 units**

Subject Property – 4520 32<sup>nd</sup> LN SE 3.45 acres MD

Primary Ingress and Egress off Montclair through 20' private driveway with ADA Sidewalk on one side with curb and gutter. (Remaining lot of 50 X 100 plus feet would be built with new home.)

Emergency Vehicle Lane (from/to College) with removable bollards on east and west ends of what is now 32<sup>nd</sup> LN. 16.5' wide property. Used by residents for bicycle lane, strollers, walking otherwise.β



**Town Home Development of 60 units**

Lot Consolidation with Subject Property – 4520 32<sup>nd</sup> LN SE 3.77 acres MD

Primary Ingress and Egress off Montclair through 50' road.

Emergency Vehicle Lane (from/to College) with removable bollards on east and west ends of what is now 32<sup>nd</sup> LN. 16.5' wide property. Used by residents for bicycle lane, strollers, walking otherwise.β