



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, September 27, 2023**
- **VIA VIDEO CONFERENCE – LINK WILL BE SENT PRIOR TO MEETING**
- SPR Team Meeting will be held on the Tuesday prior to Pre-Sub meeting date

Meeting Time	Assigned Staff	Project Details
10:00	Planner S. Bartz Public Works Tom Stiles	Case #23-0249 – Kevin & Brenda Wiseman Address/Parcel: 11827310605 33 rd Ave Zoning: Shor Urb Con Description of Proposal: Build a 2 story duplex on property.
11:00	Planner S. Schelling Public Works T. Stiles	Case – Office Renovation Address/Parcel: Woodland Square Loop Zoning: WD Description of Proposal: Tentative
1:30	Planner R. Fant Public Works T. Stiles	Case #23-0272 – AROW Ventures LLC Address/Parcel: 4127 Pacific Ave SE Zoning: WD Description of Proposal: put in a pharmacy with a drive-thru in existing building.

RECEIVED

AUG 29 2023

BY 23-0249

9/27



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

OFFICIAL USE ONLY

CASE NUMBER:
RELATED CASE NUMBERS:
PLANNER ASSIGNED: Sarah B
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: **Kevin & Brenda Wiseman**

ADDRESS: PO Box 14307	CITY: Tumwater	STATE: WA	ZIP: 98511
PHONE NUMBER: 360-789-9560	EMAIL: brendaLwiseman@gmail.com		

REPRESENTATIVE: Kevin Wiseman

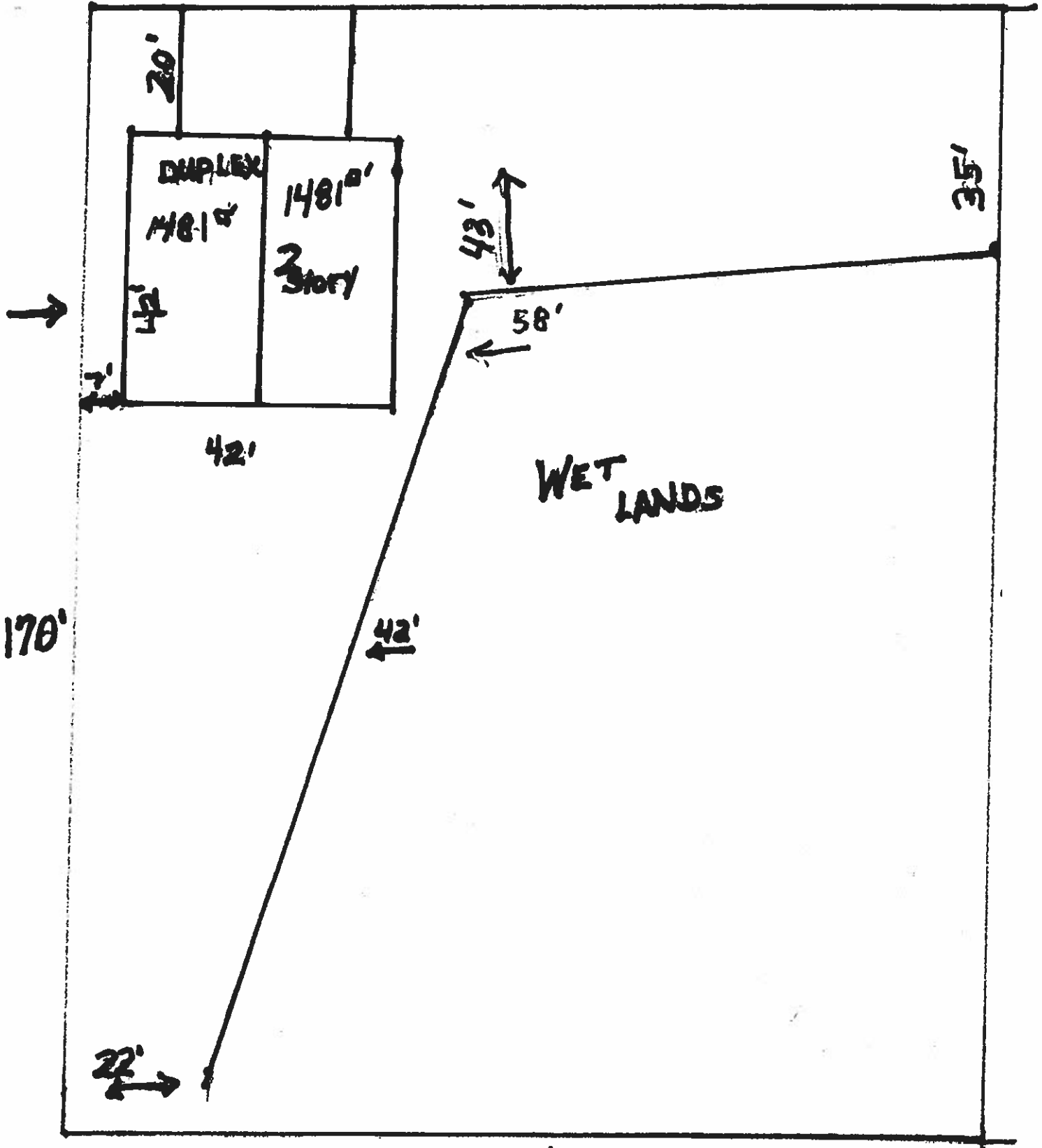
ADDRESS: PO Box 14307	CITY: Lacey	STATE: WA	ZIP: 98511
PHONE NUMBER: 360-789-9560	EMAIL: brendaLwiseman@gmail.com		

PROJECT ADDRESS: 33rd Ave SE (south side of 33rd Ave across from 6606 33rd Ave SE)
ASSESSOR'S TAX PARCEL NUMBER(S): 11827310605
BRIEF DESCRIPTION OF PROJECT: Build a duplex on property 42' x 42' - 2 story 1481 square ft each side - total 2962 sq ft
TOTAL ACREAGE: .41 TOTAL SQ. FT OF BLDG: ZONING: LD
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK
EXISTING ACCESS: 33rd Ave PROPOSED ACCESS: 33rd Ave

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
 (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 9/27/23 TIME: ANY

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.

33 RD AVE SE



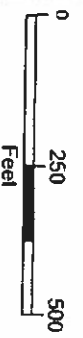
NTS.

100'



Legend
Parcel Boundaries

Scale 1: 5,369



Map Created Using GeoData Public Website
Published: 8/23/2023
Note

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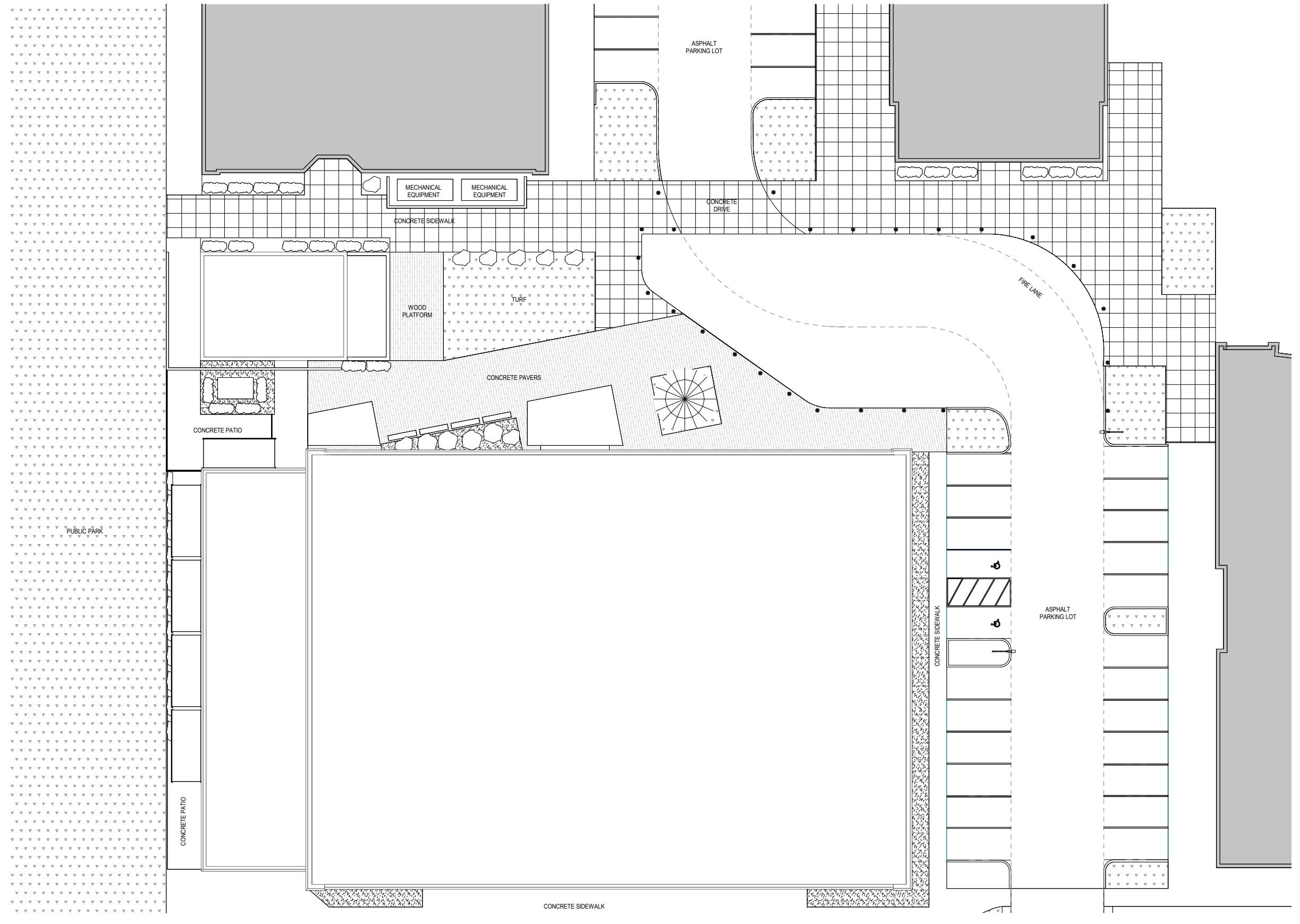




JPC ARCHITECTS

640 WOODLAND SQUARE LOOP SE | VISIONING | 09/11/2023

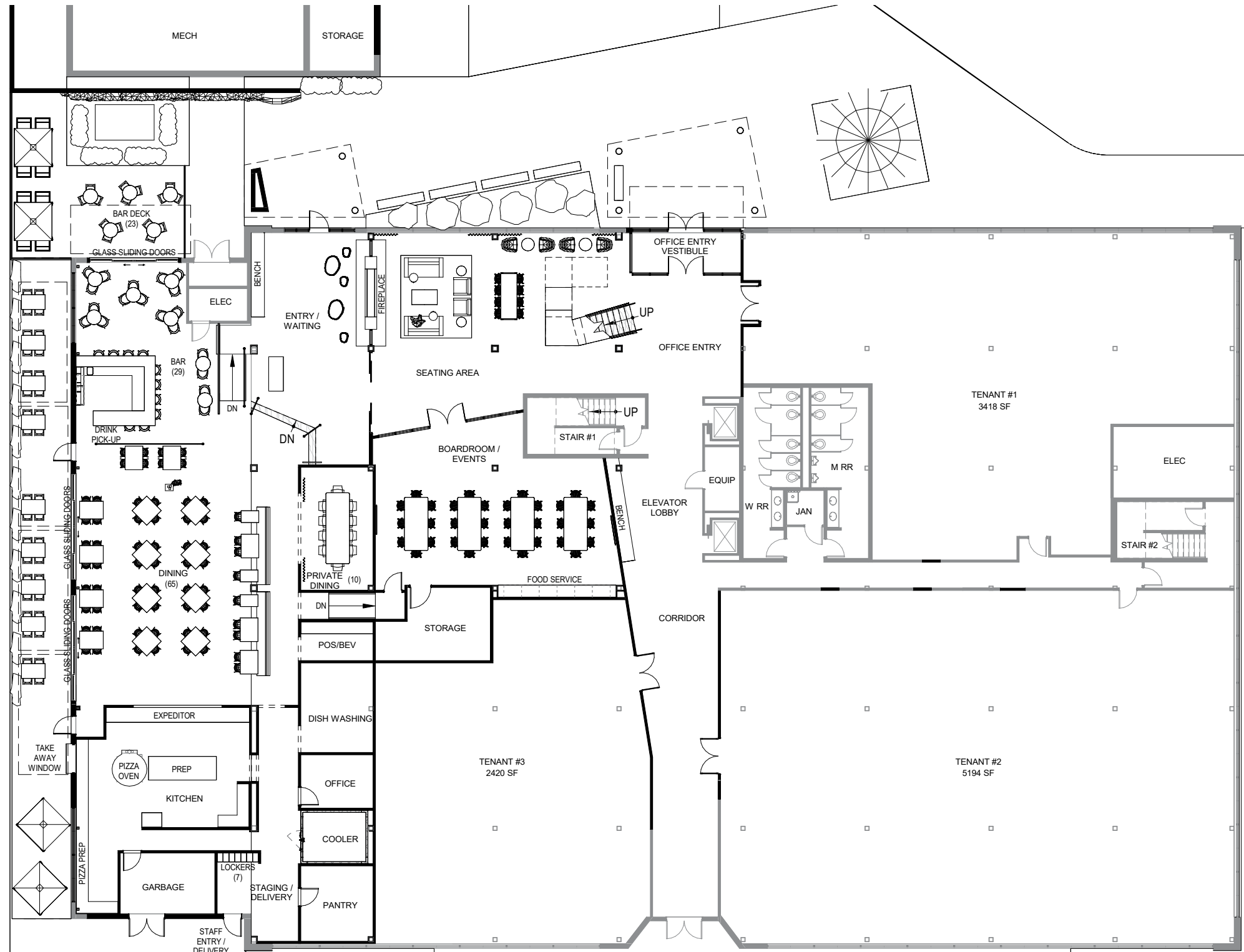
PRELIMINARY SITE PLAN



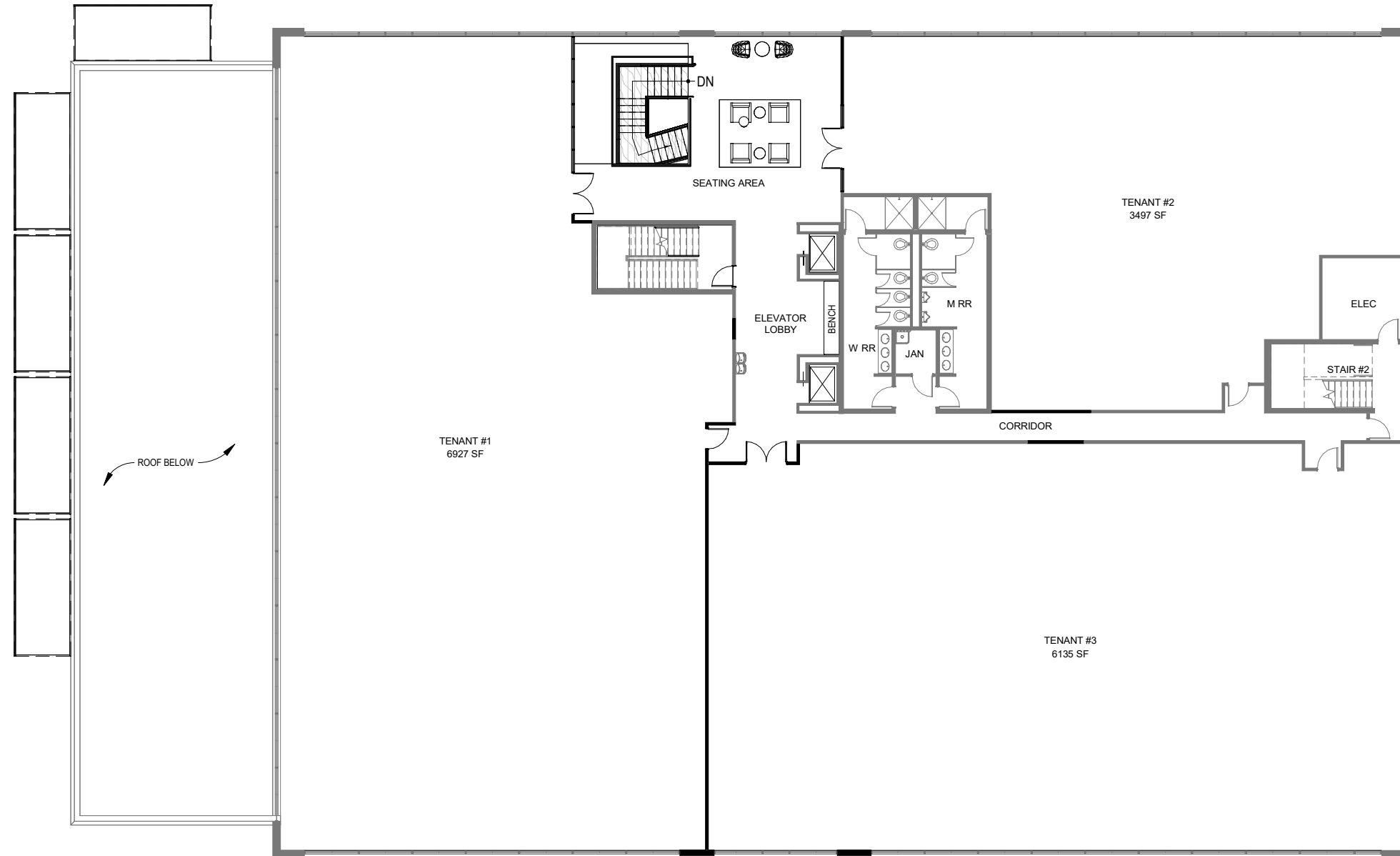




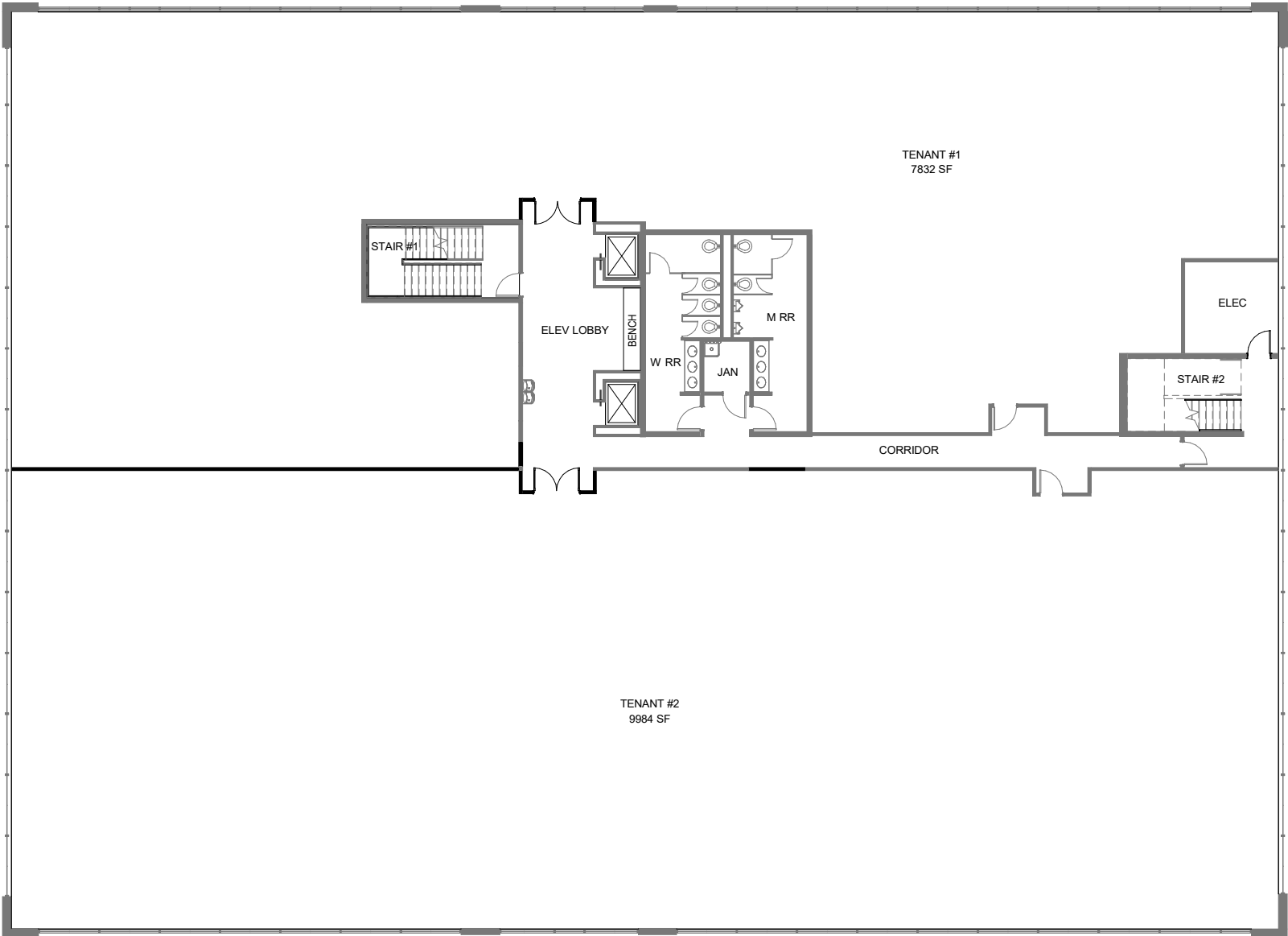
PRELIMINARY FLOOR PLAN - 1ST FLOOR



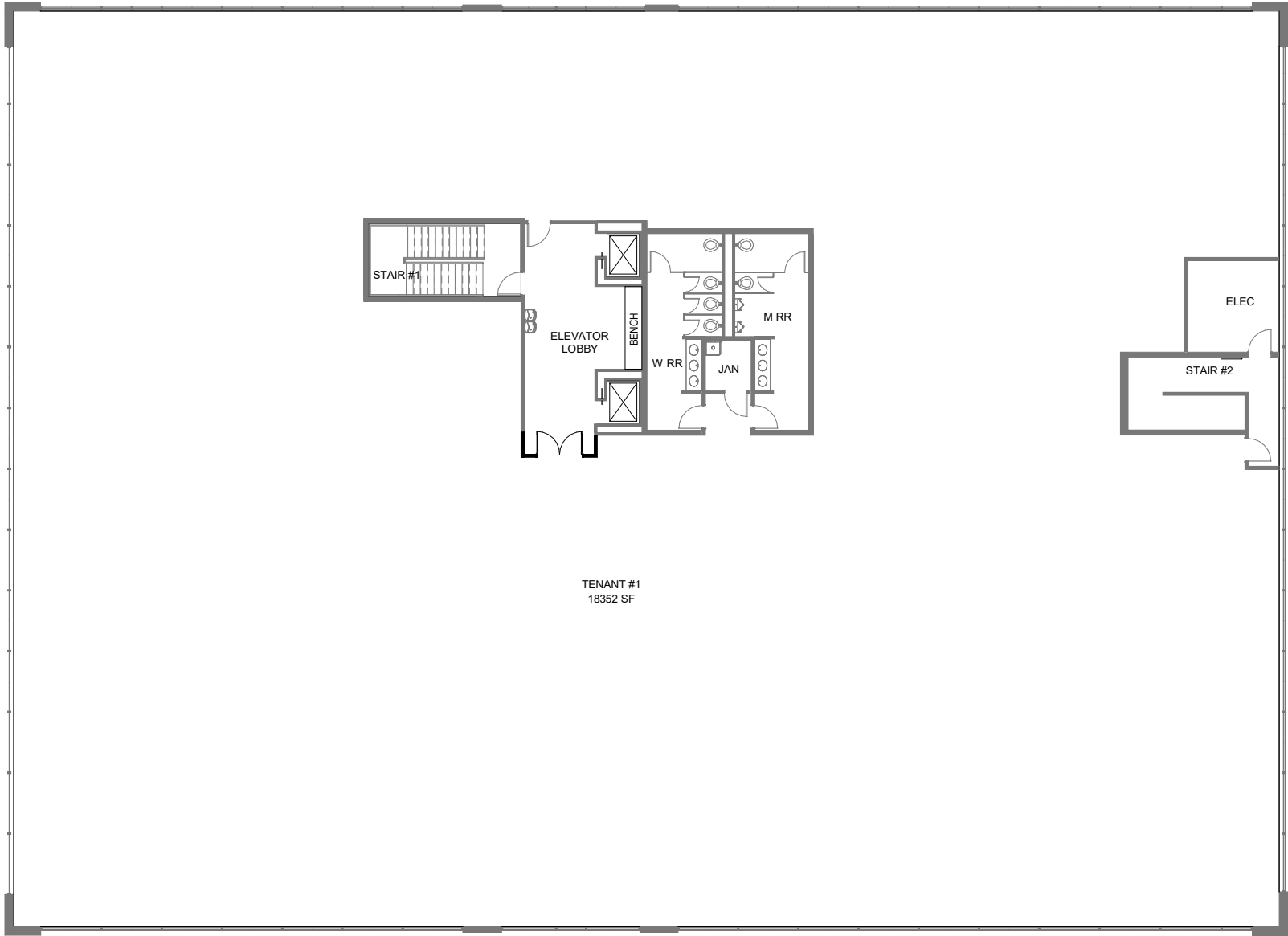
PRELIMINARY FLOOR PLAN - 2ND FLOOR

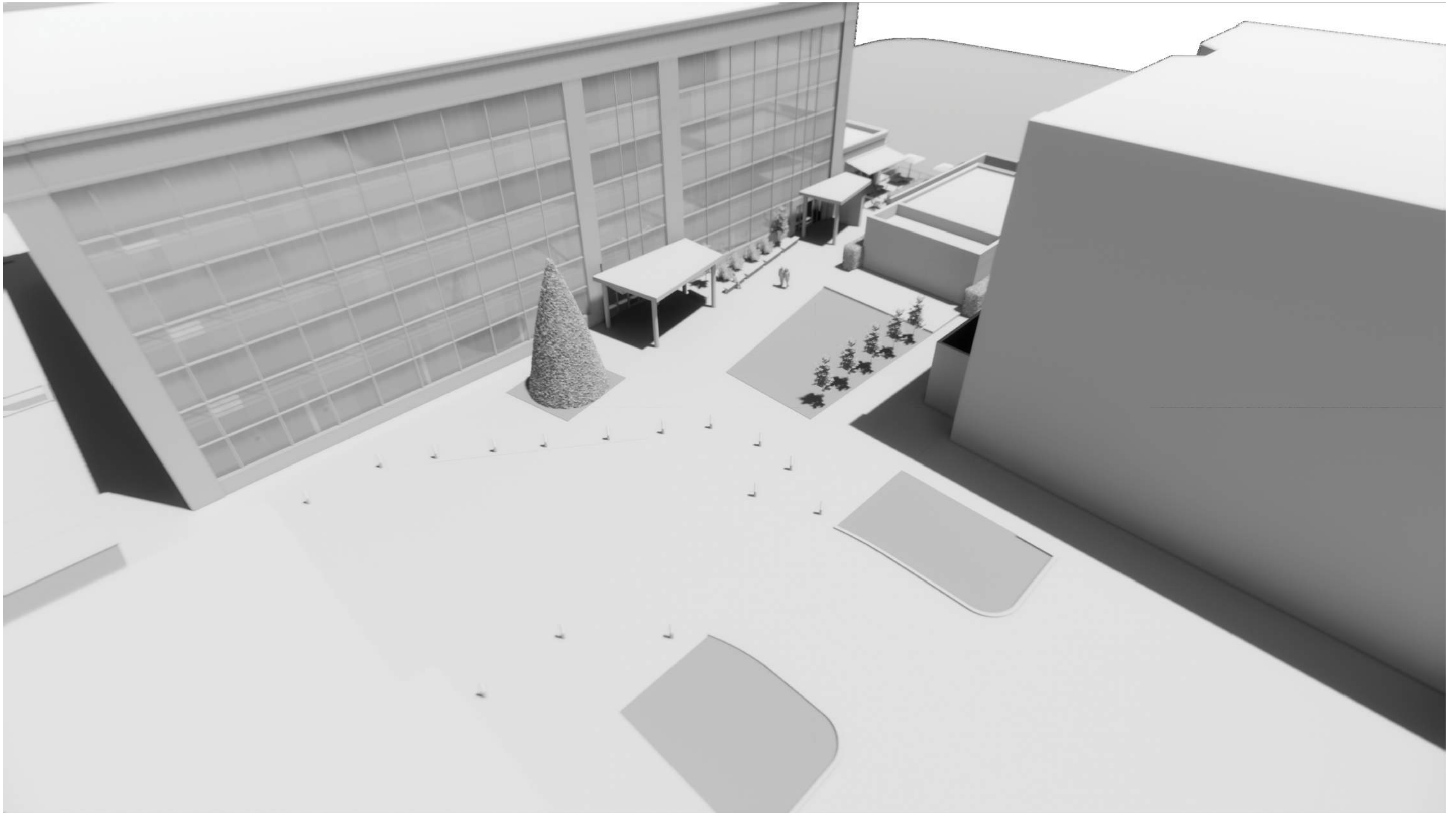


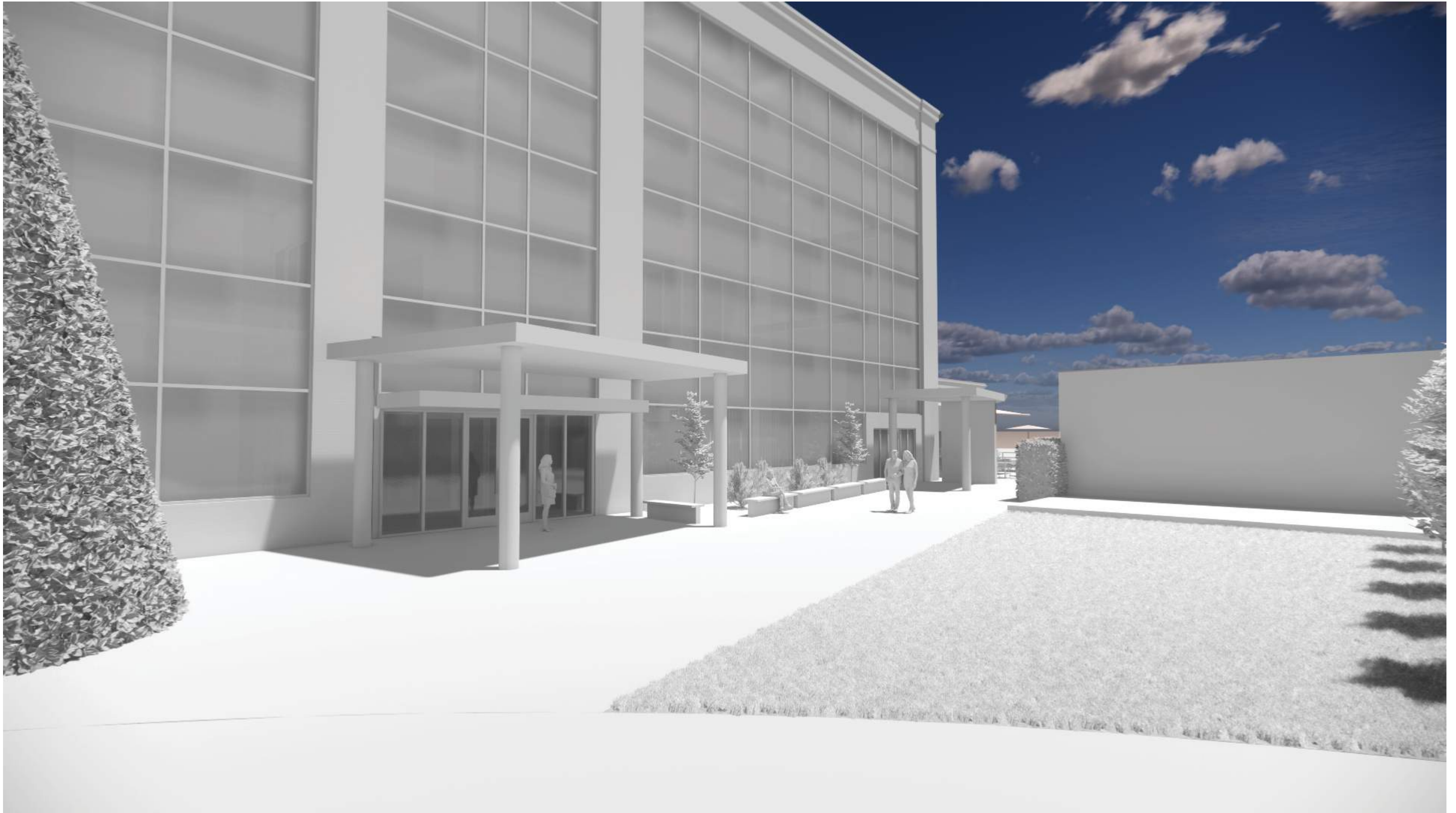
PRELIMINARY FLOOR PLAN - 3RD FLOOR



PRELIMINARY FLOOR PLAN - 4TH FLOOR









RENDERING - SEATING AREA







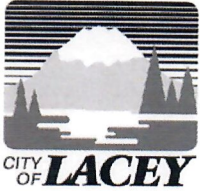


ton Utilities
Sportation...



THANK YOU

JPC ARCHITECTS



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CASE NUMBER:
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SUBMISSION SHOULD INCLUDE COMPLETED APPLICATION, SITE PLAN DRAWING, VICINITY MAP, AND TRAFFIC GENERATION WORKSHEET.

APPLICANT: **AROW Ventures LLC**

ADDRESS: 1945 Galenta Dr SW	CITY: Tumwater	STATE: WA	ZIP: 98512
PHONE NUMBER: 360 522 5766	EMAIL: ArowVenturesLLC@gmail.com		

REPRESENTATIVE: Ravi Chalasani & Nari Ramineni

ADDRESS: 1945 Galenta Dr SW	CITY: Tumwater	STATE: WA	ZIP: 98512
PHONE NUMBER: 503 804 3215	EMAIL: Nari_Ramineni@yahoo.com		

PROJECT ADDRESS: 4127 Pacific Ave SE, Lacey, WA 98503
ASSESSOR'S TAX PARCEL NUMBER(S): 11820121300
BRIEF DESCRIPTION OF PROJECT: We would like to modify the existing building to accomidate a drive through for the pharmacy busines.
TOTAL ACREAGE: 10890 Sq. Ft TOTAL SQ. FT OF BLDG: 1916 ZONING: Commercial
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX (<input checked="" type="checkbox"/>) COMMERCIAL () M.H. PARK
EXISTING ACCESS: From Pacific Avenue PROPOSED ACCESS: NA

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 09/27/2023 TIME: 2 PM

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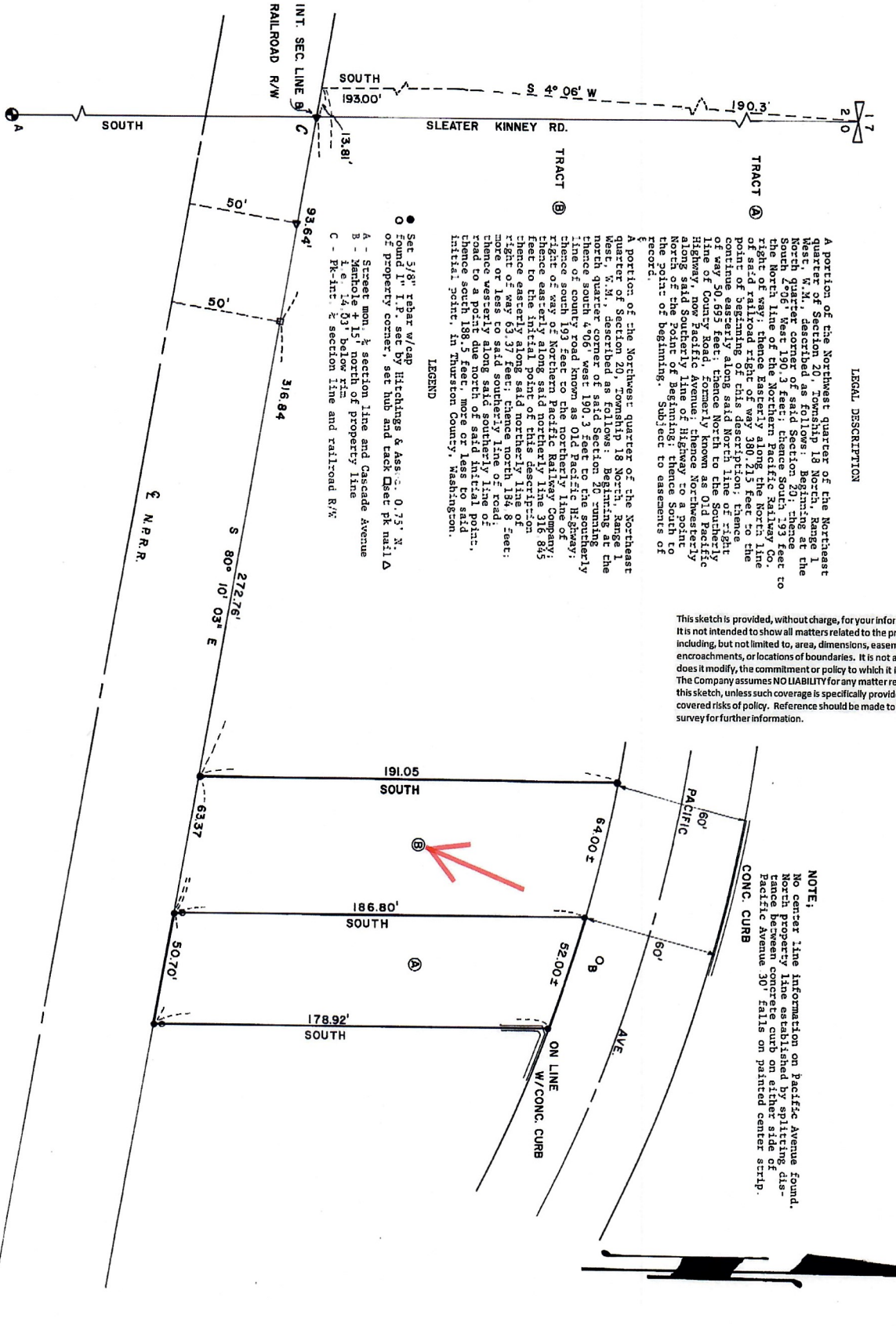
LEGAL DESCRIPTION

A portion of the Northwest quarter of the Northeast quarter of Section 20, Township 18 North, Range 1 West, W.M., described as follows: Beginning at the North quarter corner of said Section 20; thence South 47°06' West 190.3 feet; thence South 29.3 feet to the North line of the Northern Pacific Railway Co. of said rail road; thence easterly along the North line of said rail road 190.3 feet to the point of beginning of this description; thence the point of beginning of this description; thence South 190.3 feet; thence North 190.3 feet to the point of beginning of this description; thence the point of beginning of this description; thence South 190.3 feet to the point of beginning of this description; thence South to record.

A portion of the Northwest quarter of the Northeast quarter of Section 20, Township 18 North, Range 1 West, W.M., described as follows: Beginning at the North quarter corner of said Section 20; thence North 190.3 feet; thence South 190.3 feet to the North line of the Northern Pacific Railway Company; thence easterly along said northerly line 316.845 feet to the initial point of this description; thence easterly along said northerly line of right of way of Northern Pacific Railway Company; thence easterly along said northerly line of right of way 63.37 feet; thence north 138.8 feet; thence easterly along said northerly line of right of way 138.8 feet; thence north 138.8 feet; thence easterly along said northerly line of road; thence easterly along said northerly line of road to a point due north of said initial point; thence south 138.5 feet, more or less to said initial point, in Thurston County, Washington.

LEGEND

- Set 3/8" taper w/cap
- Found 1" taper set by Hitchings & Assoc. 0.75' N. of property corner, set hub and tack Deer PK nail Δ
- A - Street mon. & section line and Cascade Avenue
- B - Marble & 15' north of property line
- C - Pk-Int. & section line and railroad R/W



This sketch is provided, without charge, for your information. It is not intended to show all matters related to the property, including, but not limited to, area, dimensions, easements, encroachments, or locations of boundaries. It is not a part of, nor does it modify, the commitment or policy to which it is attached. The Company assumes NO LIABILITY for any matter related to this sketch, unless such coverage is specifically provided by the covered risks of policy. Reference should be made to an accurate survey for further information.

NOTE:
No center line information on Pacific Avenue found. North property line established by splitting dis-jointed concrete curb on either side of Pacific Avenue 30' falls on painted center strip.

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AUDITOR'S CERTIFICATE

Filed for record this 30th day of OCT 1975 at 1:30 PM in book of 1975 page 7 at the request of KATHERINE LA COSSE

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformity with the requirements of the State of Washington, Chapter 71A, RCW, and the rules of the Board of Surveyors, State of Washington, Chapter 71A, RCW.

Certificate No. 8193



PATRICK J. BYRNE & ASSOC.

610 S. COLUMBIA
OLYMPIA, WASHINGTON

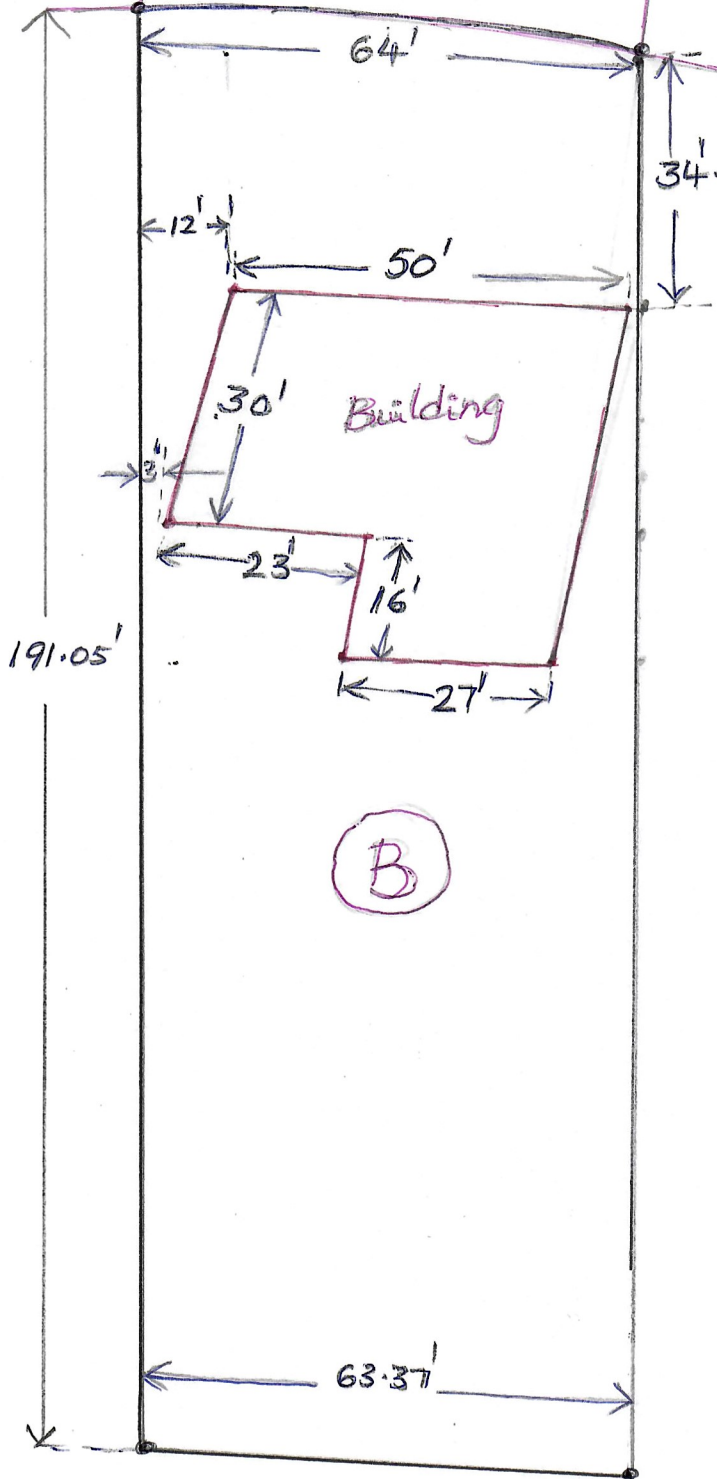
FILE NOTE NW 1/4, NE 1/4, SEC 20, T18N, R1W

BOUNDARY SURVEY FOR

KATHERINE LA COSSE

1463 INNES AVE.	DATE	JAN FRANCISCO, CALIF.	94124
S C P	JULY 2, 1975	F. B. 38	
CHUBB	SCALE	1" = 30'	SHEET 1 OF 1

PACIFIC AVENUE

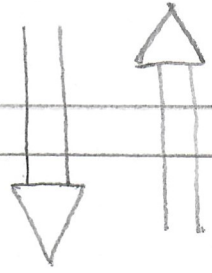


(B)

(A)

Pacific Ave

Side Walk



34'6"

12'

50'

30'

(B)

23'

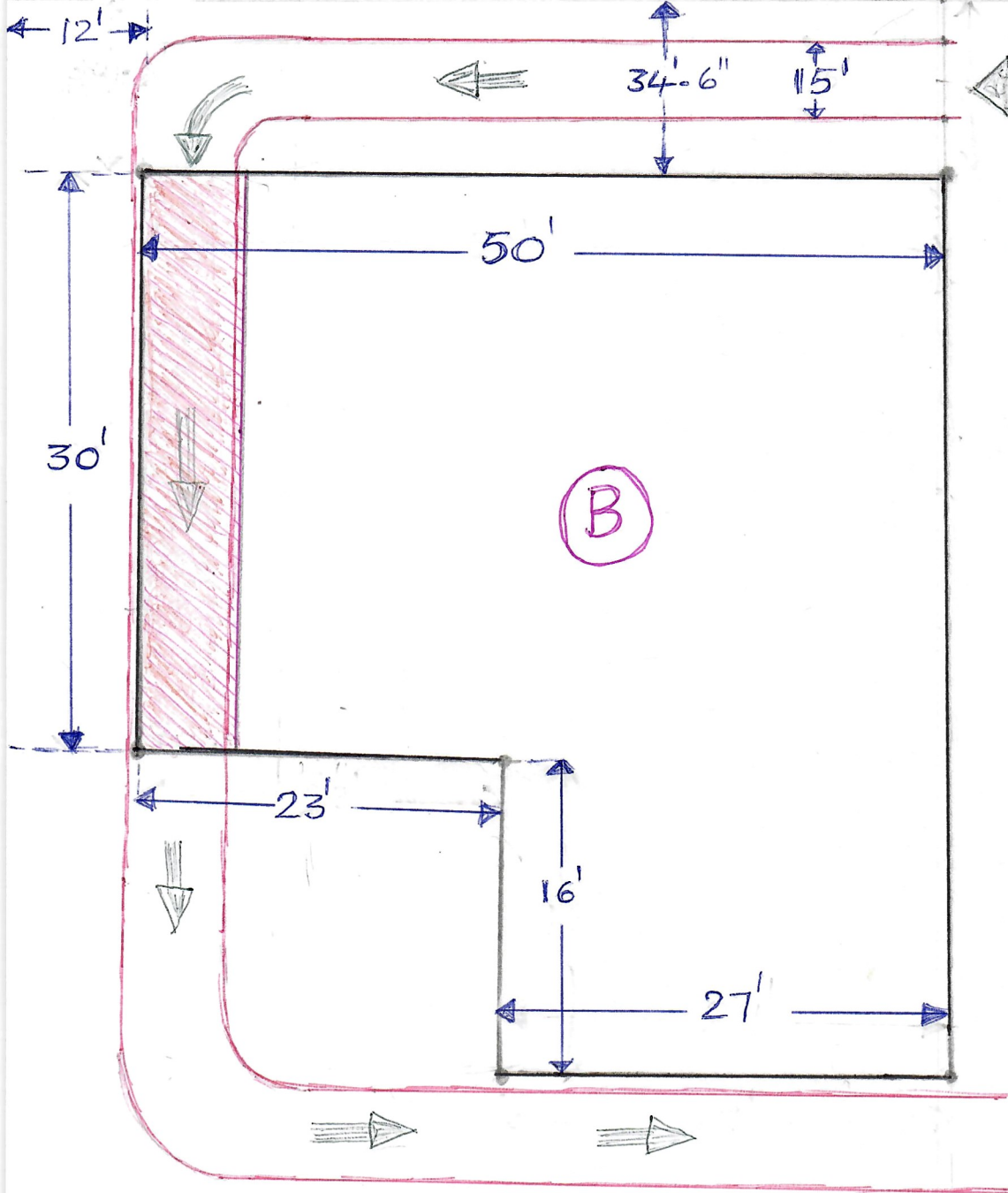
16'

27'

Existing Building

Pacific Ave

Side Walk



PROPOSED CHANGES