



OFFICE OF THE CITY CLERK
129 North Second Street
Yakima, Washington 98901
Phone (509) 575-6037 • Fax (509) 576-6614

YAKIMA CITY COUNCIL NOTICE OF APPEAL HEARING

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a hearing to consider an appeal regarding the Hearing Examiner's Decision approving the Type (2) and Administrative Adjustment application from Yakima Neighborhood Health Services to convert an existing commercial building into a multi-family residential development with accessory uses of a deli and laundromat, located at 201 S. 6th Street. Pursuant to YMC 15.16.050, the appeal hearing is a quasi-judicial closed record public hearing limited to the evidence and record before the Hearing Examiner, together with the Hearing Examiner's decision and arguments and briefs of the parties of record based on such decision and record.

Said appeal hearing will be held **Tuesday, August 15, 2017, at 6:30 p.m.**, or as soon thereafter as the matter may be heard, in the Council Chambers at City Hall located at 129 North 2nd Street, Yakima, WA. For additional information, please contact Joseph Calhoun, Planning Manager at (509) 575-6042.

Dated this 4th day of August, 2017.

Sonya Claar Tee
City Clerk

Mailed 8/4/17



OWNER
12 S. 8th Street
Yakima, Washington
98901
Rhonda Hault, COO
(509)516-4143



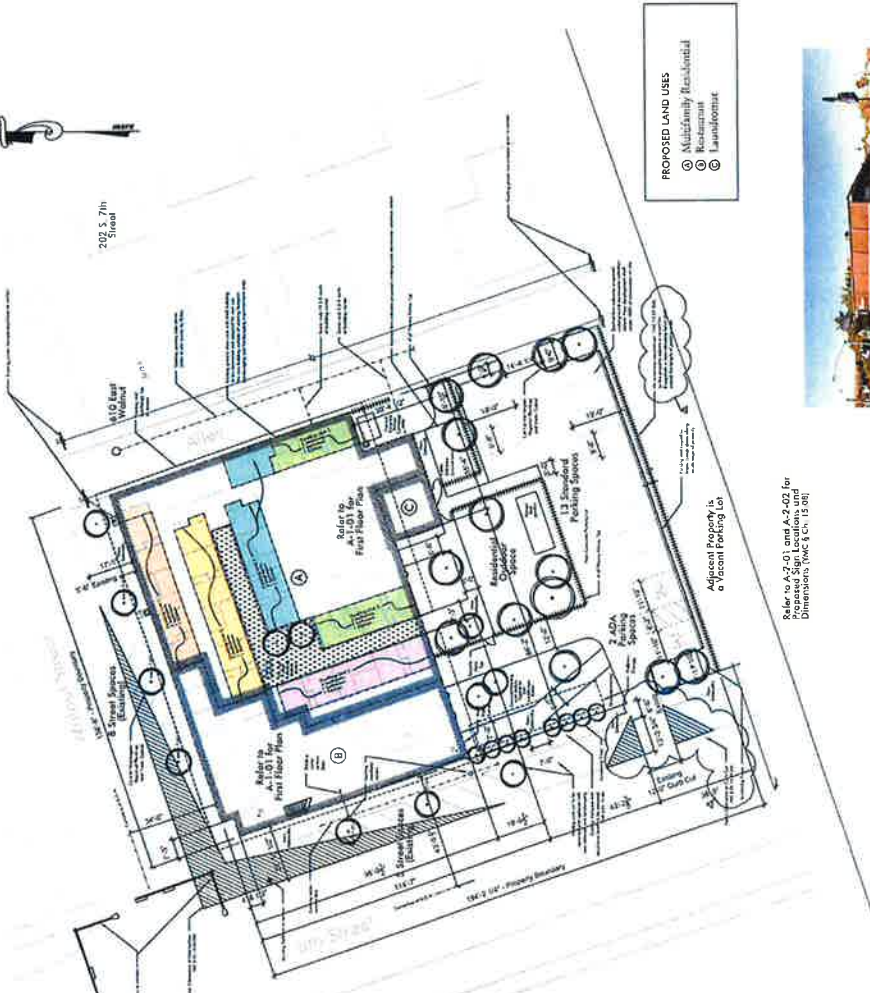
Zoning Key

NTS



115 S. 6th Street

202 S. 7th Street



PROPOSED LAND USES
 (C) Multifamily Residential
 (R) Restaurant
 (L) Landscaping

Adjacent Property is a Vacant Parking Lot

Refer to A-2-01 and A-2-02 for details of adjacent property dimensions (MCS & C, 15.00)

1
A-1-00 1" = 20'

LAND USE PLAN



EXISTING SITE

NTS

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FEB 17 2017
CITY OF YAKIMA
PLANNING DIV.

PARKING CALCULATION

Parking Spaces Required
 Area by Use
 Multifamily Residential Use 8,505 sf
 Restaurant Use 5,083 sf
 Restaurant Use (Includes 2nd Flr) 5,083 sf
 Indoor Public Floor Area 1,200 sf
 Landscaping Use 400 sf
 Total 19,271 sf
 Multi-Family: 8 x 2 = 10
 Restaurant: 1,200 sf / 50 sf = 24
 Landscaping: 400 sf / 300 sf = 1
 Total Required per VMC = 35
 Parking Spaces Provided Off-Street: 15
 Additional On-Street Spaces: 13
 This is existing area parking spaces are presently provided for the site. The proposed site with new street trees and grasses, bearing 1.5 for overflow parking during periods of unforeseen demand.

VNHS has requested an administrative adjustment to reduce the required parking to 15 on-site parking spaces.

LOT COVERAGE CALCULATION (MCS & C, 15.00) (MCS)	Building Footprint (sf)	Impervious Paving (sf)	Total Impervious Lot Coverage	Landscap/Pervious Areas (sf)	Percentage
11,462	19,000	21,512	7,243	75%	

PARKING LANDSCAPING AREA
 Parking Lot Area (sf) 6,898
 Planting Area within Parking Lot (sf) 1,233
 Percentage Parking Lot Landscaping 17%
 Also second the required area rate per 1.5 spaces

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CITY OF YAKIMA
PLANNING DIV.

DRAFT
NOT FOR CONSTRUCTION
SITE PLAN REVIEW ONLY

DRAWING A-1-00

SCALE
DATE ISSUED

YVHS LAND USE PLAN
REVISIONS

PREPARED BY
studiedimpact
Studied Impact Design, LLC
621 Avery Street
Pittsburgh, PA 15212
(412) 595-4906

REVISIONS
February 2, 2017
Type II Application Update

PROPOSED LAND USES
 (C) Multifamily Residential
 (R) Restaurant
 (L) Landscaping

SITE ADDRESS
201 S. 6th Street
Yakima, Washington
98901
PARCEL NUMBER SCC ZONING
191313473

LAND USE DENSITY
 Property Area 28,753 sf
 Gross Building Area 13,086 sf
 First Floor 13,020 sf
 Second Floor 1,200 sf
 Floor Area Ratio 46% (49%)

VICINITY MAP



File Number: CL2#020-16, ADJ#020-16, & SEPA#027-16

Project Name: Yakima Neighborhood Health Services

Site Address: 201 S 6th St



Proposal: Proposed renovations to an existing building to use as a multi-family residential development (5 dwelling units to house up to 40 residents) with a café/deli and laundromat in the SCC zoning district, and adjustment to the zoning ordinance parking standard of 34 parking stalls for the proposed uses to a proposed standard of 15 parking stalls.

Contact the City of Yakima Planning Division at (509) 575-6183

Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Date Created: 8/1/2017

