



OFFICE OF THE CITY CLERK  
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Yakima, Washington 98901  
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**CITY OF YAKIMA  
NOTICE OF CLOSED RECORD PUBLIC HEARING  
Rezone of Property at 2708 Jerome Ave and Type (3) Review**

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Closed Record Public Hearing to consider the Hearing Examiner's recommendation on the application submitted by Triumph Treatment Services to rezone 2708 Jerome Ave from Two-Family Residential (R-2) to Multi-Family Residential (R-3) for a childcare play area, and construction of a 13,000 square foot building with 15 parking spaces on the existing campus at 600 Superior Lane.

Said closed record public hearing will be held **Tuesday, August 5, 2019 at 6:00 p.m.** or soon thereafter, in the Council Chambers at City Hall, 129 North 2nd Street, Yakima, WA.

*Closed Record Hearing* means the public is invited to testify on the existing Hearing Examiner's records but will not be allowed to introduce any new information.

Dated this 17<sup>th</sup> day of July, 2019.

Sonya Claar Tee, CMC  
City Clerk

Mailed: July 17, 2019

RECEIVED  
 MAR 15 2019  
 CITY OF YAKIMA  
 PLANNING DIV.

ENGINEERING TREATMENT SERVICES  
 GENESIS CARE CENTER PROJECT

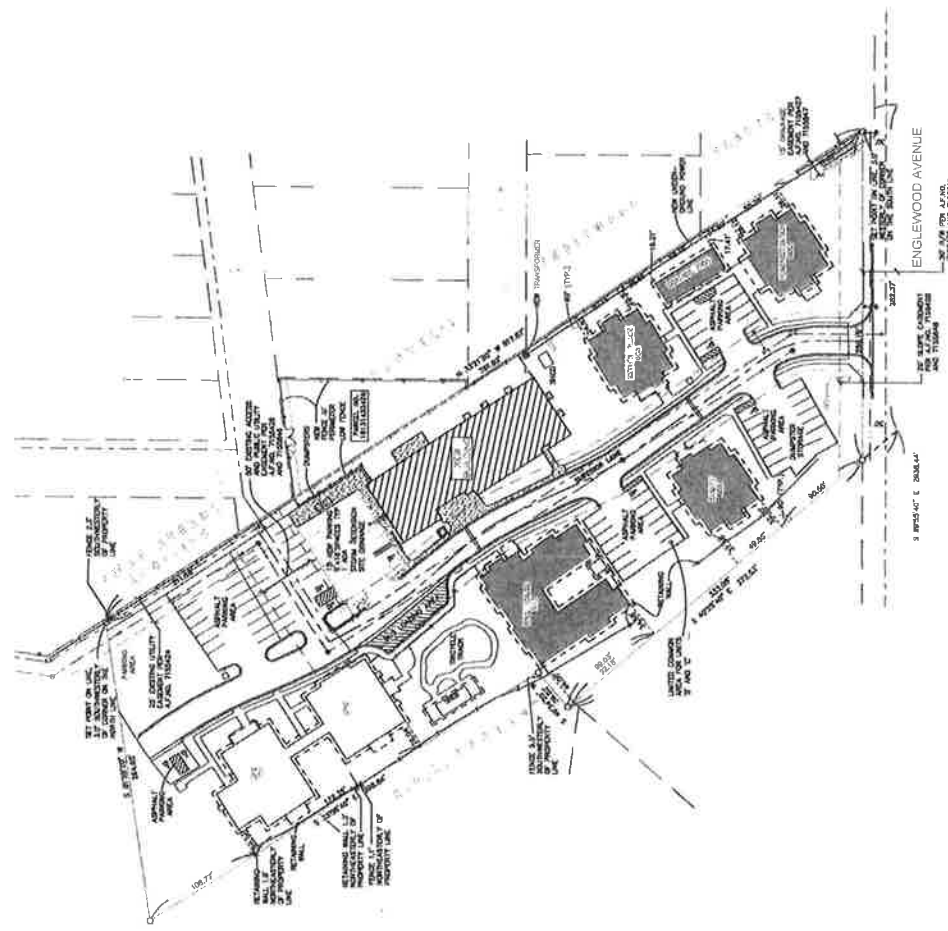


SITE PLAN

1" = 100'

03/15/2019

A1.0



Building	Parcel No.	Area
Rail House	181.31433408	6,804 s.f.
Beth's Place	181.31433409	3,358 s.f.
Cosika	181.31433410	3,358 s.f.
Cottage Kids	181.31433411	1,176 s.f.
Administration	181.31433412	3,311 s.f.
EPIC	181.31433407	8,845 s.f.
Genesis Building		26,852 s.f.
Genesis Building		13,000 s.f.
Total Building area:		39,852 s.f.

Land area	Area
Current campus	189,457 sf
Re-zoned lot	9,140 sf
	198,607 sf

Building areas	39,852
Current paved areas	50,465
New paved parking	6000
Sidewalks	6800
Patios	2700
<b>TOTAL COVERED</b>	<b>95,217</b>

Lot Coverage (80% max.)  
 95,217 / 198,607 = 48% covered

Current Land Use per Class 3-1098-2-25  
 Permitted Existing Class 2 and Class 3 uses.

UAZO Table 14.04.030 Permitted Land Uses  
 Proposed Expansion of use: Genesis Building  
 Daycare Center or Facility: Class 2  
 Community Center/Kitchen: Class 2  
 Professional offices: Class 3  
 Parcel addition: Open Space  
 Parking: Kitchen, visitors & Counseling staff

Expansion application per YMC 15.19.080 B and C  
 Current site living units includes 3 group homes.  
 New building and added lot do not change the  
 the number of dwelling units or site residents.

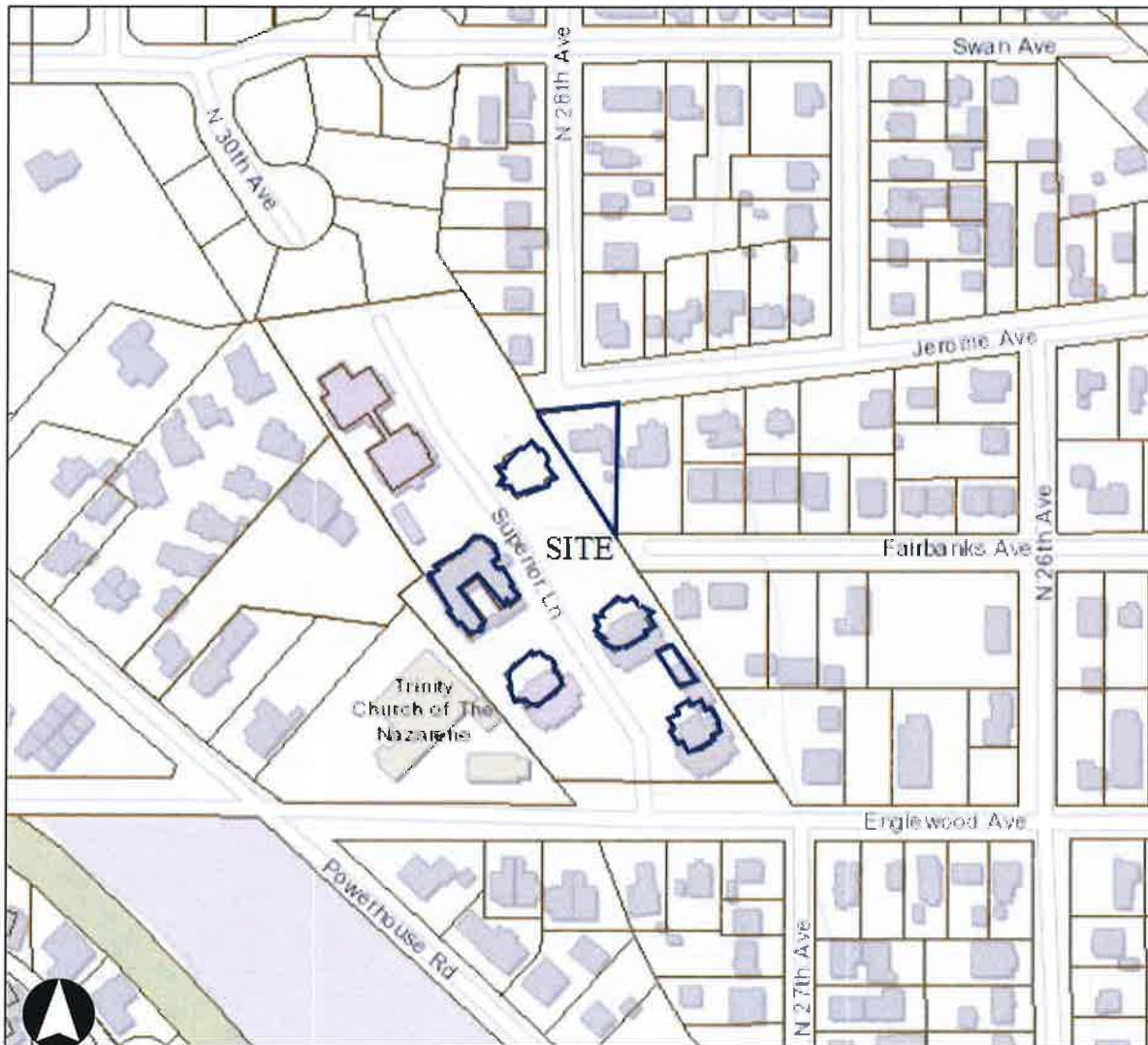
YMC 15.05.030 land use density not applicable  
 YMC 15.09.030 Lot addition improves open spaces

*MS*

# VICINITY MAP



**File Number:** RZ#001-19, CL3#002-19 & SEPA#010-19  
**Project Name:** TRIUMPH TREATMENT SERVICES  
**Site Address:** 600 SUPERIOR LN



**Proposal:** Proposal to rezone one parcel (approx. 0.21 acres) from Two-Family Residential (R-2) to Multi-Family Residential (R-3) to be used as a childcare play area and open space for the Triumph Treatment Center campus lying directly west in the R-3 zoning district. The proposal also includes construction of a 13,000 sq ft campus building with 15 new parking spaces for childcare, counselor offices, a multi-purpose dining room, and a commercial kitchen, and a request to exceed the maximum 24-ft roof height condition in the 1998 Hearing Examiner decision for this campus development to a maximum of 35 ft.

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: 3/18/2019

