



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

**CITY OF YAKIMA  
NOTICE OF CLOSED RECORD PUBLIC HEARING  
Rezone of Property at 513 W Washington Ave**

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 Diep Miller to rezone one parcel at 513 W Washington Ave from Two-Family Residential (R-2) to Multi-Family Residential (R-3).

Said closed record public hearing will be held **Tuesday, April 3, 2018, at 6:30 p.m.**, or soon thereafter, in the Council Chambers at City Hall located at 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. Any citizen wishing to comment on this request is welcome to attend the closed record public hearing or contact the City Council in the following manner:

- 1) Send a letter via regular mail to "Yakima City Council, 129 N. 2<sup>nd</sup> Street, Yakima, WA 98901"; or,
- 2) E-mail your comments to [citycouncil@yakimawa.gov](mailto:citycouncil@yakimawa.gov). Include in the e-mail subject line, "*Miller Rezone.*"

Please also include your name and mailing address.

Dated this 23<sup>rd</sup> day of March 2018.

Sonya Claar Tee, CMC, City Clerk

**Apple Creek Health Care Center**  
 513 W. Washington Ave 181336-14039  
 Zoning: Existing - R-2, Proposed - R-3

**Ridgeview Elementary School**  
 Zoned: R-2

**RECEIVED**

OCT 24 2017  
 CITY OF YAKIMA  
 PLANNING DIV.

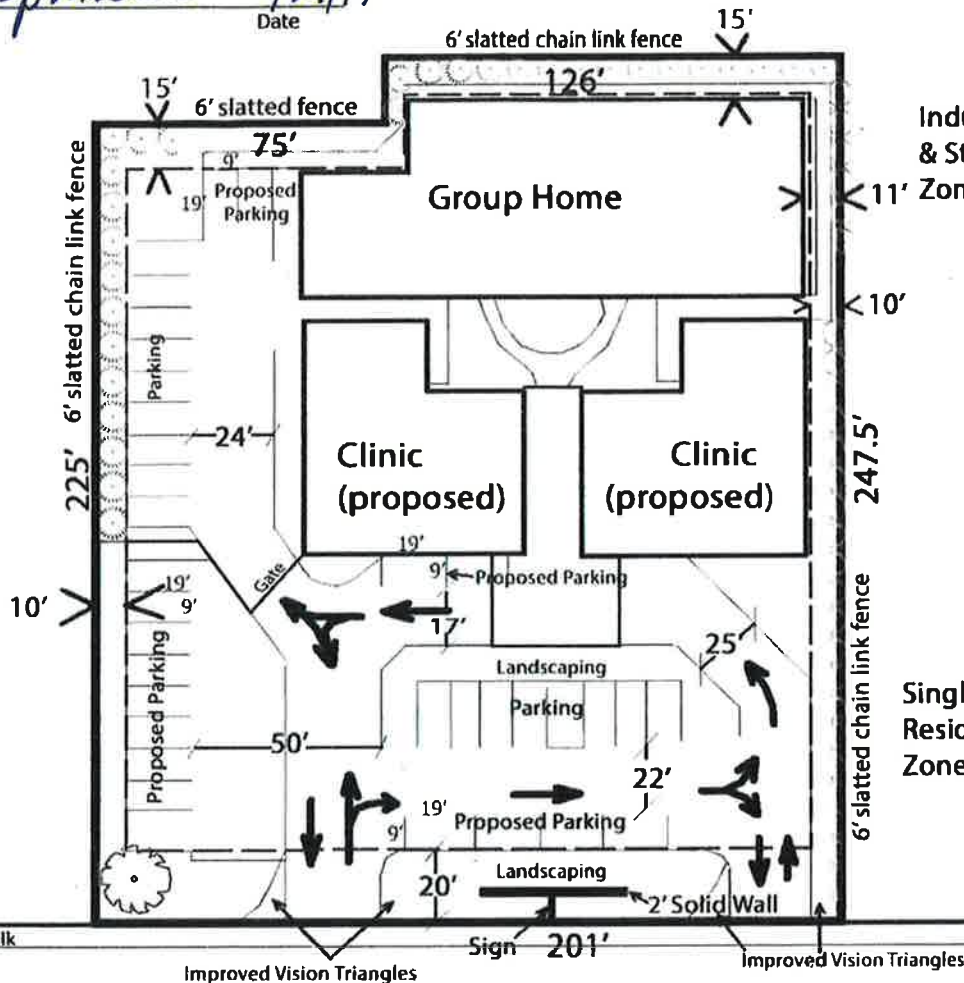
Diep Miller -- 513 W. Washington Avenue

Owner Diep Miller Date 10/24/17

**Ridgeview Elementary School**  
 Zoned: R-2

**Industrial Building & Storage Area**  
 Zoned: M-1

**Single-Family Residence**  
 Zoned: R-2

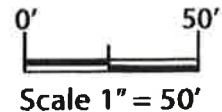


Existing 7' Sidewalk

Improved Vision Triangles

Improved Vision Triangles

**W. Washington Avenue**



**Lot Coverage**

Buildings & Canopy	12,808 sq. ft.	0.29 acre
Existing Parking,		
Walkways & Pavement	23,260 sq. ft.	0.53 acre
New Parking	2,886 sq. ft.	0.06 acre
<b>TOTAL</b>		<b>0.88 acre</b>

0.88 / 1.15 = 77%

Vacant Land across  
 Washington Avenue  
 Zoned: R-4 (Union Gap)



**Parking**

Group Home: 12 beds -- 1 space/2 beds = 6 spaces

Clinics: 5,400 sq. ft -- 1 space / 200 sq ft = 27 spaces

Total Parking 33 spaces

All Land Uses and Improvements are existing unless marked "proposed"

**DOC. INDEX**

# C-1

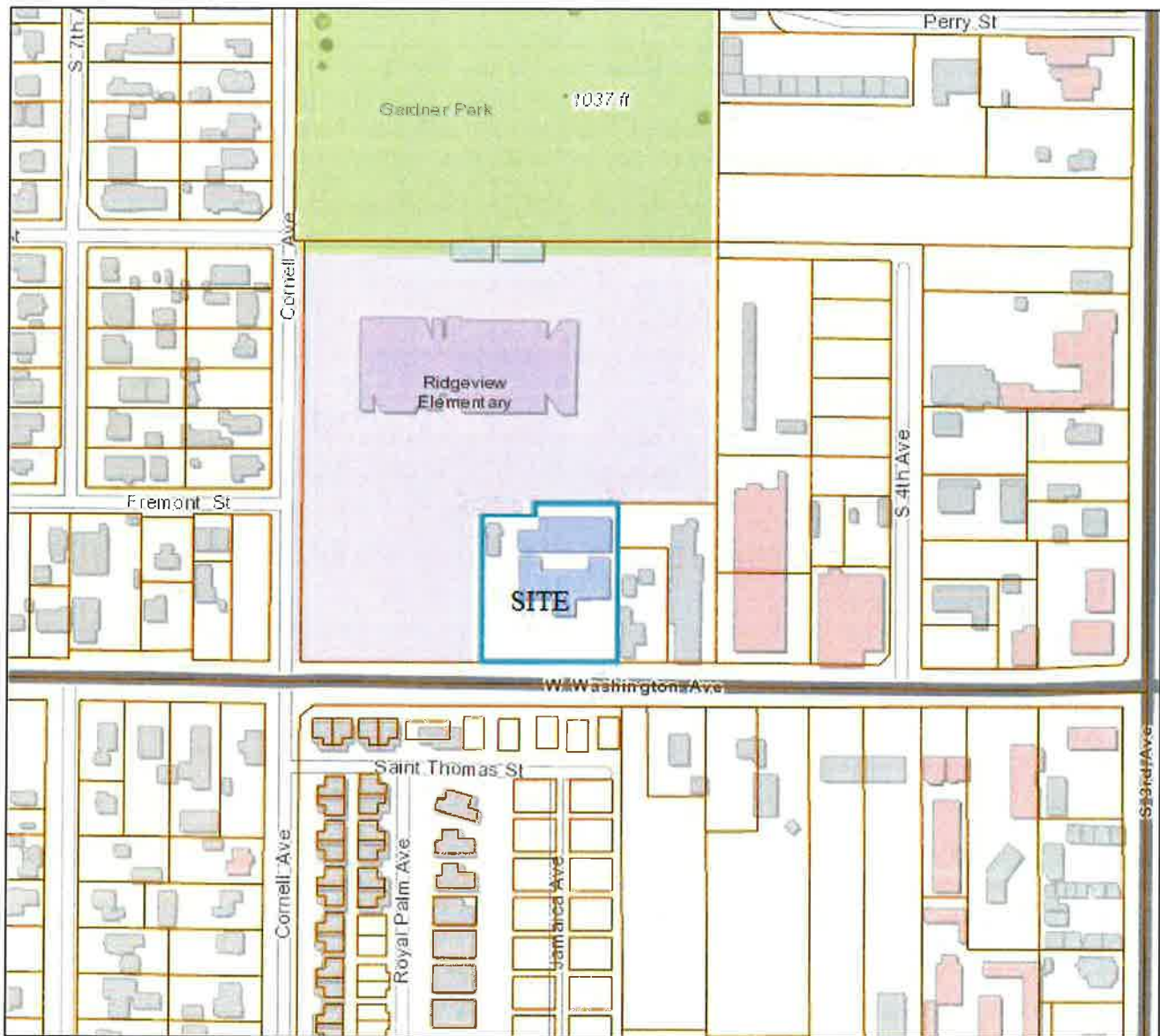
# VICINITY MAP



**File Number:** RZ#004-17, CL3#010-17 & SEPA#030-17

**Project Name:** DIEP MILLER

**Site Address:** 513 W WASHINGTON AVE



**Proposal:** Proposal to change the zoning of one 1.15 acre parcel from Two-Family Residential (R-2) to Multifamily Residential (R-3), and proposal to convert two of the three adult family homes on site to medical clinics.

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: 10/24/2017

