



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

129 North Second Street, 2nd Floor Yakima, Washington 98901

Phone (509) 575-6183 • Fax (509) 575-6105

ask.planning@yakimawa.gov • <http://www.yakimawa.gov/services/planning/>

NOTICE OF APPLICATION

DATE: December 18, 2014

TO: Applicant and Adjoining Property Owners

FROM: Joan Davenport, AICP, Community Development Director & Planning Manager

SUBJECT: Type (2) Review for the construction of a new parking lot that is 13,000 square feet and will consist of 32 standard and two handicapped parking spaces for the Union Gospel Mission. – **CL2#019-14**

LOCATION: 1300 N 1st Street

PARCEL NO.: 18131311504

NOTICE OF APPLICATION

The City of Yakima Department of Community Development has received a Type (2) Review application (YMC Title 15) from Rick Phillips to construct a new 13,000 square foot parking lot, associated with the Union Gospel Mission (Type 2 Review in M-1 district), at 1300 N 1st Street. The parking lot will be located behind the existing Union Gospel property and primarily accessed from Oak Street. The proposed lot will serve as an additional 32 standard and two handicapped parking spaces located in the Light Industrial (M-1) zoning district. The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington.

REQUEST FOR WRITTEN COMMENT

Your views on the proposal are welcome. All written comments received by **January 7th, 2015**, will be considered prior to issuing a decision. Your comments on this proposal may be mailed to:

Joan Davenport, AICP, Planning Manager

City of Yakima, Department of Community Development

129 North Second Street, Yakima, WA 98901

Please be certain to reference the file number(s) or applicant's name in your correspondence.



NOTICE OF DECISION

Decisions and future notices will be sent to anyone who submits comments on this application or requests additional notice.

If you have questions regarding this proposal, please call Trevor Martin, Assistant Planner, at (509) 575-6162, or e-mail to trevor.martin@yakimawa.gov.

Other Permits Required: N/A

Enclosed: Narrative, Site Plan, and Vicinity Map

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CITY OF YAKIMA
PLANNING DIV.

Supplemental Application For:

TYPE (2) REVIEW

YAKIMA URBAN AREA ZONING ORDINANCE, CHAPTER 15.14 & 15.15

PART II - APPLICATION INFORMATION

1. PROPOSED LAND USE TYPE: (See YMC Ch. 15.04, Table 4-1) New Parking Lot is a permitted use for GC & M1 Zone Classifications. Parking for existing Staff, and Delivery / Service Vehicles.

PART III - ATTACHMENTS INFORMATION

2. SITE PLAN REQUIRED: (Please use the City of Yakima Site Plan Checklist, attached)

3. NARRATIVE: (See Part IV)

4. TRAFFIC CONCURRENCY: (if required, see YMC Ch. 12.08, Traffic Capacity Test)

5. ENVIRONMENTAL CHECKLIST: (if required by the Washington State Environmental Policy Act)

PART IV - WRITTEN NARRATIVE: (Please submit a written response to the following questions)

A. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business.

In the NW area of Parcel 181313-11504 the Yakima Union Gospel Mission (YUGM) proposes to build a new parking area. Also included in the project will be Site Parking Lights, Storm Drainage for the new paved parking area, and additional landscaping that may be required for the parking area to be in compliance with the Zoning Ordinances. (Refer to Attachment B, PLSA Storm Water Calculations and Filter Specifications, and Attachment C Luminaire Schedule).

This project will provide parking on currently undeveloped land. The propose new paved area totals 65' x 200' or 13,000 Sq Ft., and will provide thirty two (32) standard parking spaces, and two (2) handicapped parking spaces for a total of thirty four (34) new parking spaces. Parcel No 181313-11504 has split zoning as follows. The northwest portion (New Parking Area) is zoned Light Industrial (M1). The east balance of the parcel is zoned General Commercial (GC). Refer to attached Site Plan, Dated December 2, 2014.

The proposed developed parking area is bordered by the following land uses.

- West of the proposed parking area is adjacent property with M-1 zoning. The northwest property line has an existing 6 foot site obscuring chain link fence.
- The North property line borders the East Oak Street. Mission Staff and Delivery/Service vehicles will access this parking area from East Oak Street. East Oak Street has a sidewalk located on the North Side of the Street, and extending West from North 1ST Street to North Front Street.
- Primary Client entrance to YUGM campus is from 1st Street.
- The new parking area is bounded on the east by a 6 foot Concrete Block Wall which separates the parking area from the Mission courtyard and buildings.
- The South Parcel 181313-11504 demising line is shared between Parcel 11504 to the North and Parcel 11004 to the South. Both Parcels have a Light Industrial (M1) land Use Classification. Both Parcel are owned by the YUGM.

Parking Area Landscaping Types.

- North Property Line: Existing plantings are consistent with Standard A Landscaping and provide for a ten foot wide planting strip with trees at twenty to thirty foot centers, and includes shrubs and groundcover. This landscaping is generally between the north elevations of the existing buildings and property line and extending to the south curb line of East Oak Street. This landscaping will be extended west to the existing electrical transformer and the new vehicle entry drive. There is no sidewalk on the south side of East Oak Street; however there is a side walk on the north side of East Oak Street extending from North First (1st)

Street west to North Front Street.

- **East Land Use Line:** The east property line denotes the change in zone from M1 to GC. This demising line between these land Use Zoning Classification requires a ten (10 Ft) Standard A landscaping strip. Existing landscaping east of the proposed parking area (trees, shrubs and ground cover) is consistent with the landscaping along the north property line. To comply with the City of Yakima Standard A landscaping requirements the Applicant requests the following consideration.
 - There exists on the east Land Use line a six (6 Ft) concrete block wall and on the east side of the wall there exists mature trees (Arborvitae, Juniper, and Willow trees) that would comply with the Standard A landscaping requirement. The applicant proposes that the existing 6 foot block wall, and existing landscaping be considered consistent with the required Standard A landscape.
- **South Property Line:** The south property line abuts existing Land Use Parcel 11004 which is also owned by YUGM. Both parcels have a Light Industrial (M1) Land Use Classification, therefore no perimeter landscaping is required. The existing chain link fencing and components will be restored.
- **West Property Line:** The West Parcel No. 11504 property line abuts the adjacent Parcel 11443, and 11444. These parcels are not owned by the YUGM. Both Parcel 11443 and 11444 have a Light Industrial (M1) Land Use Classification, therefore no perimeter parking area landscaping is required.

B. How is the proposal compatible to neighboring properties?

The Mission operation is an existing use within an area dominated by commercial and manufacturing uses. The Mission has operated successfully at this location since 1996. The proposed upgraded parking area is merely upgrading an existing onsite parking area already used as parking and located within the Parcel 11504 footprint. When completed, it is anticipated to remain consistent and compatible with the surrounding properties.

C. What mitigation measures are proposed to promote compatibility?

The proposed paved parking area will help reduce airborne particulate levels by paving over undeveloped property and storm water collection system will filter surface water runoff. These improvements will continue to enhance the YUGM and neighborhood visual image.

Refer to Attachment B for Storm Water Runoff and Storm Water Calculations and Details in the attached PLSA Report Dated April 25, 2013

Refer to Attachment C for New Parking Luminaire Schedule and foot candle readings.

D. How is your proposal consistent with current zoning of your property?

The proposed parking upgrades are a Class I use within the General Commercial (GC) and Light Industrial District (M-1) Zone. The Mission itself is a Class II use within the GC & M-1 zone. Past Mission development was reviewed by the city between 1992 and 1995, and a new Dental Clinic was constructed in 2011.

E. How is your proposal consistent with uses and zoning of neighboring properties?

The Mission provides temporary housing services to the community along with a long list of commercial services which are consistent with the neighboring properties. Services found at the Mission include: providing meals, job skills classes, dental & medical treatment, addiction recovery programs, catering, recycling, and referrals to other local service providers. All these services require vehicle access (ingress and egress) to supply service and maintain the Yakima Union Gospel Mission.

F. How is your proposal in the best interest of the community?

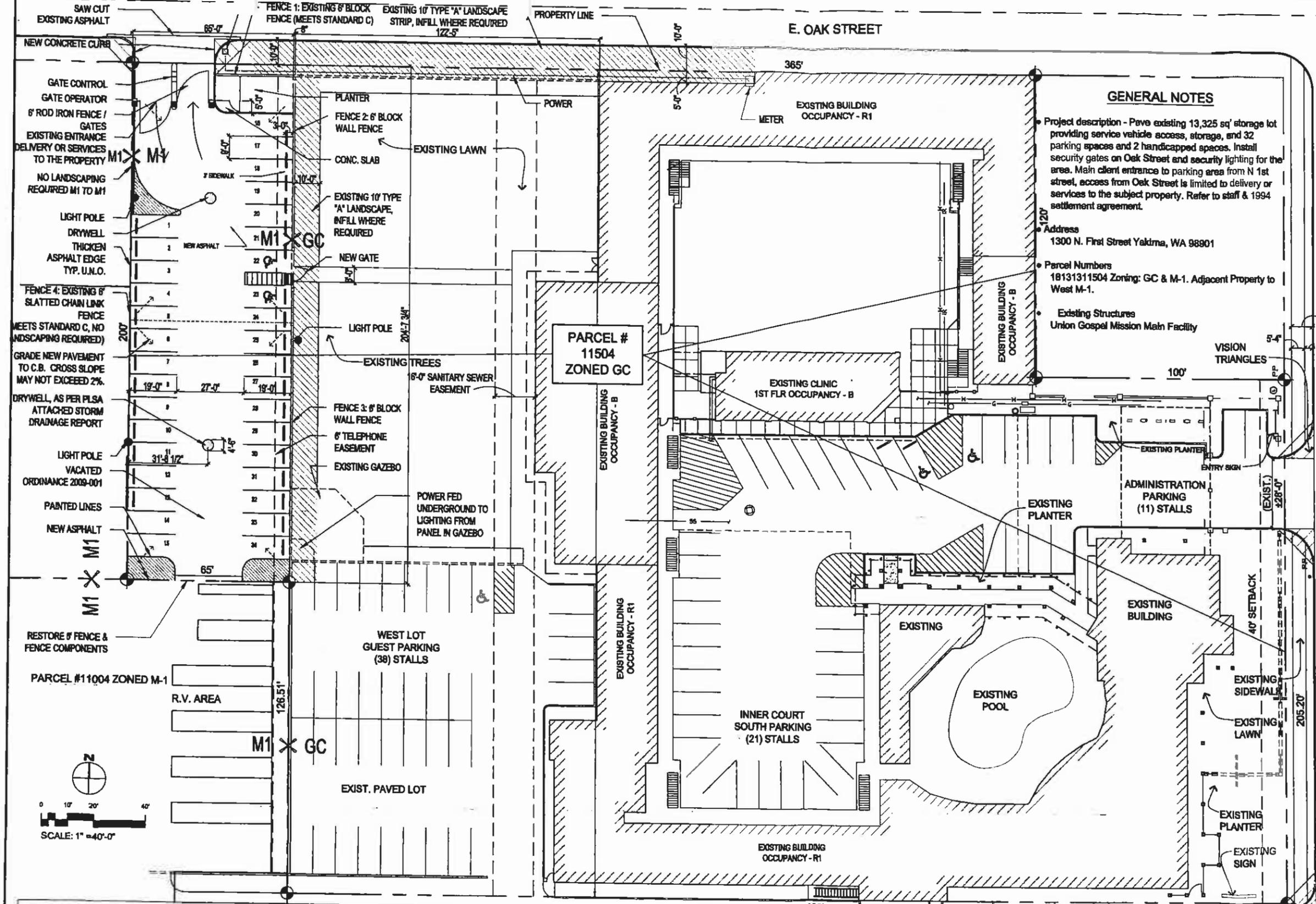
The Mission provides services to countless community members who have found themselves near the end of their resources. Improving the Mission facilities allows them to continue to provide these high quality services which ultimately results in returning struggling individuals to the mainstream population.

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

Revised 02-11

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PLANNING DIV.



GENERAL NOTES

- Project description - Pave existing 13,325 sq' storage lot providing service vehicle access, storage, and 32 parking spaces and 2 handicapped spaces. Install security gates on Oak Street and security lighting for the area. Main client entrance to parking area from N 1st street, access from Oak Street is limited to delivery or services to the subject property. Refer to staff & 1994 settlement agreement.
- Address
1300 N. First Street Yakima, WA 98901
- Parcel Numbers
18131311504 Zoning: GC & M-1. Adjacent Property to West M-1.
- Existing Structures
Union Gospel Mission Main Facility

GENERAL NOTES

- No signage will be added
- Utilities shown on print are fed underground
- Phone easement on east side of proposed parking lot
- Utilities easement located south side of Oak Street
- Utilities easement located in alley, phone easement in the RV area
- Access - Client access from North 1st Street on Common Drive Parcel #11006
- Landscaping Details
Fence #2 - existing 8" masonry block
- Exposed Landscaping:
6' X 69' - Bedded area next to parking lot
3 - Arborvitae trees next to parking lot
3 - Juniper bushes next to parking lot
Large grass area
1 - Willow Tree
- Total of 13,325 square feet new parking area
- Landscaping
69.5' X 25' = 1,737.5 s.f.
13 % of Total parking area

YAKIMA URBAN AREA ZONING ORDINANCE

TABLE 7-1 SITE SCREENING
M-1 & GC ZONING ADJACENCY REQUIRES STANDARD "A" SITESCREENING.

STANDARD "A" < STANDARD "B" < STANDARD "C"

STANDARD "A" - A ten-foot-wide landscaped planting strip with trees at twenty-foot to thirty-foot centers, includes shrubs and groundcover.

STANDARD "C" - A six-foot-high, view obscuring fence, made of wood, masonry block, concrete, or slatted chain link material. A three-foot-wide planting strip landscaped with a combination of trees, shrubs, and ground cover along the outside of the fence is also required when the fence is adjacent to a street, alley, or pedestrian way.

LOT COVERAGE TABLE

LOT SIZE:	2.78 ACRES
BUILDING AREA:	26% OF LOT
PAVED AREA:	
EXISTING: 55,774 S.F.	
PROPOSED: 69,099 S.F.	52.3% OF LOT
LANDSCAPING:	21.7% OF LOT

• Legal Description -
THAT PORTION OF BLOCKS 5 AND 6, PLAT OF CENTRAL WASHINGTON ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME "B" OF PLATS, PAGE 33, RECORDS OF YAKIMA COUNTY, WASHINGTON, AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT INTERSECTION OF THE SOUTH LINE OF OAK AVENUE AND THE WEST LINE NORTH FIRST STREET, THEN SOUTH 325.2 FEET, THEN WEST 400 FEET, THEN NORTH 325.2 FEET, THEN EAST 400 FEET TO THE POINT OF BEGINNING, INCLUDING VACATED STREET AND ALLEY, EXCEPT THE EAST 100 FEET OF THE NORTH 120 FEET.
ALSO
LOTS 1 THROUGH 5, BLOCK 6, PLAT OF CENTRAL WASHINGTON ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME "B" OF PLATS, PAGE 33, RECORDS OF YAKIMA COUNTY, WASHINGTON, EXCEPT THAT PORTION LYING EASTERLY OF A LINE 400 FEET WESTERLY OF STATE HIGHWAY NUMBER 3 RIGHT-OF-WAY, ALSO THE EAST 10 FEET OF VACATED ALLEY IN BLOCK 6 ABUTTING LOTS 1 THROUGH 5.

GENERAL NOTES

• No signage will be added

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• Phone easement on east side of proposed parking lot

• Utilities easement located south side of Oak Street

• Utilities easement located in alley, phone easement in the RV area

• Access - Client access from North 1st Street on Common Drive Parcel #11006

• Landscaping Details
Fence #2 - existing 8" masonry block

• Exposed Landscaping:
6' X 69' - Bedded area next to parking lot
3 - Arborvitae trees next to parking lot
3 - Juniper bushes next to parking lot
Large grass area
1 - Willow Tree

• Total of 13,325 square feet new parking area

• Landscaping
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ARCHITECTURAL SITE PLAN

NEW MEDICAL CLINIC
UNION GOSPEL MISSION
1300 NORTH FIRST STREET
YAKIMA, WASHINGTON

CITY OF YAKIMA

Project Vicinity Map

CL2#019-14



Related Projects:

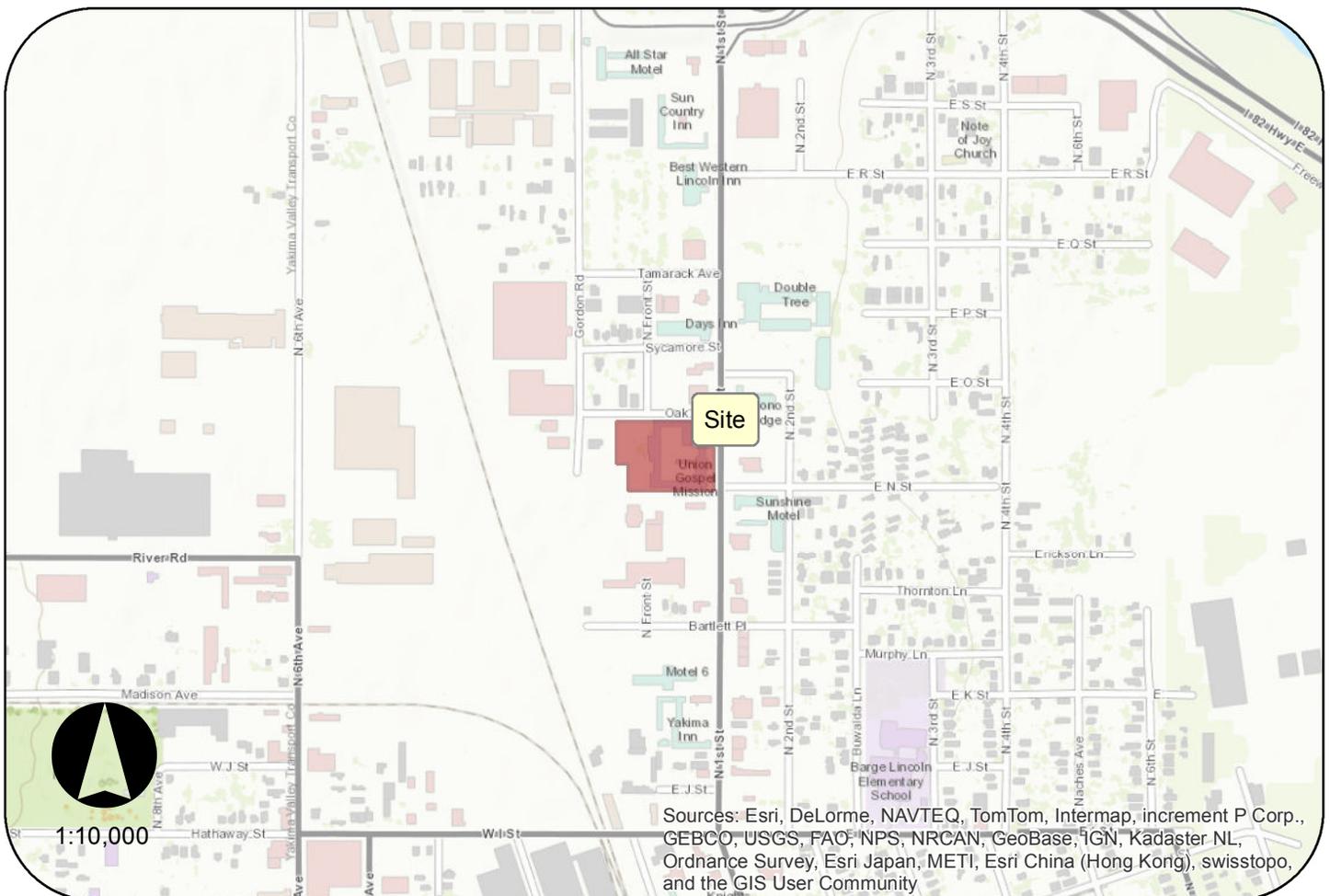
Applicant: UNION GOSPEL MISSION

Location: 1300 N 1ST ST

Wednesday - 12/17/2014 - 03:30:48

Contact City of Yakima Planning Division at 509-575-6183

City of Yakima - Geographic Information Services



Proposal: Proposal to pave a new parking lot that is 13,000 sq ft and consists of (32) standard parking spaces and (2) handicapped parking spaces for the Union Gospel Mission.

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.