



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

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

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NOTICE OF APPLICATION AND PUBLIC HEARING

DATE: March 12, 2013

TO: Applicant and Adjoining Property Owners

FROM: Steve Osguthorpe, AICP, Community Development Director

SUBJECT: Notice of a Class (3) zoning review to allow duplexes in the R-1 zoning district at 108 & 116 North 72nd Avenue

APPLICANT: Donald and Vicki Stone

FILE NUMBER: CL 3#001-13

PARCEL NUMBERS: 181320-31503 and 181320-31504

NOTICE OF APPLICATION

On February 13, 2013 the City of Yakima Department of Community Development received an application for Type (3) zoning review from Donald and Vicki Stone. The applicants are requesting zoning approval to construct two duplexes on two lots in the R-1, (Single-Family Residential) zoning district. The subject properties are located at 108 and 116 North 72nd Ave., Yakima, Washington. 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.

NOTICE OF OPEN RECORD PUBLIC HEARING

An open record public hearing will be held before the Hearing Examiner on **Thursday, April 11, 2013 at 9:00 a.m.** in the Yakima City Council Chambers, 129 North 2nd Street, Yakima, WA.

You are welcome to attend the public hearing and/or submit your written comments through the hearing date to:

**Steve Osguthorpe, AICP, Community Development Director
City of Yakima, Department of Community Development
129 North 2nd Street
Yakima, Washington 98901**

Or e-mail to: chris.wilson@yakimawa.gov

*Please be certain to reference the file number or applicant's name in your correspondence.
(Donald and Vicki Stone, CL3#001-13)*

A staff report will be available for inspection at no cost at least seven days prior to the public hearing, and copies will be provided at the City's cost.

If you have any questions on this proposal, please call Christine Wilson, Assistant Planner, at (509) 576-6736, or e-mail to chris.wilson@yakimawa.gov.

Other Permits Required: Building permit
Encl: Narrative, Site Plan and Vicinity Map



**Addendum to Application for Type III Review for
Donald D. & Vicki L. Stone**

Part IV: Written Narrative

A. Request applicant be permitted to build multiple family dwellings on Lots 3 and 4 of Sub Division Short Plat SMO70373. This would entail the construction of a duplex on each of the mentioned lots. Each unit of each duplex will have 2 assigned parking spaces, totalling 4 parking spaces per lot. In addition each site will have room for non-designated parking. Each duplex would be a minimum of one 2 bedroom unit and one 3 bedroom unit or both 3 bedroom units. The buildings will be situated to allow for maximum outdoor yard and garden space.

B. The proposal is in line with the existing neighborhood. Lot 4 is bordered on the north by a 12 unit apartment complex and on the west by a duplex. Lot 3 is bordered on the west by a duplex and a single family dwelling. There are several more duplexes to the west on Alpine and 74th Avenue.

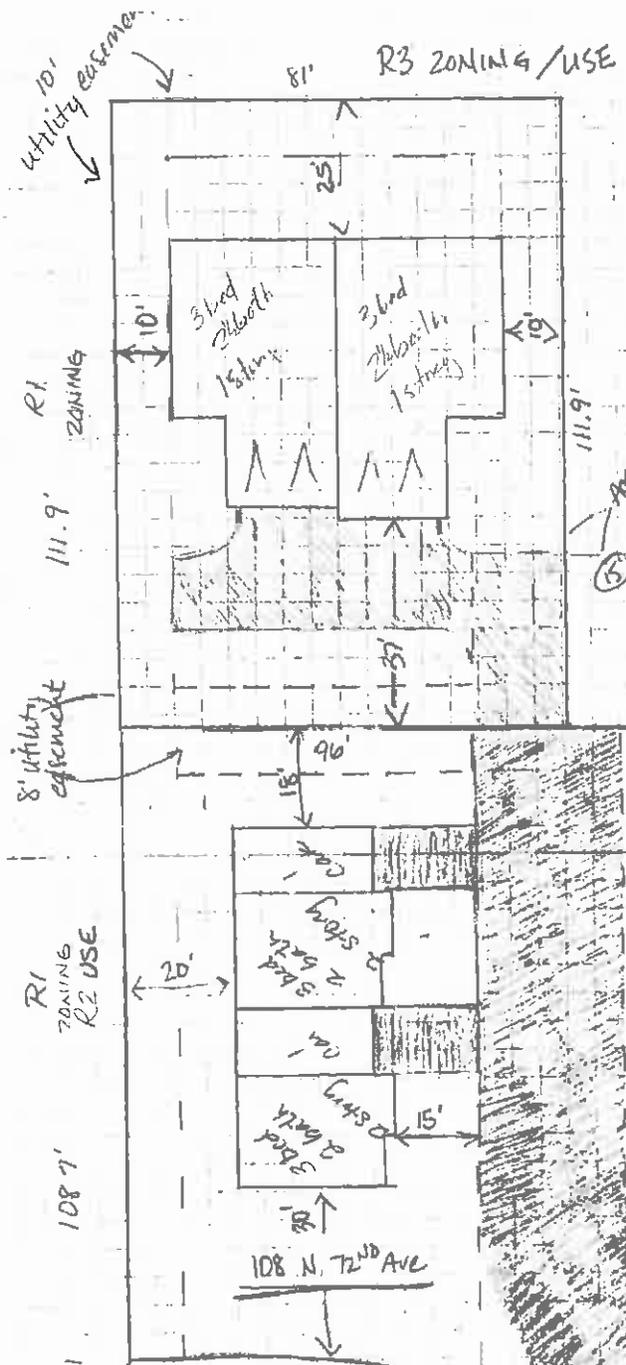
C. The proposed duplexes would be of be of aesthetic construction and landscaping that would complement the neighborhood. These additions would be compatible with the neighborhood due to the already existing multi-family dwellings.

D. This proposal is not consistent with current zoning, necessitating this Type III Review.

E. The existing uses in the neighborhood vary from commercial retail to high density multi-family dwelling. The immediate area to the north and west are zoned for multi-family dwellings making this proposal consistent with the neighborhood use and zoning.

F. With the recent construction of Walmart, the new Regional Library, and the population move westward, the need for affordable housing is growing rapidly. This project will help in a small way to satisfy that need. In addition the quality of these on-site constructed homes will ensure that property values are maintained or possibly improved. This type of construction within an existing neighborhood helps to preserve our open spaces, which benefits everyone.

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FEB 13 2013
CITY OF YAKIMA
PLANNING DIV.

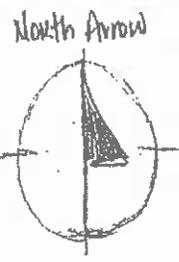


North Lot 9064 SQFT
 116 N. 72ND 181320-31504
 Building 3321 SQFT
 Paving 1614 SQFT
 Coverage 5.1%

RECEIVED
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South Lot 13852 SQFT
 108 N. 72ND 181320-31503
 Building 1454 SQFT
 Paving 6408 SQFT Apra
 Coverage 58%

YAKIMA VALLEY
 CANAL CO



1/4" = 5'

DON STONE
 108 + 116 N. 72ND AVE
 112 N. 72ND AVE, YAKIMA (mailing)

40' Access & utility easement

30' Access Easement

Access Easement

5' Sidewalk
 72ND AVE

Project Vicinity Map

CL3#001-13

Applicant: STONE DONALD D & VICKI L

Location: 108 & 116 N 72ND AVE

Thursday - 02/14/2013 - 03:07:42

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

City of Yakima - Geographic Information Services



Proposal: Construct duplexes on two lots in the R-1 zoning district.

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.