



# We are Yakima

comprehensive plan 2040

Yakima Planning Commission  
Study Session August 31, 2016:  
Requests for Consideration of Future Land Use  
Change Requests

## Background

On July 27, 2016, the Planning Commission held a study session to review the suggested changes to Future Land Use Map from area property owners. A total of 17 Requests were submitted. The purpose of the August 31, 2016 study session is to review and discuss these requests in order to determine if they meet the intent of a General Map Update (rather than a property specific consideration). To help guide this review, please consider the following issues.

### **Approval Criteria:**

1. **Compatibility** – the proposal needs to conform to the new locational criteria in the land use designation descriptions and consider surrounding uses, land suitability and infrastructure
2. **Implementing Zone** – is the desired zone one of the implementing zones of the land use designation?
3. **Stability and Predictability** – is this a spot zone? Will it create instability with surrounding lands?
4. **Current and Projected Land Use Need** – consider current and projected land use needs (within immediate area and City as a whole) associated with the existing and proposed land use designation. For example, if there are considerable vacant and underutilized lands in the desired zone nearby and limited projected demands for the subject use/zone while there is a greater projected need for the existing zone, then the subject change may not be appropriate.

## Summary of the Requests

A:      Applicant:            MARTA DE CEJA  
          Site Address:         802 Wilson Lane  
          Parcel(s):            19133041441; .56 acres  
          Request:            *Medium Density Residential/R-2 to Commercial for an Auto Body Shop*

Staff Comment: This is a one lot request that would correct a non-conforming use. While it is directly adjacent to property zoned General Commercial, the request does not create a more logical boundary or consider a larger area. Considered by itself, it does not meet any of the Criteria referenced above.

Planning Commission Recommendation:

B. Applicant: ARTURO BAEZA  
Site Address: 815 North 16<sup>th</sup> Ave; .55 acres  
Parcel(s): 18131332554  
Request: *High Density Residential/R-3 to Commercial for an Auto Sales*

Staff Comment: This is a one lot request. While it is directly adjacent to an area that is zoned Commercial and has a Future Land use of Commercial, the request does not create a more logical boundary or consider a larger area. Considered by itself, it does not meet any of the Criteria referenced above.

Planning Commission Recommendation:

C. Applicant: CHRIS WADDLE D/BIA DATAL PROPERTIES, LLC  
Site Address: 115 N. 56th Ave  
Parcel(s): 18132142537; .42 acres  
Request: *Low Density Residential/R-1 to Commercial for retail use*

Staff Comment: This is a one lot request to change a single property at the intersection of two Arterial Streets. The other three corners have commercial use. However, this quadrant is entirely occupied by low density residential. A single parcel rezone to commercial would create a compatibility concern to the adjoining properties. The Mixed Residential designation, however, may be appropriate for this site.

Planning Commission Recommendation:

D. Applicant: JAY L. GLENN  
Site Address: 203 & 207 Oak Street  
Parcel(s): 181313-11429, & -11427; .55 acres  
Request: *Industrial/M-1 to Multi-family residential/Commercial for mini-storage*

Staff Comment: Existing multi-family use has industrial zoning and is non-conforming. Proposal for two lots would correct non-conformity and creates a logical boundary. However, an updated to the permitted use chart allowing such mini-storage uses in the Industrial zone may be a better solution, given the site's context (not on the arterial and bordered on three sides by Industrial lands).

Planning Commission Recommendation:

E. Applicant: GLEN A. RADKE  
Site Address: 8910 Tieton Drive  
Parcel(s): 18133021432; 7.07 acres  
Request: *Split zoning Medium Density Residential/R-2 and Neighborhood Commercial/B-2 request to make the whole parcel Neighborhood Commercial/B-2*

Staff Comment: There is approximately 16.8 acres zoned B-2 in this location. Most of the land zoned B-2 in this vicinity is currently vacant or in a rural, residential land use. The request would add 2.8 ac res to the commercial node. There does not appear to be any justification to expand this commercial zone closer to the neighborhood at this time since.

Planning Commission Recommendation:

- F. Applicant: LARRY BRADER  
Site Address: Vicinity of Powerhouse Rd & Pecks Canyon  
Parcel(s): 18131033009; 2.38 acres  
Request: *Neighborhood Commercial/SCC to Industrial/M-1*

Staff Comment: This land is currently vacant. It is adjacent to a multi- family residential land use and to a retail shopping area designated as Neighborhood Commercial. Industrial land use would not be compatible with the existing and planned land uses in the area.

Planning Commission Recommendation:

- G. Applicant: JEFF BAKER  
Site Address: Vicinity of 18<sup>th</sup> Street and Nob Hill Blvd (Fairgrounds)  
Parcel(s): Area Wide Request for approx. 68 parcels; 12.43 acres  
Request: *Regional Commercial/RD to General Commercial/GC*

Staff Comment: This proposal would recognize the existing character of the many current commercial and auto oriented businesses that are of an arterial commercial nature than the Regional Development zone. Given the significant size of 12+ acres and number of parcels requesting this change (68 parcels) this change should be considered.

Planning Commission Recommendation:

- H. Applicant: JAY STENTZ  
Site Address: 4201 Summitview Ave  
Parcel(s): 18132224445; .27 acres  
Request: *Low Density Residential/R-1 to Commercial use*

Staff Comment: This is a one lot land use change. It does not create a logical extension of the commercial area and creates an inconsistent boundary/intrusion into an existing neighborhood. The current use of the house (residence for ambulance response) was approved as a Class 3 use. The commercial node, Westpark, is 100% occupied and located at the intersection of two very busy arterial streets. Street access is challenged due to turning movements and high traffic volumes. Expansion of Westpark may be appropriate with a larger proposal, not simply a one lot expansion.

Planning Commission Recommendation:

- I. Applicant: TM RENTALS  
Site Address: 3804 West Logan Ave  
Parcel(s): 181327-43492, -43493, -43494; 7.55 acres  
Request: *Low Density Residential/R-1 to Medium Density Residential*

Staff Comment: This location was previously considered and rejected for a rezone/comp plan amendment from low density residential to office/commercial use. A change to the Mixed Residential designation may be more appropriate, given the context of the site between the R-1 zone and office buildings in the General Commercial zone. However, the presence of a creek and floodplain along the southern edge of the site would force the development to be placed towards W Logan Avenue and directly across the streets from single family homes in the R-1 zone (creating a potential compatibility challenge).

Planning Commission Recommendation:

- J. Applicant: GAIL BUCHANAN  
Site Address: 408 S 88<sup>th</sup> Ave  
Parcel(s): 18131934010; 1.78 acres  
Request: *Low Density Residential/R-1 to High Density Residential/ R-3*

Staff Comment: This is a one parcel (1.78 acres) request to place high density residential in an area currently designated for low density. This parcel by itself, however, is surrounded by R-1 zoned lands and a change might be considered a spot zone. However, if integrated with the parcels to the south that connect to Tieton Drive, the change to Mixed Residential may be appropriate. Single family residences across the street (S 88<sup>th</sup> Ave) may present a compatibility challenge.

Planning Commission Recommendation:

- K. Applicant: SUPERCOLD STORAGE, LLC  
Site Address: 1415 River Rd  
Parcel(s): 18131322010; 1.96 acres  
Request: *Regional Commercial/LCC to Industrial/M-1*

Staff Comment: The proposed change would bring the site more into conformance with the industrial character of the area.

Planning Commission Recommendation:

L. Applicant: JERRY HAND  
Site Address: 1406 S Fair Ave & 909 LaFollette  
Parcel(s): 191330-41485, & -41486; .33 acres  
Request: *Medium Density Residential/R-2 to Commercial use*

Staff Comment: While the site is adjacent to, and across from S. Fair Avenue from the General Commercial zone, it resides on a street (Lafollette) that is entirely residential and would intrusion into an existing neighborhood and would not be consistent with the Criteria referenced above.

Planning Commission Recommendation:

M. Applicant: WILLIAM AND LINDA BEERMAN  
Site Address: 419 S. 16<sup>th</sup> Ave  
Parcel(s): 18132433509; .14 acres  
Request: *Low Density Residential/ R-1 to Neighborhood Commercial/B-2*

Staff Comment: While the site is adjacent to an existing business in the HB zone, the extension of non-residential zoning into the surrounding residential context would create more instability with surrounding lands and would not be consistent with the Criteria referenced above.

Planning Commission Recommendation:

N. Applicant: WILLIAM AND LINDA BEERMAN  
Site Address: 1513 Tieton Drive & 421 S 16<sup>th</sup> Ave  
Parcel(s): 181324-33510, & -33511; .28 acres  
Request: *Low Density Residential/ HB to Neighborhood Commercial/B-2*

Staff Comment: The change of this HB zoned site to Neighborhood Mixed-Use would be consistent with neighborhood and comprehensive plan policies.

Planning Commission Recommendation:

O. Applicant: SOZO SPORTS OF CENTRAL WASHINGTON  
Site Address: 2200 S 36<sup>th</sup> Ave, 4201 Sorenson Rd, 4501 Sorenson Rd, 4601 Sorenson Rd, 4701 Sorenson Rd, 4209 Sorenson Rd.  
Parcel(s): Area Wide Request for 8 parcels; 77.57 acres  
Request: *Two parcels from Industrial/M-1 and five parcels from Low Density Residential/SR to Commercial use and parks for the proposed SOZO sports complex*

Staff Comment: parks are permitted in the underlying zoning of both M-1 and SR zones. Flexibility is requested by applicant to support related uses in vicinity. This is a policy decision, but staff could support the request. Notable issues associated with the change include improved transportation access to the site and compatibility with surrounding uses.

Additional request by Congdon Properties to include commercial designation to additional properties (181334-44001 and 181334-42002

Planning Commission Recommendation:

P. Applicant: GARY DELANEY  
Site Address: 1414 S. 2nd Ave.  
Parcel(s): 191330-33022; .11 acres  
Request: *Medium Density Residential/R-2 to Commercial/SCC*

Staff Comment: This one lot request of vacant land to Commercial Mixed-Use would not be consistent with the Criteria referenced above – as it would create more instability with adjacent residential zoned lands.

Planning Commission Recommendation:

Q. Applicant: MARK HOFFMANN  
Site Address: 3109 W. Washington Ave.  
Parcel(s): 181335-22015; 2.14 acres  
Request: *Industrial/M-1 to Low Density Residential/R-1*

Staff Comment: in or near Airport Approach zone where new residential would not be allowed. While the current use of the site is residential, it is surrounded on three sides by industrial uses and requires access through industrial lands. The proposal is not consistent with the Criteria referenced above

Planning Commission Recommendation: