



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

NOTICE OF APPLICATION AND PUBLIC HEARING

DATE: March 31, 2023
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Datum Group LLC (1909 W. Lincoln Ave. #1, Yakima, WA 98902)
FILE NUMBER: CL3#002-23
LOCATION: 414 N. 16th Ave.
TAX PARCEL NUMBER(S): 181323-11552
DATE OF APPLICATION: February 10, 2023
DATE OF COMPLETENESS: March 29, 2023

PROJECT DESCRIPTION Proposed addition of 84 units to an existing residential mini-storage facility in the B-2 zoning district.

DETERMINATION OF CONSISTENCY Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows:

1. The type of land use: Residential Mini-Storage is a Class (3) use in the B-2 zoning district.
2. Level of Development: N/A
3. Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc.
4. Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 development standards.

Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows:

1. The type of land use: Residential Mini-Storage is a Class (3) use in the B-2 zoning district.
2. Density of Development: N/A
3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities.

REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING Your views on this proposal are welcome. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **April 27, 2023 at 9:00 a.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (CL3#002-23) and applicant's name (Datum Group LLC) in any correspondence you submit. You can mail your comments to:

Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St.; Yakima, WA 98901

NOTICE OF DECISION Following the public hearing, the Hearing Examiner will issue his decision within ten (10) business days. When available, a copy of the decision will be mailed to parties of record and entities who were provided this notice.

The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Eric Crowell, Senior Planner, at (509) 576-6736, or e-mail to eric.crowell@yakimawa.gov.

Enclosed: Narratives, Project Descriptions, Site Plan, and Vicinity Map



DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

129 Norte Calle 2^a, 2^o Piso, Yakima, WA 98901

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AVISO DE APLICACIÓN Y AUDIENCIA PÚBLICA

El Departamento de Desarrollo Comunitario de la Ciudad de Yakima ha recibido una aplicación por parte de un propietario/solicitante y este es un aviso sobre esa solicitud. Información sobre la ubicación de la propiedad en cuestión y la solicitud es la siguiente:

FECHA OTORGADA: 28 de marzo, 2023
PARA: Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Datum Group LLC (1909 W. Lincoln Ave. #1, Yakima, WA 98908)
No. DE ARCHIVO: CL3#002-23
UBICACIÓN: 414 N. 16th Ave.
No. DE PARCELA(S): 181323-11552
FECHA DE APLICACIÓN: 10 de febrero, 2023
FECHA DE APLICACIÓN COMPLETA: 29 de marzo, 2023

DESCRIPCIÓN DEL PROYECTO: Una propuesta para añadir 84 unidades a una instalación de mini almacenamiento residencial existente en la zona B-2.

DETERMINACIÓN DE LA CONSISTENCIA Conforme al Código Municipal YMC §16.06.020(A), las consideraciones del proyecto se determinan consistentes con las siguientes normas aplicables:

1. El tipo de uso terrenal: El mini almacenamiento residencial es un uso de Clase (3) en la zona B-2.
2. Nivel de desarrollo: N/A
3. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.
4. Características del desarrollo: La propuesta se adherirá a todas las normas de desarrollo del título 12 y del título 15.

Conforme al Código Municipal YMC §16.06.020(B), los reglamentos de desarrollo y las consideraciones del plan comprensivo son coherentes, de la siguiente manera:

1. El tipo del uso terrenal: El mini almacenamiento residencial es un uso de Clase (3) en la zona B-2.
2. Densidad del desarrollo: N/A
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por instalaciones públicas.

SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA: Sus opiniones sobre esta propuesta son bienvenidas. Esta propuesta requiere una audiencia pública con registro abierto con el Examinador de Audiencias. Por lo tanto, una audiencia pública se llevará a cabo el **27 de abril, 2023** comenzando a las 9:00 a.m. en el Ayuntamiento de la Ciudad de Yakima ubicado en el 129 N 2nd Street, Yakima, WA. Se le invita a cualquier persona que desee expresar sus opiniones sobre este caso a asistir a la audiencia pública o a presentar comentarios por escrito. Por favor de hacer referencia al número de archivo (CL3#002-23) o al nombre del solicitante (Datum Group LLC) en cualquier correspondencia que envíe. Por favor de enviar sus comentarios sobre esta propuesta a:

Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St., Yakima, WA 98901

AVISO DE LA DECISIÓN: Después de la audiencia pública, el Examinador de Audiencias emitirá su decisión o recomendación dentro de diez (10) días hábiles. Cuando la decisión final sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso.

El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA.

Si tiene cualquier pregunta sobre esta propuesta, puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: ask.planning@yakimawa.gov

Adjuntos: Narrativo, Descripción del Proyecto, Plan de Sitio, Mapa



Supplemental Application For:
TYPE (3) REVIEW
YAKIMA URBAN AREA ZONING ORDINANCE, YMC CHAPTER 15.15

PART II – LAND USE DESIGNATION

1. PROPOSED LAND USE TYPE: (As listed on YMC § 15.04.030 Table 4-1 Permitted Uses)

Residential Mini-Storage (*)

PART III - ATTACHMENTS INFORMATION

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

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

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

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

Use a separate sheet of paper if necessary.

1. 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.

Site currently has 16 mini storage units on site. 84 additional units are planned to be built. Hours of operation are by tenants only 24hrs a day 7 days a week. No on site guard is planned

2. How is the proposal compatible to neighboring properties?

Neighborhood is already accustomed to the mini storage site and does not share access. If the proposal is allowed to move forward the owners will be cleaning up a derelict property abutting a residential zone.

3. What mitigation measures are proposed to promote compatibility?

The required vision obscuring fence will be installed along with shielded exterior lights.

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

Mini storage is a type 3 review in the B-2 zone. The site is currently used a mini storage but the additional increase is outside the allowable without a new type 3 review.

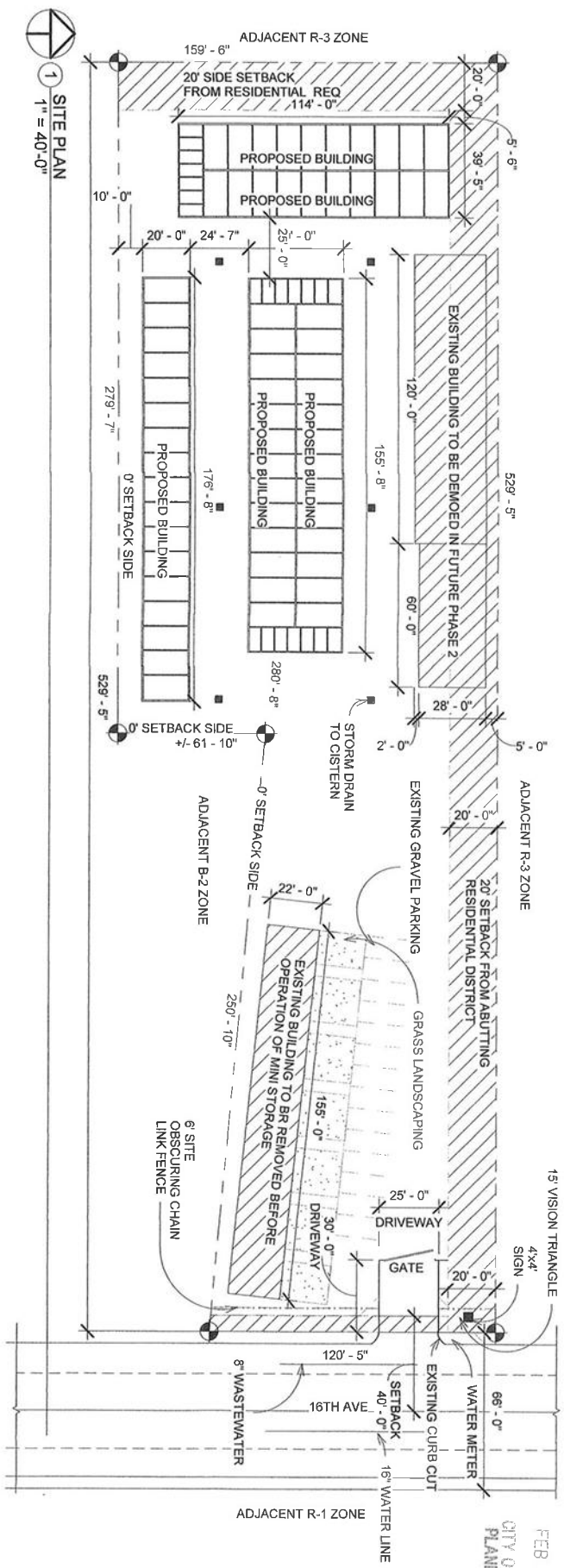
5. How is your proposal consistent with uses and zoning of neighboring properties?

This mini storage is accessed off 16th ave. Adjacent R-3 lots are accessed primarily off McKinley Ave and N 18th Ave. South there is food services and a car wash. This project will serve as a buffer from the quiet residential neighborhood to the high traffic commercial on the corner of 16th.

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

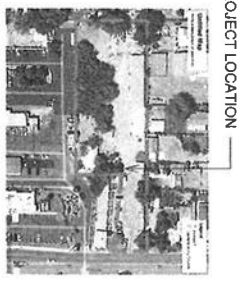
This site has limited available uses given its exit onto 16th and grade changes to the south. It has long been a difficult site to develop. Allowing this new owner to expand the current facility will provide funding to bring the site up to a standard of safety and cleanliness in an struggling area.

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



1 SITE PLAN
1" = 40'-0"

VICINITY MAP

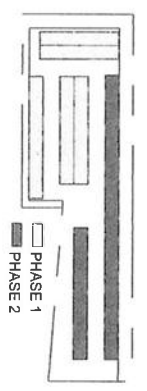


PROJECT LOCATION

PROJECT INFO

OWNER:
NAME: 16th Ave Mini Storage LLC (Matt Sevigny & Luis Villalobos)
ADDRESS: PO BOX 11530
PHONE: 509-949-3547
SITE ADDRESS: 414 N 16TH AVE, YAKIMA WA 98902
PARCEL #: 181323-11552
ZONE: S2
LOT COVERAGE:
LOT = 1.67 ACRE
BUILDING AREA: 16,580 SF FT
NON PERMABLE DRIVE ISLES 25,000SQ FT
LOT COVERAGE: 57%
PARKING: 1 PER 300 SQ FT OF OFFICE
NO OFFICE PROPOSED ON SITE

FUTURE BUILD OUT



DATUM

16th AVE MINI STORAGE LLC
418 N 16th AVE, YAKIMA, WA
Date: 2/6/23
Project No: 002-001

No.	Description	Date

FLOOR & SITE PLAN
A1.1

Project Name: 16TH AVE MINI STORAGE LLC

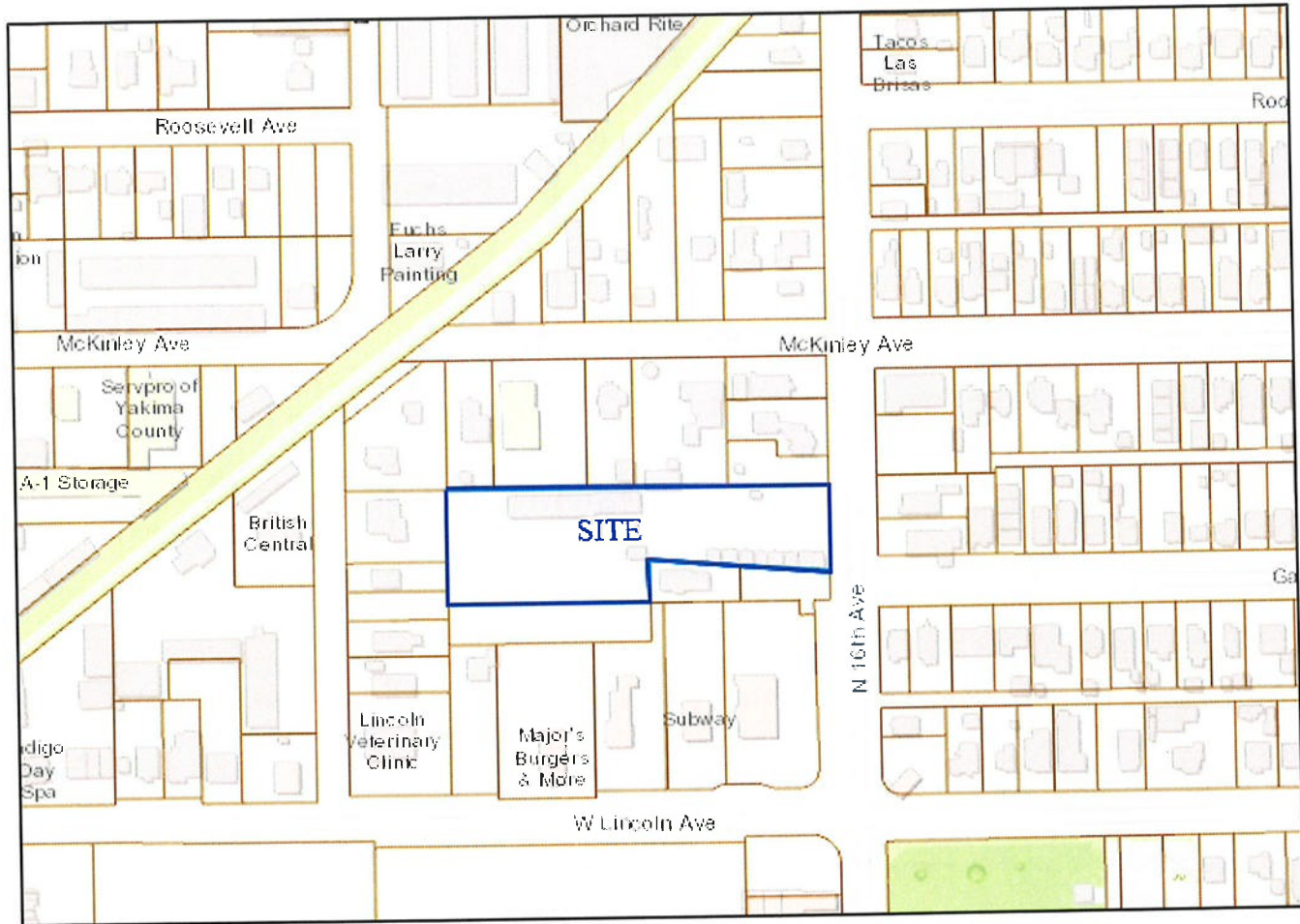
Site Address: 414 N 16TH AVE

File Number(s): CL3#002-23

Proposal: Proposed addition of 84 units to a residential mini-storage in the B-2 zoning district.



VICINITY MAP



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: 2/13/2023

