



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: April 14, 2023
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Meier Architecture on behalf of Yakima School District (12 W. Kennewick Ave., Kennewick, WA 99336)
FILE NUMBER: CL3#003-23
LOCATION: 2810 Castlevale Rd., Yakima WA
TAX PARCEL NUMBER(S): 181314-32008
DATE OF APPLICATION: February 28, 2023
DATE OF COMPLETENESS: April 11, 2023

PROJECT DESCRIPTION Proposal to add a 12,300 square foot modular school building with 70 parking spaces to an existing educational facility, in the R-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: Elementary School is a Class (3) use in the R-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: Elementary School is a Class (3) use in the R-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 May 11, 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#003-23) and applicant's name (Yakima School District) 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 2ª, 2º Piso, Yakima, WA 98901

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

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: 14 de abril, 2023
PARA: Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Meier Architecture por parte de Yakima School District (12 W. Kennewick Ave., Kennewick, WA 99336)
No. DE ARCHIVO: CL3#003-23
UBICACIÓN: 2810 Castlevale Rd.
No. DE PARCELA(S): 181314-32008
FECHA DE APLICACIÓN: 28 de febrero, 2023
FECHA DE APLICACIÓN COMPLETA: 11 de abril, 2023

DESCRIPCIÓN DEL PROYECTO: Propuesta para agregar un edificio escolar, modular de 12,300 pies cuadrados con 70 espacios de estacionamiento a una instalación educativa existente, en la zona R-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: La escuela primaria es un uso de Clase (3) en la zona R-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: La escuela primaria es un uso de Clase (3) en la zona R-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 llevara a cabo el **11 de mayo, 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#003-23) o al nombre del solicitante (Yakima School District) 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

APR 10 2023

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

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)

Schools: Elementary and Middle

PART III - ATTACHMENTS INFORMATION

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

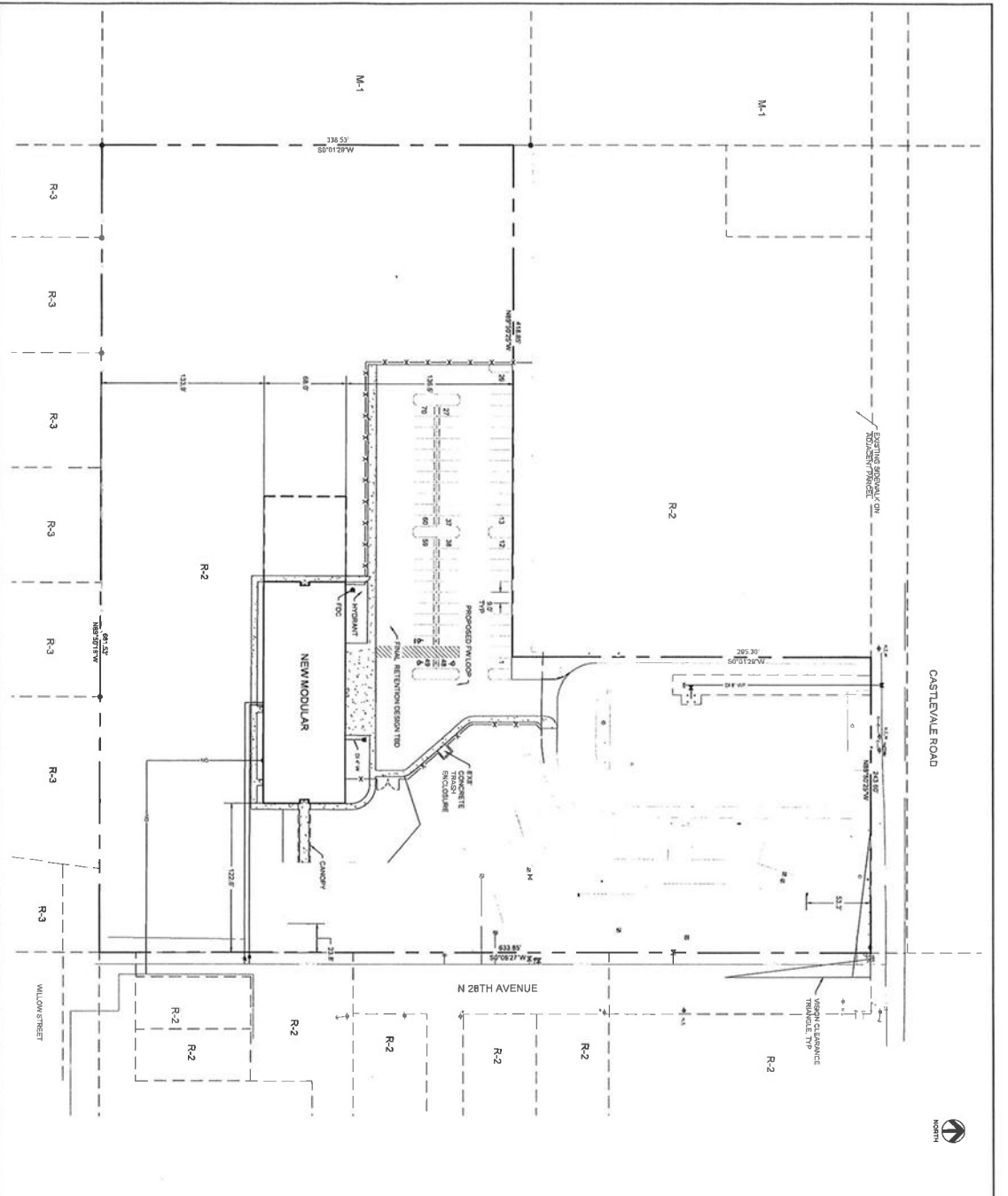
2. TRAFFIC CONCURRENCY (if required, see YMC Ch. 12.08, Traffic Capacity Test)

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.
The proposed development is an approximate 12,300 SQ-FT modular building with 70 parking spaces. The school will be open from 7:30am - 4:30pm Monday through Friday.
2. How is the proposal compatible to neighboring properties?
The existing property is owned by the Yakima School District and is currently used as a pre-school. The parcel bordering the Northeast of the project site is used as a head start educational facility and is classified as R2. The parcel east of the site is used as a self-storage and classified as M1. Parcels bordering the south of the facility are used as apartment complexes and are classified as R3.
3. What mitigation measures are proposed to promote compatibility?
The project uses setbacks listed on table 5-1 per Yakima Municipal Code (YMC) 15.05.030. Site-Screening requirements are followed per YMC 15.07.050. table 7-1.
4. How is your proposal consistent with current zoning of your property?
The proposed structure adds additional classrooms, offices, and a kitchen to an already existing educational facility. The proposal is considered a class 3 land use per Table 4-1 YMC 15.04.030.
5. How is your proposal consistent with uses and zoning of neighboring properties?
Properties bordering the south of the parcel are classified as R3 and are used as apartment complexes. The parcel west of the site is used as a self-storage facility and is classified as M1. The parcel northeast of the site is used as head start facility and is classified as R2. The parcels bordering the east end of the property are used for single family homes and are classified as R2.
6. How is your proposal in the best interest of the community?
The proposal will increase the number of classroom and offices for an already existing school campus. The inclusion of this structure will provide more space for both students and staff.

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



CASTLEVALE ROAD

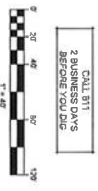


RECEIVED
 APR 10 2023
 CITY OF YAKIMA
 COMMUNITY DEVELOPMENT

CONTRACTED TO
 OWNER: YAKIMA SCHOOL DISTRICT #1
 ADDRESS: 104 N 4TH AVENUE, YAKIMA, WA 98902
 PHONE: (509) 373-7000

SITE
 ADDRESS: 2810 CASTLEVALE ROAD, YAKIMA, WA 98902
 PARCEL NUMBER: 18134-02008
 ZONING: R2
 IMPROVEMENT AREA: -268,795 SQ FT
 PERMITTED AREA: -203,860 SQ FT
 TOTAL AREA: -472,655 SQ FT
 UNPERMITTED AREA: -68,795 SQ FT

PARKING
 PARKING DIMENSIONS: 8' X 18'
 PARKING CHART:
 * NUMBER OF SPACES IN NEW BUILDING: 58
 * NUMBER OF SPACES IN EXISTING BUILDING: 10
 * TOTAL NUMBER OF SPACES: 68
 * TOTAL SPACES REQUIRED (NO ASSUMED AREA): 68
 * TOTAL SPACES PROVIDED: 68
 * TOTAL SPACES AVAILABLE: 68



NO.	REVISIONS	DATE	BY	CHKD	DESCN	APPD
1						



PACIFIC MOBILE STRUCTURES, INC.
YSD CASTLEVALE ROAD MODULAR
 YAKIMA, WA
SITE PLAN

DRAWN: JMC
 CHECKED: JMC
 DATE: 03/20/23
 SCALE: AS SHOWN
 SHEET: EX01
 TOTAL SHEETS: 10
 PROJECT: 9084

Project Name: YAKIMA SCHOOL DISTRICT NO. 7

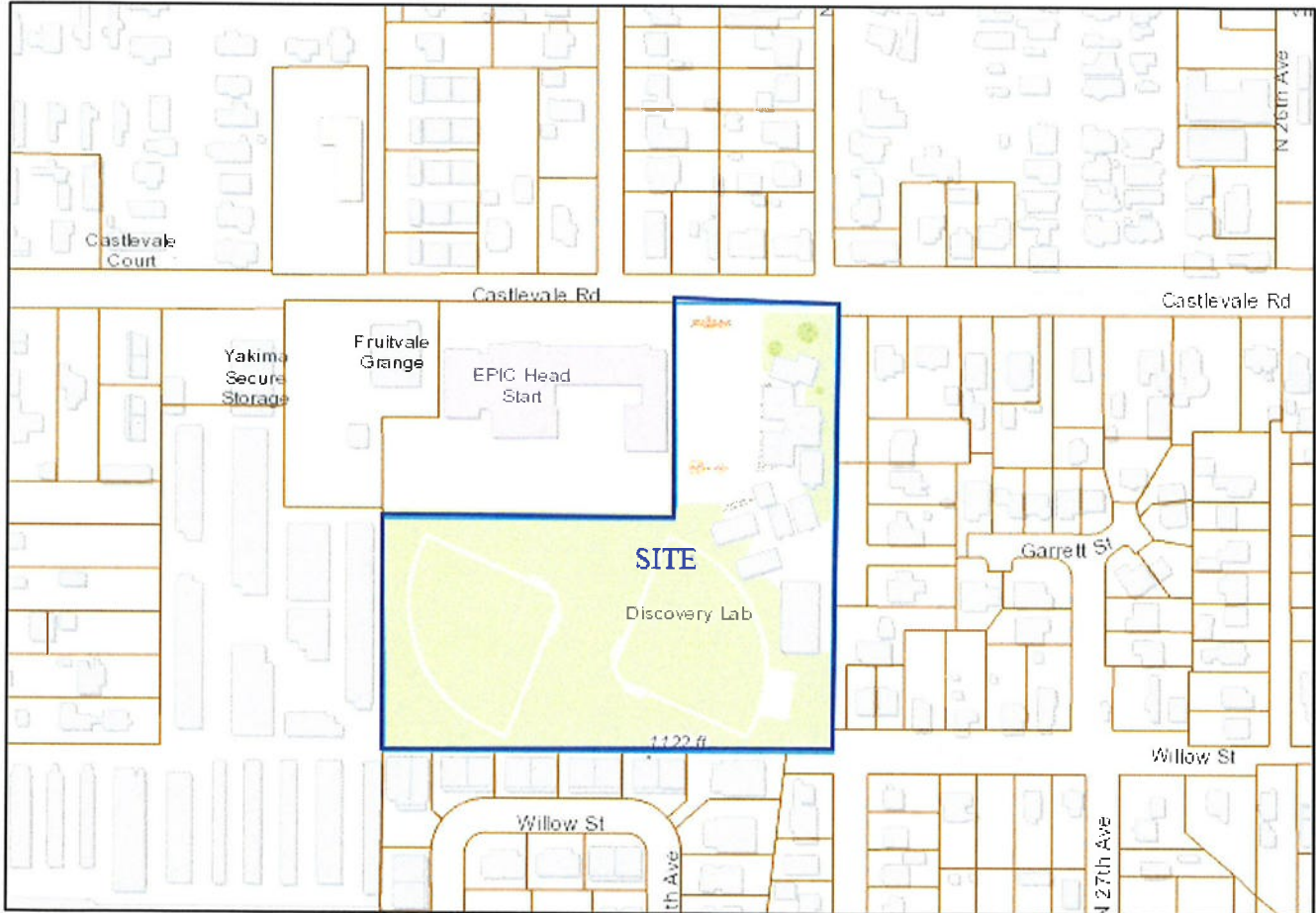
Site Address: 2810 CASTLEVALE

File Number(s): CL3#003-23

Proposal: Proposal to add a modular 12,300 sq. ft. building to an existing educational facility in the R-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: 3/3/2023

