

## **NARRATIVE**

The proposal is to change the comprehensive land use designation on a 2.12 acre parcel (191321-42416) from Urban Residential to Urban Commercial and the zoning designation from Two-family Residential (R-2) to Professional Business (B-1).

## WRITTEN NARRATIVE #3

**a. Existing and historical land use.**

The existing use of the property is a large commercial-type structure, with associated parking, owned and operated by Junior Achievement. Based on a review of historical aerial photographs and the vegetative growth shown on those historical aerial photographs, the property was historically used as pasture.

**b. Soil types (general description).**

According to the Soil Survey of Yakima County Area Washington, the site consists of the following soil types: Track loam and Weirman gravelly fine sandy loam. None of the soils are considered prime farmland by the survey.

**c. Current sewage disposal and water supply.**

The property is currently connected to the Terrace Heights Sewer District for sewage disposal and Terrace Heights Water System for water supply.

**d. Suitability of the site as resource lands (if currently designated as such).**

The site is not designated as a resource land.

**e. Any known cultural, archaeological or historic resources.**

The property is currently fully developed and a SEPA Checklist was completed when the existing structure and parking lot were constructed. The results of SEPA Review for the project was the issuance of a Determination of Nonsignificance (DNS). Cultural, archaeological or historical resources would have been determined at that time.

**f. Any previous land use permit activity (under current ownership).**

According to public records shown on the Yakima County Citizen Portal, the Junior Achievement project was constructed under Yakima County File Numbers CUP2009-99, VAR2010-9, VAR2010-74 and SEP2009-48.

**g. The availability of public facilities, such as roads, sewer, water and other required public services.**

The project site is located at the northwest corner of Keys Road and University Parkway and has access to both urban constructed roadways. All other urban facilities such as, public water, public sewer, natural gas, electricity and telephone are currently connected to the property, or are located in the immediate area.

The site lies within the East Valley School District, the East Valley Fire District and is served by the Yakima County Sheriff's Department.

## WRITTEN NARRATIVE #4

**a. The proposed amendment is consistent with the Growth Management Act and requirements, the Yakima County Comprehensive Plan – Horizon 2040, applicable city comprehensive plans, applicable capital facilities plans, official population growth forecasts and allocations;**

The proposed amendment is consistent with requirements of the Growth Management Act, the County Yakima County Comprehensive Plan – Horizon 2040 and other plans because the subject property lies within the Yakima Urban Area, as anticipated by the above documents and laws.

The amendment is consistent with the Growth Management Act goals and policies because it supports the Yakima Urban Growth Area by changing the comprehensive plan designation from one urban area designation to another urban designation. The project site is completely built out with the Junior Achievement building and its associated parking lot. All necessary urban services and facilities are either on-site or within the immediate area. The property lies at the northwest corner of Keys Road and University Parkway. Both roadways at this location are constructed to full urban standards. Thus, the project site meets Growth Management goals and policies, Horizon 2040 and lies within an existing urban area which is in compliance with the current capital facilities plan.

This project reduces sprawl as contemplated by the GMA because the proposal lies within the Yakima Urban Growth Area and implements existing urban area goals and policies by locating a business within the existing urban growth on land that is fully developed (infill). The proposal also complies with GMA goals and policies because it is located adjacent to existing urban arterials which make excellent use of the existing transportation network while also having access to full urban facilities and services.

The amendment is consistent with the Yakima County Comprehensive Plan – Horizon 2040 because it meets many of the goals and policies of the Urban Growth Areas Element of the Plan. Specifically, the proposal meets:

### **Goal LU-U 1: Encourage urban growth within designated urban growth areas.**

Policy LU-U 1.2 – Urban growth should occur within urban growth areas only and not be permitted outside of an adopted urban area, except for new fully contained communities, master planned resorts and major industrial sites.

Policy LU-U 1.7 – Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists.

**Goal YKLU-U 6: Provide opportunities for office development to promote economic growth and to meet the need for office space in the Yakima urban area.**

Policy YKLU-U 6.1 – Use offices as transitional uses between commercial and residential area.

Policy YKLU-U 6.2 – Promote small-scale office development that will not have significant adverse impacts on adjacent neighborhoods.

**Goal YKLU-U 8: Make commercial areas a desirable place to shop and work.**

Policy YKLU-U 8.1 – Commercial uses and developments should be designed to be compatible with surrounding land uses, especially to avoid encroachment into residential areas.

Policy YKLU-U 8.5 – Ensure compatibility between commercial structures and adjoining residential uses. Require commercial structures to use building scale, roof style and building materials similar to, or compatible with, the adjoining residential structures.

**Comment** – This proposal is located within an existing urban growth area and is an infill project, as it will provide commercial opportunities within an existing project site that is completely built out and served with full urban facilities and services. The existing structure is of a size and height which is compatible with neighboring land uses. The Growth Management Act and Yakima County Comprehensive Plan encourage development, such as that located on the subject property, within existing urban growth areas that make use of existing infrastructure.

**Goal CF 2: Provide a variety of responses to the demand of growth on capital facilities.**

Policy CF 2.2 – Make the most efficient use of existing capital facilities, including such techniques and programs as:  
Encourage development that uses existing facilities.

**Comment** – The property is served by all urban services and facilities. There will be no new demand on capital facilities. Thus, this proposal is in compliance with the adopted Capital Facilities Plan.

**b. The site is more consistent with the criteria for the proposed map designation than it is with the criteria for the existing map designation;**

The proposed map amendment is consistent with the mapping criteria contained within the Yakima County Comprehensive Plan – Horizon 2040 for Urban Commercial to a greater degree than the current plan designation of Urban Residential because the subject property, as developed, has limited residential opportunities. Although the subject property currently lies within the Urban Residential land use designation, the property is constructed with a commercial building and parking lot (Junior Achievement) and is not conducive to residential uses. In short,

the opportunity for new residential development does not exist because residential construction development is completely different from commercial construction development.

Based on this, the proposed change from Urban Residential to Urban Commercial is appropriate because the proposal meets the intent of the Urban Commercial criteria of providing a commercial area where a wide range of retail activities and services is permitted. In this case, the lowest intensity commercial zoning district is being sought which is the Professional Business (B-1) zoning district. The intent is to provide professional services that are compatible with surrounding residential development.

For the reasons above, the property meets the Urban Commercial Land Use designation to a greater degree than the Urban Residential designation.

**c. The map amendment or site is suitable for the proposed designation and there is a lack of appropriately designated alternative sites within the vicinity;**

The site is suitable for the proposed designation because of the existing commercial development located on the property, as described above. The property is located on the northwest corner of Keys Road and University Parkway and has access to both roadways, which is more desirable for commercial development than residential development. The proposed rezone to Professional Business will also promote compatibility between any professional business and existing residential uses because professional businesses typically operate Monday through Friday, 8am – 5pm., which are generally compatible with surrounding residential land uses.

Although there are appropriately designated alternative sites in the vicinity, particularly to the north, this is a unique situation, as the property currently contains a fully developed commercial building and parking lot. In cases like this, the opportunity provided by the comprehensive plan is to process a “site specific” map amendment. Thus, the property owner has taken this opportunity as permitted.

Based on the above, the proposed site is suitable for the proposed map change request.

**d. For map amendment, substantial evidence or a special study has been furnished that compels a finding that the proposed designation is more consistent with comprehensive plan policies than the current designation;**

To understand the substantial evidence that compels a finding that the Urban Commercial land use designation is more consistent with the comprehensive plan policies, one only needs to review the Yakima Urban Area zoning map east of the Yakima River. A review of the map indicates that the majority of properties designated Urban Commercial lie along Terrace Heights Drive and University Parkway. Although there appears to be a substantial amount of available vacant commercial property in the area. A review indicates that most, if not all, are large sized

parcels. In discussions with the property owners, it is their desire to maintain current parcel sizes to capture tenants that need larger sized properties for future commercial development that will require substantially larger property sizes. Under these circumstances, it is necessary to recognize the unique improvements on the subject property and understand that converting the current structure on the property to a commercial land use is compelling evidence to approve the requested change within the confines of the Urban Commercial criteria.

For the reasons above, substantial evidence exists that the proposed designation is more consistent with comprehensive plan policies than the current designation.

**e. To change a resource designation, the plan map amendment must be found to do one of the following:**

- (i) Respond to a substantial change in conditions beyond the property owners control applicable to the area within which the subject property lies;
- (ii) Better implements applicable comprehensive plan policies than the current map designation;
- (iii) Corrects an obvious mapping error;
- (iv) Address an identified deficiency in the plan. In the case of resource lands, the applicable designation criteria in the mapping criteria portion of Chapter 5 – Land Use Element of Horizon 2040, shall be followed. If the result of the analysis shows that the applicable de-designation criteria have been met, then it will be considered conclusive evidence that one of the four criteria in paragraph (e) has been met. The de-designation criteria are not intended for, and shall not be applicable when resource lands are proposed for re-designation to another Economic Resource land use designation;

**Comment – Letter “e” above is not applicable because this is not a request to change a resource designation.**

**f. A full range of necessary public facilities and services can be adequately provided for in an efficient and timely manner to serve the proposed designation. Such services may include water, sewage, storm drainage, transportation, fire protection and schools;**

The project site is located at the northwest corner of Keys Road and University Parkway and has access to both urban constructed roadways. All other urban facilities such as, public water, public sewer, natural gas, electricity and telephone are currently connected to the property, or are located in the immediate area. The site lies within the East Valley School District, the East Valley Fire District and is served by the Yakima County Sheriff’s Department. As such, the full range of urban public/private facilities and services can be adequately provided to serve the proposed designation.

**g. The proposed future land use map amendment will not prematurely cause the need for, nor increase the pressure for additional plan map amendments in the surrounding area.**

This proposal is unique because the property lies within an existing residential land use designation and residential zoning district. It is highly unlikely that another situation similar to this exists in the immediate area that would prematurely cause the need for, nor increase pressure for additional plan map amendments. Based on this unique situation, this proposal is a one-and-done application that will not encourage additional map amendments in the surrounding area.