



City of Yelm

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"Pride of the Prairie"

THE CITY OF YELM COMMUNITY DEVELOPMENT DEPARTMENT WILL CONSIDER THE FOLLOWING CASES VIA
ZOOM VIDEO CONFERENCING

JANUARY 6, 2020

TIME	PRESUBMISSION Applicant Attendance Required	SITE PLAN REVIEW Internal Staff Review Only*	OTHER	DESCRIPTION
2:00 p.m.				DDG Architects Retail Development on 4.5 acres. 1301 Yelm Avenue East 22730140300
3:00 p.m.				



A pre submission conference is an opportunity for project proponents to meet with City staff prior to making a development application to the City. The intent is to identify and eliminate as many potential issues as possible in order for the project to be processed without delay. The conference should take place prior to detailed work by an engineer or surveyor, **however a site drawing must be submitted that has sufficient information to allow a meaningful review.** Staff notes are prepared and available for review. There is no charge for this meeting. **Meetings are held every Wednesday starting at 2:00 PM.** The request must be submitted no later than 5:00 PM least one week before the preferred meeting date.

Requested Date: 1/6/2021

Requested Time: 02:00:00 PM

Project Information

Site Plan Upload:* You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.
20201217 Site Plan-Yelm.pdf 316.61KB

Parcel #:* <http://www.geodata.org/parcelinfo/>
22730140300

Parcel Address*
Street Address
426 219th Ave NE
City State / Province / Region
Yelm Washington
Postal / Zip Code
98597

Description of project proposal* Proposed retail development on 4.57 acres. There are currently two parcels that will be divided into a total of 5 lots. Project address is 1301 Yelm Ave E.

Applicant Information

Applicant Name:* Joseph Donahou

Telephone #: 2064277259

Email:* joed@ddgarchitects.com

Applicant Address:*
Street Address
8383 158th Ave NE Suite 250
City State / Province / Region
Redmond Washington
Postal / Zip Code
98052

Owner

Owner Name: D & B Retail Development LLC

Telephone #: 253-471-5505

Email: dan@firstwesternproperties.com

Owner Address: Street Address
6402 Tacoma Mall Blvd
City Tacoma State / Province / Region WA
Postal / Zip Code
98409

Representative

Rep Name: Joseph Donahou

Telephone #: 2064277259

Email: joed@ddgarchitects.com

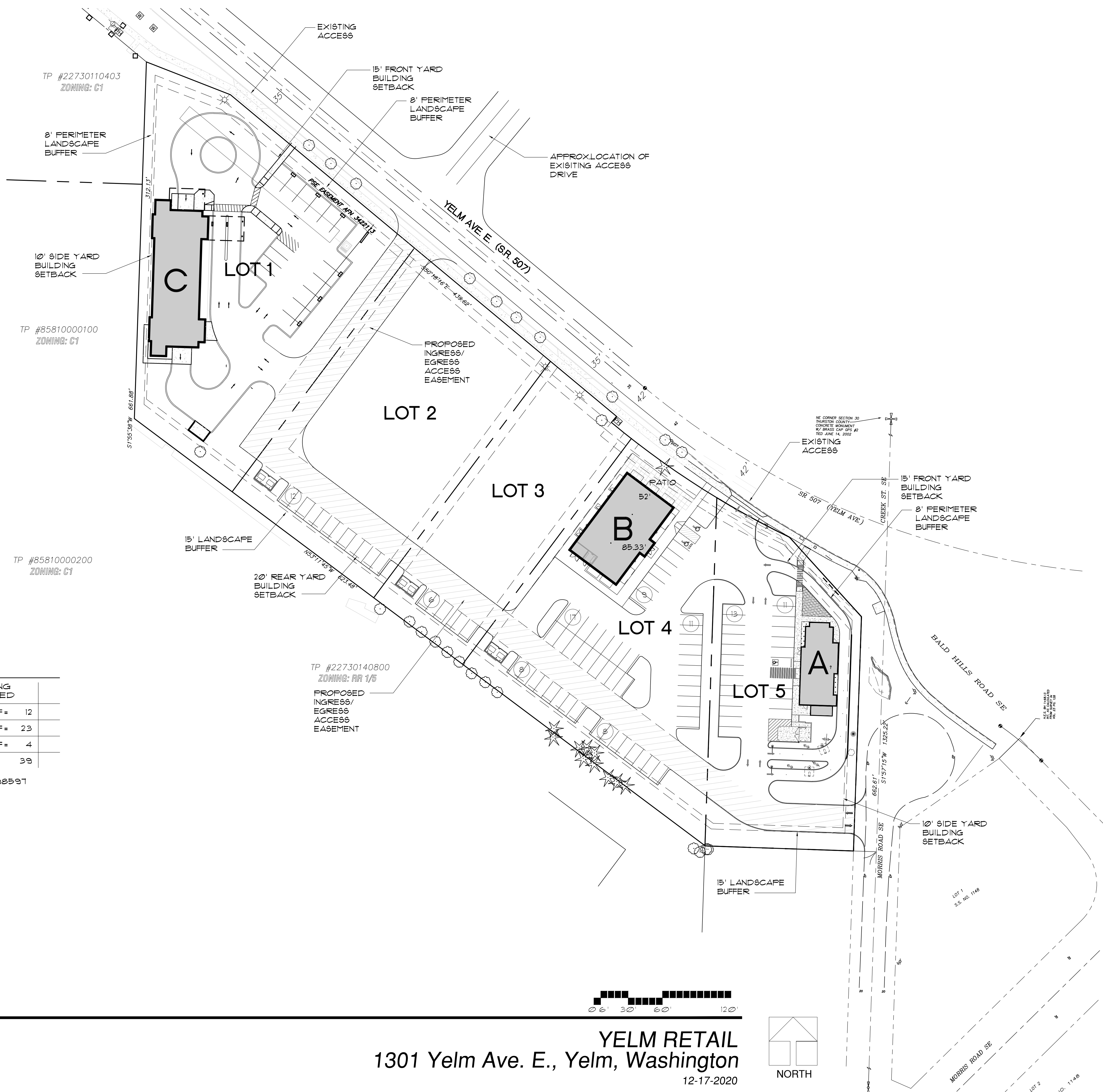
Rep Address: Street Address
8383 158th Ave NE Suite 250
City Redmond State / Province / Region WA
Postal / Zip Code
98052

For Internal Use Only

Presub Assignment Date:* 1/6/2021

Presub Assignment Time:* 02:00:00 PM

Notes: To date, presubmission meetings are held virtually. You will receive a copy of the meeting agenda a week prior to the meeting. The zoom meeting invite will be sent the day of the meeting.



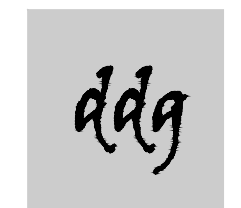
PRELIMINARY SITE PLAN

N.T.S.

PROJECT DATA

LABEL	BUILDING AREA	BUILDING USE	PARKING REQUIRED
A	2,333 SF	RESTAURANT	1/ 200 SF = 12
B	4,500 SF	RESTAURANT	1/ 200 SF = 23
C	5,681 SF	CAR WASH	1/ 250 SF = 4
TOTAL	12,514 SF		39

SITE ADDRESS: 1301 YELM AVE. E., YELM, WA 98591
 TAX PARCEL NUMBER: 22730140300, 22730140400
 EXISTING ZONING: (C-1) COMMERCIAL
 GROSS LAND AREA:
 LOT 1: ±54,275 SF (1.26 AC)
 LOT 2: ±40,595 SF (.93 AC)
 LOT 3: ±24,650 SF (.57 AC)
 LOT 4: ±44,240 SF (1.02 AC)
 LOT 5: ±34,204 SF (.79 AC)
 PARKING PROVIDED:
 LOT 1: 4 STALLS
 LOT 4: 53 STALLS
 LOT 5: 24 STALLS
 TOTAL: 81 STALLS



SCHEMATIC SITE PLAN

YELM RETAIL
 1301 Yelm Ave. E., Yelm, Washington

12-17-2020

