

Ellensburg Rezone Application Narrative for 704 S Ruby St EMC 15.250.060

This application is requesting a site-specific rezone of parcel #367933 at 704 S Ruby St, Ellensburg from Manufactured Home Park (MHP) to Residential Medium (R-M) with 60-90 dwelling units. The parcel is approximately 63,395 sq/ft or 1.46 acres. It is bordered to the north by a mobile home park zoned MHP and to the south by a residential property zoned MHP. It is wholly owned by PR Douglas Development Group, LLC and is currently vacant land with one single-family home on the property. It is currently served by city utilities.

A. Conditions have changed since the imposition of the zoning classification on the property:

The conditions of this property and land use needs have changed since it was zoned originally. The city has expanded rapidly and there is an increased need for higher density rental developments with convenient access to resources and amenities.

B. The proposed rezone bears a substantial relationship to the public health, safety, morals, and general welfare:

Rezoning this parcel to Residential Medium will help alleviate the housing shortage in town. With the increased density allowed with the rezone, the project will add a large number of units within an area of increasing density and thus reducing urban sprawl expansion. There will also be infrastructure upgrades as a requirement of development benefiting pedestrians and the public.

C. The proposed rezone is consistent with the comprehensive plan:

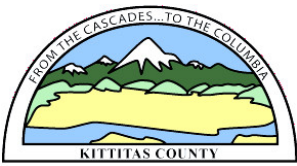
The proposed rezone to Residential Medium is consistent with the comprehensive plan. The comprehensive plan land use category of this parcel is “Manufactured Home Park” (Exhibit A). According to COE “Future Land Use-Zoning Conversion Table” (Exhibit B) Residential Medium (R-M) is an allowed zoning option in the “Residential, General” land use category.

The comprehensive plan outlines goals for sustainable development, efficient land use, and vibrant neighborhoods. Rezoning to Residential Medium aligns with these objectives by promoting growth, maximizing land use, and being conveniently located to amenities and services for residents.

In addition, the site-specific rezone request is consistent with the goals, policies, and programs of the current Comprehensive Plan.

D. The proposed rezone to a particular zoning district shall be consistent with the development standard in the LDC for the zoning district:

The proposed rezoning to Residential Medium adheres to the specific development standards outlined in the Land Development Code (LDC) of the zoning district. The applicant will ensure and future development complies with the regulations regarding building heights, setbacks, lot coverage, and other relevant criteria, maintaining the character and quality of the area while accommodating Residential Medium development. The proposed rezone shall be consistent with the development standards in the LDC for Residential Medium.



Property Report for Parcel#: 367933

Monday, January 12, 2026

Parcel Information

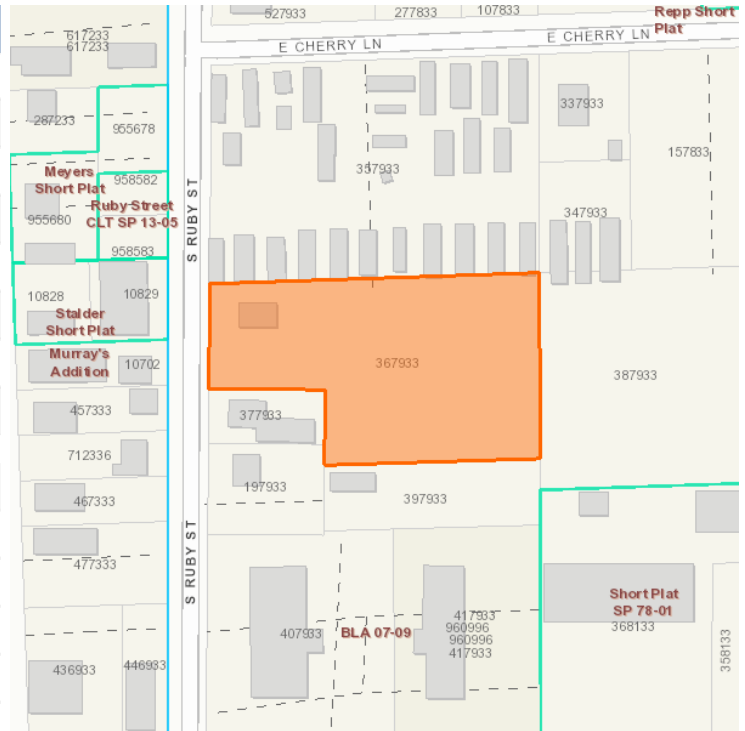
Address:	704 S RUBY ST ELLENSBURG
Tax Parcel ID:	367933
Map Number:	17-18-02057-0039
Recorded Area:	63,395.00 sq ft
Owner Name	PR DOUGLAS DEVELOPMENT GROUP LLC
Name Cont:	
Mailing Address:	101 W 5TH AVE
City/State/Zip:	ELLENSBURG WA 98926

Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	LOW_HAZARD RATING
Roof Class:	CLASS C
Seismic Category:	C
Shore Line:	N/A
Wetland Code:	N/A
DNR Water Type:	N/A
FIRM Zone:	500 YEAR
FEMA Flood Map:	53037C1281D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	1506
ISO:	0.025
PG:	38

Domestic Water Information

Over the Counter Water:	Yes, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, KittitasCnty (Amerivest), KittitasCnty(Clennon), KittitasCnty(Roth), KittitasCnty (Williams), New Suncadia(Big Creek), New Suncadia(SwaukFirstCreeks), New Suncadia(TeanawayRiver), New Suncadia(Tillman Creek), NGR, Reecer Creek, Roan New Suncadia, SC_Aggregate, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services
Sub Basin Watershed:	Wilson-Cherry Creeks



Administrative Information

Zone and Allowed Uses:	MANUFACTURED HOME PARK
Land Use Category:	Please refer to the city of Ellensburg
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 1
School District:	Ellensburg School District
Irrigation District:	N/A
Weed District:	
Fire District:	Kittitas Valley Fire and Rescue (Fire District 2)
Cemetery District:	N/A
Court District:	Lower District Court
PUD Comm District:	District 3
Parks and Rec District:	
Wildland Urban Interface:	IR 3
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	Yes

Table 7. Future Land Use- Zoning Conversion Table

Future Land Use	Zoning Options
Residential Neighborhood	Residential Suburban (R-S)
	Residential Low (R-L)
	Residential Medium (R-M)
	Residential High (R-H)
	Residential Office (R-O)
	Commercial Neighborhood (C-N)
Blended Residential Neighborhood	Residential Low (R-L)
	Residential Medium (R-M)
	Residential High (R-H)
	Commercial Neighborhood (C-N)
Urban Neighborhood	Residential High (R-H)
	Residential Office (R-O)
	Commercial Neighborhood (C-N)
Neighborhood Mixed Use	Residential Medium (R-M)
	Residential High (R-H)
	Residential Office (R-O)
	Commercial Neighborhood (C-N)
Community Mixed Use	Residential Medium (R-M)
	Residential High (R-H)
	Residential Office (R-O)
	Neighborhood Center (NCMU)
	Regional Center Mixed Use (RCMU)
	Commercial Highway (C-H)
Neighborhood Commercial	Commercial Neighborhood (C-N)
	Residential Office (R-O)
Mixed Business Park	Industrial Light (I-L)
	Commercial Highway (C-H)
	Regional Center Mixed Use (RCMU)
Urban Center	Central Commercial (C-C)
	Central Commercial II (C-CII)
General Commercial and Services	Commercial Highway (C-H)
Light Industrial	Industrial Light (I-L)
Heavy Industrial	Industrial Heavy (I-H)
Industrial Residential	Industrial Light (I-L)
Public Institutional	Public Reserve (P-R)
Open Space (Private)	Public Reserve (P-R)
Parks and Open Space (Public)	Public Reserve (P-R)