



City of Seattle
Edward B. Murray, Mayor

Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3013992
Applicant Name: Derek Nunez for West Seattle Kingdom Hall
Address of Proposal: 4409 SW College Street

SUMMARY OF PROPOSAL

Land Use Application to allow a 438 sq. ft. addition to an existing religious institution (West Seattle Kingdom Hall).

The following approvals are required:

Administrative Conditional Use – to allow expansion of a religious institution.
(SMC23.44.022)

SITE AND VICINITY

Site Location: The institution is located at the southwest corner of SW College Way and 44th Avenue SW in the West Seattle area.

Zoning: The property is zoned Single Family 5000 (SF 5000).

Parcel Size: Approximately 12,044 square feet.

Public Comment: The public comment period ended on November 27, 2013. Two public comments were received.

Proposal: The applicant proposes a 468 square foot addition to the existing structure enlarging restrooms, adding a basement conference room and upgrading heating, air conditioning, lighting and plumbing fixtures.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE (SMC 23.44.022)

The Land Use Code allows the expansion of existing institutions in residential zones through the administrative conditional use process. This proposal is for a religious institution allowed in a single family zone through administrative conditional use approval. The DPD Director has the authority to approve, condition or deny a conditional use application. This decision shall be based on whether the proposed use will be materially detrimental to the public welfare or injurious to property. The applicable criteria used for evaluating and or conditioning the applicants' proposal are discussed below.

D. General Provisions

New or expanding institutions in single family zones shall meet the development standards for uses permitted outright in Section 23.44.008 through 23.44.016 unless modified elsewhere in this subsection or in a Major Institution Master Plan.

The plans submitted for the addition meet applicable development standards detailed in Section 23.44.008 through 23.44.016.

E. Dispersion

The lot line of any proposed new or expanding institution, other than child care centers locating in legally established institutions, shall be located six hundred feet (600') or more from any lot line of any other institution in a residential zone, with certain exceptions.

Information was provided by the applicant that no other institution is located within 600 feet.

F. Demolition of Residential Structures

No residential structure shall be demolished nor shall its use be changed to provide for parking.

Demolition of residential structures is not proposed; therefore, this criterion is not applicable.

G. Reuse of Existing Structures

Existing structures may be converted to institution use if the yard requirements for institutions are met.

The proposal does not include the conversion of existing structures to institution use; therefore, this criterion is not applicable.

H. Noise and Odors

For the purpose of reducing potential noise and odor impacts, the Director shall consider the location on the lot of the proposed institution, on-site parking, outdoor recreational area, trash and refuse storage areas, ventilating mechanisms, sport facilities, and other noise generating and odor-generating equipment, fixtures or facilities. The institution shall be designed and operated in compliance with the Noise Ordinance, Chapter 25.08.

Parking is not changed with this application; there is no outdoor recreation area or sports facility; trash and refuse storage are unchanged. HVAC equipment will be relocated from the enclosure at grade to new HVAC equipment well located on the roof. The HVAC equipment will remain at approximately the same distance from neighboring residences. HVAC will meet Noise Control requirements as outlined in SMC25.08.

I. Landscaping

Landscaping shall be required to integrate the institution with adjacent areas, reduce the potential for erosion or extensive stormwater runoff, screen parking from adjacent residentially zoned lots or streets or to reduce the appearance of bulk of the institution.

The project site has a significant amount of existing, well-maintained landscaping that fits with the character of the residential neighborhood. Existing trees and shrubs along the façade further contribute to reducing the appearance of bulk of this one-story structure.

J. Light and Glare

Exterior lighting shall be shielded or directed away from adjacent residentially zoned lots.

Exterior lighting, including lighting at the existing parking lot will remain as is.

K. Bulk and Siting

1. *Lot Area. If the proposed site is more than one (1) acre in size, the Director may require the following and similar development standards:*
 - a. *For lots with unusual configuration or uneven boundaries, the proposed principal structures be located so that changes in potential and existing development patterns on the block or blocks within which the institution is located are kept to a minimum.*

The site is less than one acre.

- b. *For lots with large street frontage in relationship to their size, the proposed institution reflect design and architectural features associated with adjacent residentially zoned block faces in order to provide continuity of the block front and to integrate the proposed structures with residential structures and uses in the immediate area.*

The proposed addition is not immediately adjacent to street frontage. Further mitigation is not necessary.

2. *Yards. Yards of institutions shall be as required for uses permitted outright in Section 23.44.008, provided that no such structure other than freestanding walls fences, bulkheads or similar structures shall be closer than ten feet (10') to the side lot line. The Director may permit yards less than ten feet (10') but not less than five feet (5') after finding that the reduced setback will not significantly increase impacts, including but not limited to noise, odor and comparative scale, to adjacent lots zoned residential and there will be a demonstrable public benefit.*

The proposed addition complies with yard requirements for institutions; no reduction in yards is proposed.

3. *Height Limit. A religious symbol and that portion of the roof supporting it, including but not limited to a belfry or spire, may be extended an additional twenty-five feet (25') above the height limit.*

This provision is not applicable as no religious symbols exceeding the base height limit are proposed.

4. *Facade Scale. If any facade of a new or expanding institution exceeds thirty feet (30') in length, the Director may require that facades adjacent to the street or a residentially zoned lot be developed with design features intended to minimize the appearance of the bulk. Design features which may be required include, but are not limited to, modulation, architectural features, landscaping or increased yards.*

The existing structure has a façade length of 72 feet. The additional will add another 11 feet 9 inches to the façade that faces the parking lot. A combination of stone and siding of various patterns along with the landscaping are proposed to minimize the appearance of bulk. No additional conditioning is necessary.

L. Parking and Loading Berth Requirements

SMC 23.44.022.L provides that the Director may modify the parking and loading requirements of Section 23.54.15, required parking, and the requirements of Section 23.44.016, parking location and access, on a case by case basis using the information contained in the transportation plan prepared pursuant to Subsection M of this section.

The proposed addition will not increase the occupant load of the structure. The proposed additional basement space will not be used by the congregation during primary meeting times and will not alter the peak occupancy load. Therefore, no additional parking is required or proposed.

M. Transportation Plan

A transportation plan shall be required for proposed new institutions and for those institutions proposing expansions which are larger than four thousand (4,000) square feet of the structure area and/or required to provide twenty (20) or more spaces.

A transportation plan is not required. The addition is less than 4,000 square feet and is not required to provide additional parking spaces.

DECISION - ADMINISTRATIVE CONDITIONAL USE

The Director has determined that the use will not be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located. The conditional use application is **Approved**.

CONDITIONS – ADMINISTRATIVE CONDITIONAL USE

None required.

Signature: _____ (signature on file) _____ Date: March 6, 2014
Marti Stave, Senior Land Use Planner
Department of Planning and Development

MS:drm

H:\Stavem\DOCS\ACU\3013992 SW College Church\3013992dec.docx