



City of Seattle

Gregory J. Nickels, 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: 2409218

Applicant Name: Charles Shugart for Lake City Christian Church

Address of Proposal: 1933 NE 125th St.

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use and construct an expansion of an existing religious institution (Lake City Christian Church). Project includes the renovation of a two story educational wing and constructing a one story new sanctuary over the old footprint, a new addition and new landscaping and small parking layout change. The overall square footage of the religious facility use is proposed to be reduced from 17,084 sq. ft. to 13,815 sq. ft. The number of parking spaces is proposed to be expanded by eleven (11) parking spaces for a total of sixty-six (66).

The following approvals are required:

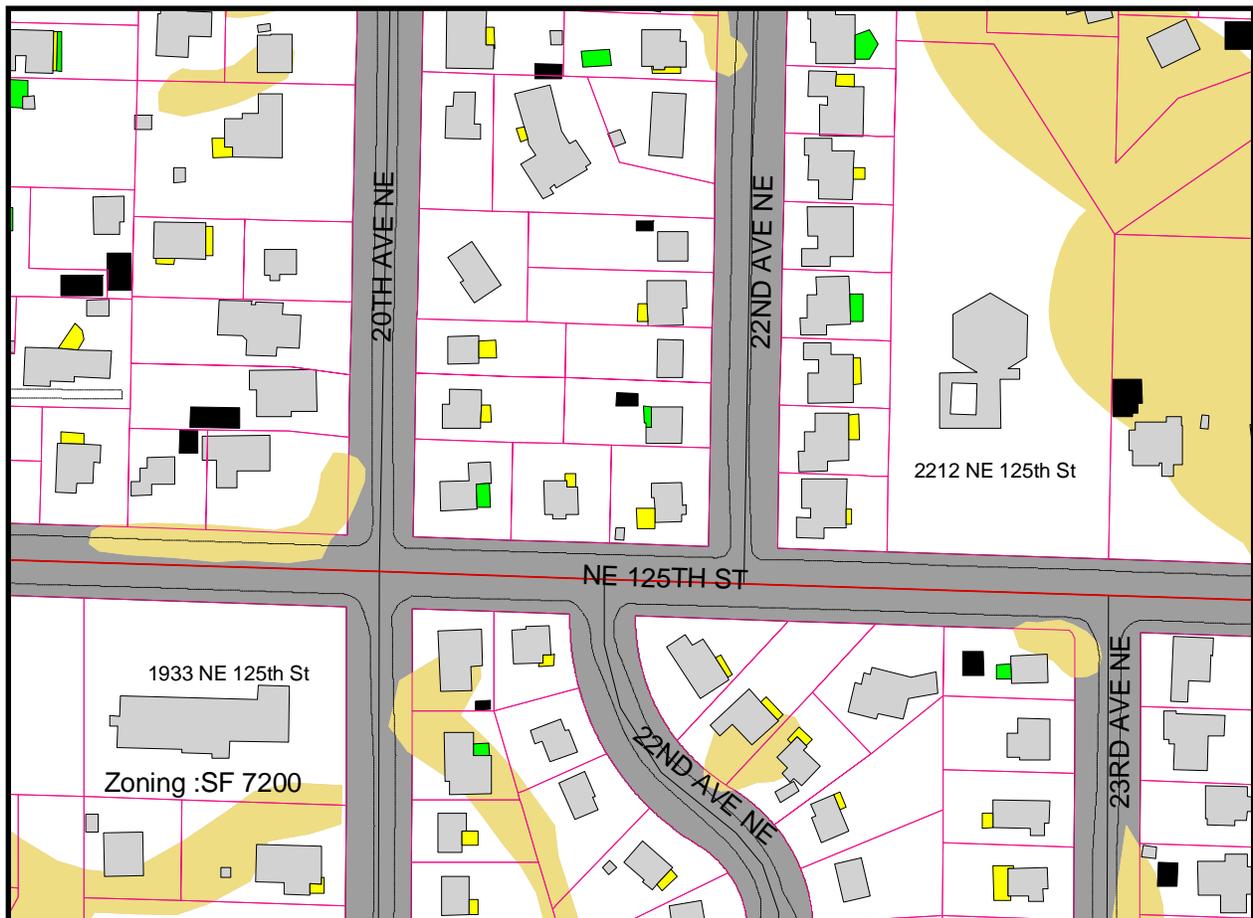
Administrative Conditional Use - To allow expansion of an institution in a single family zone (SMC Chapter 23.44.022).

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition
 or involving another agency with jurisdiction

BACKGROUND DATA

Site and Vicinity Description

The site is located in a Single Family residential zone with a minimum lot size of 7,200 square feet (SF 7200), in the northeast area of Seattle. The site is specifically located at the southwest corner of the intersection of 20th Ave NE and NE 125th St. Surrounding properties and blocks are also zoned SF 7200. Development in the area consists of a variety of one- and two-story single-family houses of varying age and architectural style on a variety of lot sizes. There is an existing church (2212 NE 125th St) located northeast of the site (shown below) across NE 125th St (a major arterial street).



Proposal Description

The proposal is a partial demolition, renovation, and addition to an existing church. The actual square footage of religious facility use is being reduced by approximately 3,269 sq ft. Parking is proposed to be expanded by eleven (11) parking spaces for a total of sixty-six (66) spaces on site (see coversheet). Access to the site remains from 20th Ave NE. The proposal provides updated landscaping facades and roof forms.

PUBLIC COMMENT

The public comment period ended on May 11th 2005 and no comments were submitted to DPD regarding the project.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE

The Seattle Land Use Code (SMC 23.44.022 A) provides that new institutions such as religious facilities and private schools may be permitted as conditional uses in single-family zones. Sections 23.44.022 D through M sets forth criteria to be used to evaluate and/ or condition the proposal. The applicable criteria are discussed below. The proposal does not fall within “minor structural work” of SMC 23.44.018-F and as a result an Administrative Conditional Use (ACU) Permit is required.

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.

According to the plans submitted with the application, the proposal will meet all applicable development standards as analyzed and conditioned below.

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 (600') or more from any lot line of any other institution in a residential zone, certain exceptions.

The lot line of this existing institution is within six hundred (600) feet of another institution located @ 2212 NE 125th St (St. George Church). However the boundary of the subject institution is not expanding therefore this criterion is not applicable.

F. Demolition of Residential Structures

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

The proposal does not involve demolition or change of use of any residential structure; 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 project does not include the conversion of existing structures.

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.

The standard hours of operation are from 9 am to 5 pm, 5 days a week. The Church does have evening meetings from 6 pm to 9:30 pm several nights a week. Sunday service is from 9:30 to noon. Programs include Sunday school, church service, meetings, rental to neighborhood groups, rummage sales and other special events. All of these services are currently provided by the Church. As stated the square footage of the use (religious facility) is being reduced by 3,269. No additional noise or odor impacts are expected from the proposal.

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 landscaping plan was revised upon request of DPD. The current plan provides updated landscaping on the north side of the building including:

- Three new landscaping islands surrounding the adjusted parking between the structure and NE 125th St.
- Pervious or porous pavement on the north side of the structure between the landscaping.
- Two Magnolia trees (Magnolia Saucer) that will mature to a height of 10' to 12'. These trees are located on the east and west sides of the existing adjusted front parking.
- An existing large landscaped area is being retained abutting the northeast area of the building, with relocated Japanese Maples and Rhododendrons within.

Some of the landscaping is proposed to be completed at a later date due to the Church's budget at this time. Conditioning is warranted to ensure that the landscaping is installed prior to the final Certificate of Occupancy for the building permit.

J. Light and Glare

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

Considering the site's square footage, 43,996 sq. ft., small amount of lot coverage (approx.17.7%), the site's low elevation in relation to surrounding properties, larger than required yards* and the site's proximity to NE 125th St, no further light or glare impacts are anticipated from the proposal.

* Required Yards: Front Yard = 67' - 3^{3/4"}, Rear Yard = 44' - 2 3/8', East Side Yard = 54' - 4^{9/16"}, West Side Yard = 54' - 4^{9/16"}

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.

This proposed location does not impact development patterns; therefore, this criterion is not applicable.

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 north façade facing NE 125th St is comprised of new fiber cement bevel siding, fiber cement paneling, new windows, a mix of mostly pitched roofs, one small flat roof and one hipped roof. The design also retains some existing brick areas on the eastern area of the north façade, which will help further connect the structure positively to the surrounding area.

The proposed east façade facing 20th Ave NE is comprised of a fiber cement paneling base, fiber cement bevel siding above and an existing brick chimney to remain. The first wall viewable from 20th Ave NE is at a low level which allows the array of roofs to provide an appropriate rhythm.

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 (10) feet to the side lot line. The Director may permit yards less than ten (10) feet but not less than five (5) feet 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.*

All yards will be compliant with SMC 23.44.008 (see foot note below).

3. *Institutions. Located on Lots in more than One (1) zone classification. For lots which include more than one (1) zone classification. Single family zone provisions shall apply only to the single family zoned - lot area involved.*

The subject site is located in one (1) zone classification, SF 7200; therefore, this criterion is not applicable.

4. *Height limit:*

a. 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 (25') above the height limit.

Both proposed religious symbols on the north facade fall well below this requirement. The symbols are both proposed at approximately 34' measured from finished grade. As a result this criterion is satisfied.

b. For gymnasiums and auditoriums that are accessory to an institution the maximum height shall be thirty-five (35) feet if portions of the structure above thirty-five (35) feet are set back at least twenty (20) feet from all property lines. Pitched roofs on a gymnasium or auditorium which have a slope of not less than three to twelve (3:12) may extend ten (10) feet above the thirty-five (35) foot height limit. No portion of a shed roof on a gymnasium or an auditorium shall be permitted to extend beyond the thirty-five (35) foot height limit under this provision.

The new proposed height of the ridge of the pitched roof over the auditorium area will be approximately 44' as measured on the south elevation and approximately 40' measured on the north elevation. The heights of the side walls of this pitched roof are between approximately 16' – 21'. As stated the structure is setback 20' from all property lines. As a result the proposal meets this criterion.

5. *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.*

Due to the large ample existing structure setbacks and largely un-altered new structure setbacks, new windows, updated façade materials, the proposed landscaping and slightly altered roof forms, the criterion is met. It should be noted that the church is expanding the foot print and the auditorium roof height, but otherwise most walls and roof forms are to remain as currently exists. As a result this criterion is met.

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 modification shall be based on adopted City Policies and shall:

i. Provide a demonstrable public benefit such as, but not limited to, reduction of traffic on residential streets, preservation of residential structures, and reduction of noise, odor, light and glare; and

- ii. *Not cause undue traffic through residential streets nor create a serious safety hazard.*

No transportation plan was required for the proposal (see analysis below). Although no modifications to the parking and loading requirements are required by the director a discussion of the parking and loading requirements is warranted.

The proposed auditoria and public assembly areas are approximately 5,230 sq. ft. and sixty-six (66) parking spaces are proposed (11 new) as shown on the plans to meet the parking requirement of SMC 23.54.015. Also, the size of the institution does not require a loading berth per SMC 23.45.035. Due to the reduction in overall square footage of the church, no additional traffic is anticipated as a result of this proposal.

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.

The proposal is reducing the overall square footage of the structure by approximately 3,269 sq. ft. The number of parking spaces is being expanded by 11 spaces, but the overall paved area is not being significantly expanded. The overall parking layout remains the same. The most significant change is the three (3) ADA accessible parking spaces proposed at the front of the structure. As a result no transportation plan is required.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE -GENERAL PROVISIONS

- A. *SMC 23.44.018.A provides that uses identified as conditional uses may be authorized in single family zones. The Master Use Permit process shall be used to authorize these uses. The City's Land Use Code allows religious institutions and private elementary and secondary schools in single family zones, but establishes the conditional use process as the mechanism for screening and mitigating impacts related to such uses.*

The proposed alteration to the existing religious facility may be authorized through the conditional use process in a single family zone pursuant to subsection F below. The proposal is adding to the building footprint, adjusting facades and roof forms. As a result the proposal is not exempt from ACU review.

- B. *SMC 23.44.018(B) states that, unless specified in this subchapter, conditional uses shall meet the development standards for uses permitted outright in Sections 23.44.008 through 23.44.016.*

The proposal will meet all applicable development standards as analyzed above and conditioned below.

- C. *SMC 23.44.018(C) states that the Director may approve, condition, or deny a conditional use based on determination of whether the proposed use meets the criteria for establishing a specific conditional use and whether the use will be materially detrimental*

to the public welfare or injurious to property in the zone or vicinity in which the property is located.

No adverse impacts associated with this proposal have been identified.

D. SMC 23.44.018(D) states that, in authorizing a conditional use, the Director may mitigate adverse negative impacts by imposing requirements and conditions deemed necessary for the protection of other properties in the zone or vicinity and the public interest.

Due the surrounding single family uses and structures the major construction work will have an adverse construction impact on the surrounding community. As a result, conditioning is warranted to limit the time that major construction can occur.

E. Any use which was previously authorized by a conditional use permit but which has been discontinued shall not be reestablished or recommenced except pursuant to a new conditional use permit, provided that such permit is required for the use at the time re-establishment or recommencement is proposed. The following shall constitute conclusive evidence that the conditional use has been discontinued:

- 1. A permit to change the use of the property has been issued and the new use has been established; or*
- 2. The property has not been devoted to the authorized conditional use for more than twenty-four (24) consecutive months.*

Property which is vacant, except for dead storage of materials or equipment of the conditional use, shall not be considered as being devoted to the authorized conditional use. The expiration of licenses necessary for the conditional use shall be evidence that the property is not being devoted to the conditional use. A conditional use in a multifamily structure or a multitenant commercial structure shall not be considered as discontinued unless all units are either vacant or devoted to another use.

The church has been closed for the renovations, but has not been vacant.

F. Minor structural work which does not increase usable floor area or seating capacity and does not exceed the development standards applicable to the use shall not be considered an expansion, unless the work would exceed the height limit of the zone for uses permitted outright. Such work includes but is not limited to roof repair or replacement and construction of uncovered decks and porches, bay windows, dormers, and eaves.

The scope of work stated above does not fall within “minor structural” work and as a result, an ACU is required for the proposal.

DECISION-ADMINISTRATIVE CONDITIONAL USE

The conditional use application is **APPROVED WITH CONDITIONS** as indicated at the end of this document.

