



City of Seattle

Greg Nickels, Mayor
Department of Planning and Development
Diane Sugimura, Director

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

Application Number: 2407443

Applicant Name: Dan Garvida for Hollis and Barbara Thorton of B’N’T
Preschool Academy

Address of Proposal: 3808 South Mead Street

SUMMARY OF PROPOSED ACTION

Master Use Permit for future expansion of an existing 1,184 sq. ft. residence and child care center for a total of 1,734 sq. ft. (B’N’T Preschool Academy). Surface parking for three vehicles to be provided.

The following approvals are required:

1. Administrative Conditional Use to allow expansion of an existing child care center in a Single Family 5000 (SF5000) zone

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 project site is located on the northeast corner of South Mead Street and Renton Avenue South. The existing structures are a single-family house used as a residence and day-time child care center for 15 children and a garage. Lot size is 9,100 sq. ft.

The subject lot and surrounding lots within one block of the site are zoned Single-Family 5000 (SF 5000). The surrounding uses are single-family residences. No institutions are known to be within 600 feet of the site.

Proposal Description

The proposal is to add a 550 sq. ft. family room / living space onto the existing 1,184 sq. ft. structure to accommodate an expansion of a child care business. The business currently is allowed a maximum of 15 children. Expanded, it will have up to 25 children and three staff persons during business hours of 8 AM to 5:30 PM. The existing garage will be demolished to allow the inclusion of one load / unload space and three parking spaces on the site.

Public Comment

No comments were received during two-week comment period that ended March 16, 2005.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE PERMIT (23.44.022 SMC)

The Seattle Land Use Code (SMC 23.44.022A) provides that institutions such as child care centers may be expanded as conditional uses in single family zones. Sections 23.44.022D through M set forth criteria to be used to evaluate and/or condition the proposal. The applicable criteria 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.

According to the plans submitted with the application, the proposal meets the applicable development standards 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.

This use is a legally established child care center. No other institutions are known to exist within 600 feet of this site.

F. Demolition of Residential Structures

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

The existing 1,184 sq. ft. single-family structure, which is used as both a residence and day-time child care business, will be expanded by 550 sq. ft. The existing garage structure will be demolished.

G. Reuse of Existing Structures

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

Not applicable. The structure is already an institution / child care center.

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 proposed institutional expansion in the single family zone will not generate significant increased noise and odors. On-site parking spaces will be increased to provide 1 space for each staff member (3 staff total, including owner / administrator) and, adjacent to these, 1 load and unload space. These will be located in the area where the garage was located and will not create any new noise or odor impacts on the surrounding neighborhood. The existing play area will remain. It is screened from adjacent properties by a fence and hedge. No new noise impacts are anticipated from the increase of 10 children.

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.

Landscape screening of evergreen shrubs is proposed along the north property boundary to provide screening between the proposed parking spaces and the residence to the north. The submitted site plan indicates “evergreen (half size)” as the screening with 9-foot on-center (o.c.) spacing.

Without knowing what variety and size of plant material is chosen, and with a spacing that will most assuredly not provide visual screening, the proposed landscape screening is inadequate. To provide for adequate screening in this area project approval is conditioned as follows:

Condition

Landscape screening shall extend 20 feet along and adjacent to the proposed parking spaces. Landscape screening shall consist of evergreen plants (coniferous or broadleaf) with a minimum 5-foot height at time of planting. A minimum of 25 percent of plant variety shall be low water usage or drought tolerant (See Client Assistance Memo [CAM] 234 for list of acceptable plants). Plant spacing shall be such that visibility through the plants shall be significantly blocked, with the long term goal of having the plants substantially block visibility of this parking area from the residential property to the north.

No landscaping around the structure is needed or required as the proposed addition will be a continuation of and be integrated into the existing structure design.

J. Light and Glare

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

No additional lighting is proposed.

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.*

N/A.

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.*

N/A.

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 proposal site is a “reversed corner lot”. The proposed addition will extend to the west, or “reversed corner” side of the lot. The “reversed corner” yard requirement is 10 feet. Following the addition, the “reversed corner” yard will be 20 feet. No other yard dimensions will be changed.

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.*

The proposed structure will not be above the height limit.

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 addition’s proposed façade will be an architecturally compatible extension of the existing structure’s design. No mitigation of scale is required.

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***

No modification of the parking requirements is necessary. Three spaces will be provided, along with one load and unload space.

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

There is adequate street capacity for the additional maximum 10 AM and PM vehicle trips to the site.

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 Director shall determine the level of detail to be disclosed in the transportation plan based on the probable impacts and/or scale of the proposed institution. Discussion of the following elements and other factors may be required:

N/A.

DECISION – ADMINISTRATIVE CONDITIONAL USE

The conditional use application is **CONDITIONALLY APPROVED**.

Condition Prior to Issuance of Master Use Permit (*To be included in revised plans and submitted after decision issuance, but before permit issuance*).

1. Landscape screening shall extend 20 feet along the property's east to west northern property boundary and adjacent to the proposed parking spaces. Landscape screening shall consist of evergreen plants (coniferous or broadleaf) with a minimum 5-foot height at time of planting. A minimum of 25 percent of plant variety shall be low water usage or drought tolerant (See Client Assistance Memo [CAM] 234 for list of acceptable plants). Plant spacing shall be such that visibility through the plants shall be significantly blocked, with the long term goal of having the plants substantially block visibility of this parking area from the residential property to the north.

Permanent Condition for the Life of the Project

The owner and/or responsible party(ies) shall:

1. Maintain the landscape screening in good condition.

Signature: (signature on file)
Art Pederson, Land Use Planner
Department of Planning and Development

Date: December 5, 2005