

# St. George Coptic Orthodox Church Day Care Center

LAND-2019-00620

Conditional Use Permit (Type III)

April 6, 2020

# Permit Application Type and Process

- ▶ Conditional Use Permit
- ▶ Type III Permit Process RZC 21.76.050.G
  - ▶ Recommendation by Technical Committee
  - ▶ Decision by Hearing Examiner
  - ▶ Appeal to Superior Court

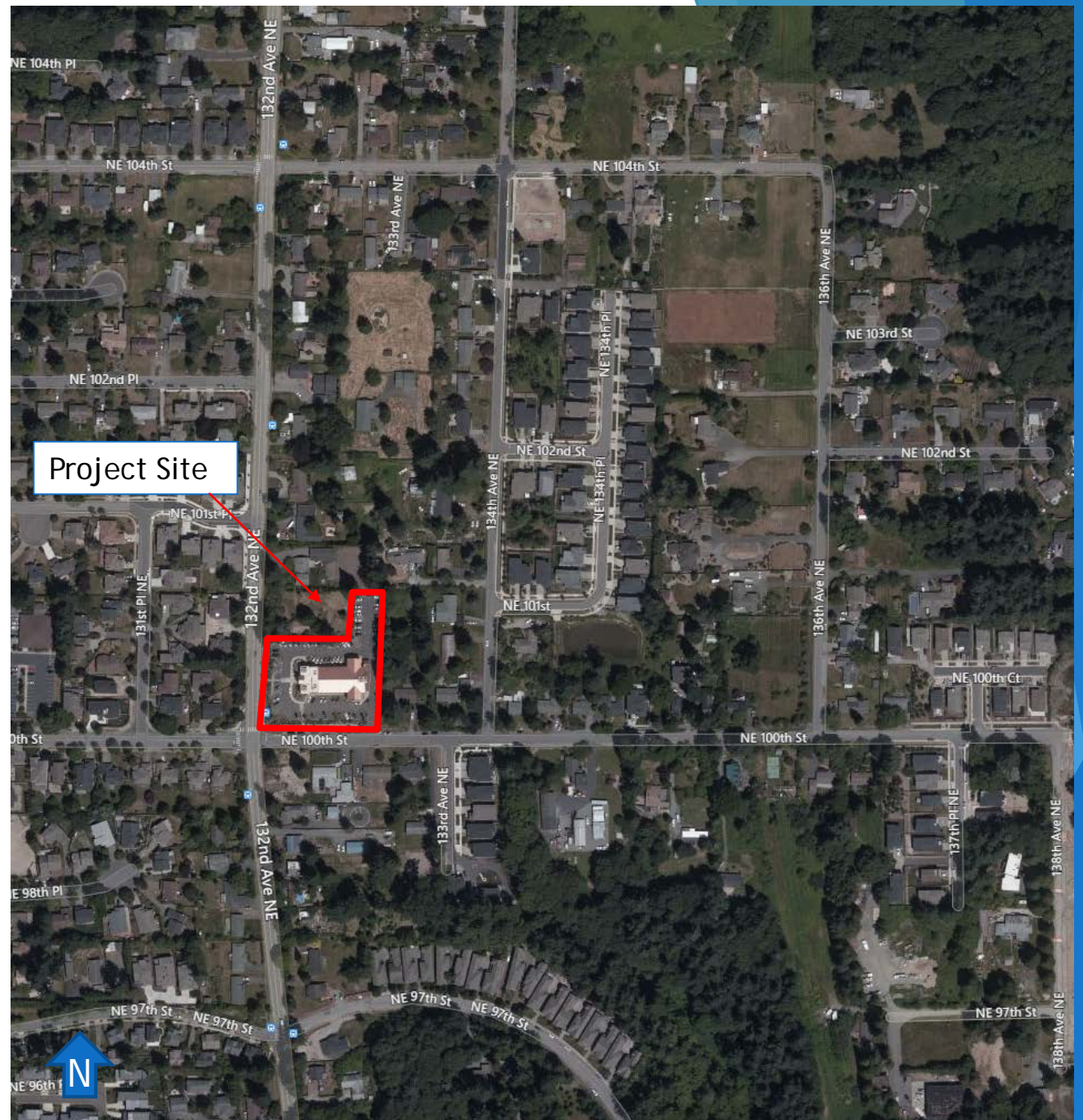


# Project Description

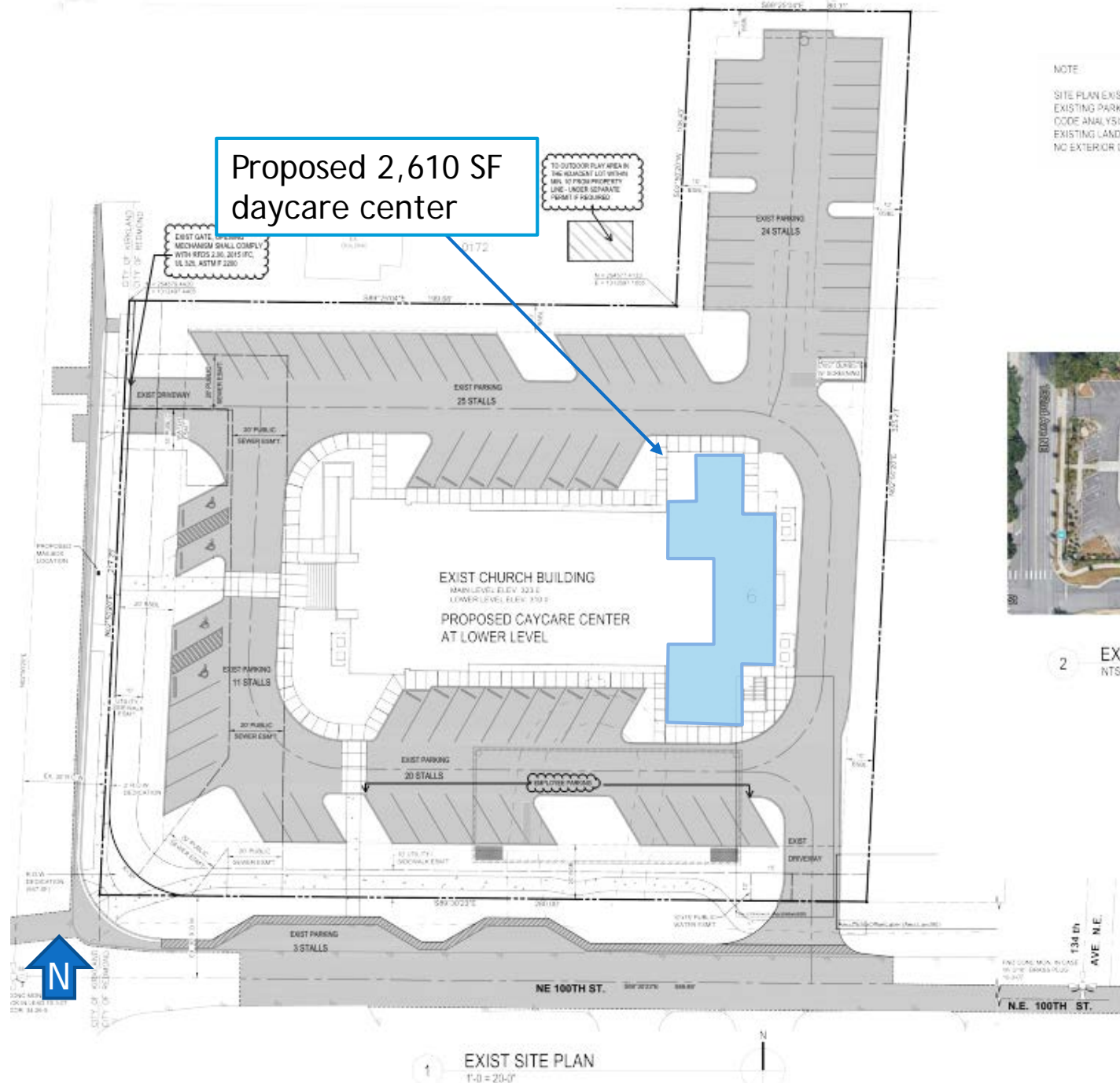
- ▶ Convert 2,610 sf portion of an existing 21,455 sf building from church use to day care center use. No changes to changes to grading, landscaping, utilities, or other site improvements and no additional square footage proposed.
- ▶ Day care center to care for 36 children and employ 9 staff members

# Vicinity Map

- ▶ Residential Innovative Zone (RIN)
- ▶ Willows/ Rose Hill Neighborhood



# Site Plan



Proposed 2,610 SF daycare center

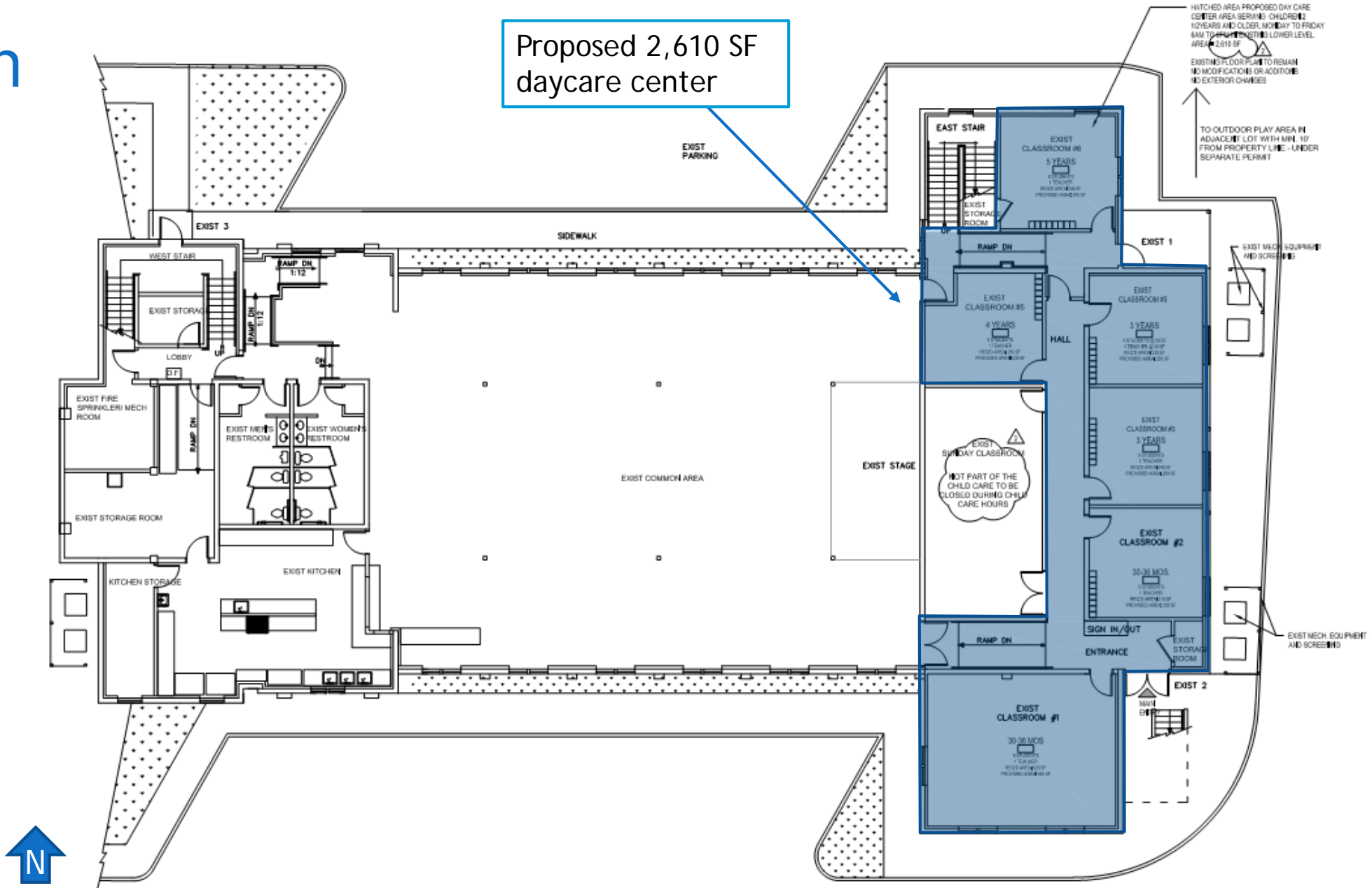
NOTE  
SITE PLAN EXIST TO REMAIN  
EXISTING PARKING TO REMAIN - SEE SHEET 40-00 FOR  
CODE ANALYSIS AND PARKING CALCULATION  
EXISTING LANDSCAPE AREA AND TREES TO REMAIN  
NO EXTERIOR CHANGES



2 EXIST SITE PLAN PICTURE  
NTS

1 EXIST SITE PLAN  
1" = 20'-0"

# Floor Plan



# Exterior Images

- ▶ No exterior modifications proposed



West Elevation (132<sup>nd</sup> Ave NE)

# Exterior Images

- ▶ No exterior modifications proposed



South Elevation (NE 100<sup>th</sup> ST)



# Important Dates

Event	Date
Application Date	8/15/2019
Notice of Application	8/23/2019
SEPA Exemption	9/13/2019
Neighborhood Meetings	N/A
Design Review Board Approval	N/A
Technical Committee Recommendation	3/4/2020
Hearing Date	4/6/2020



# Criteria Applicable to Land Use Applications

- ▶ Proposed land use actions within the city must comply with criteria listed in RZC 21.76.070.B.3.a.
- ▶ A proposed project's consistency with the City's development regulations shall be determined by consideration of:
  - A. The type of land use;
  - B. The level of development, such as units per acre or other measures of density;
  - C. Availability of infrastructure, including public facilities and services needed to serve the development; and
  - D. The character of the development, such as development standards.
- ▶ Upon review of a land use permit and accompanying site plan, the decision maker shall determine whether building design and/or site design complies with the following provisions:
  - A. The Comprehensive Plan, RZC 21.02, Preface, RZC Article I, Zone-Based Regulations, RZC Article II, Citywide Regulations, and the Appendices that carry out these titles;
  - B. The provisions of RMC Title 15, Buildings and Construction, that affect building location and general site design;
  - C. The Washington State Environmental Policy Act (SEPA) if not otherwise satisfied;
  - D. RZC Article VI, Review Procedures, to the extent it provides the procedures to ensure compliance with the requirements in subsections B.3.a.ii.B and B.3.a.ii.C of this section.
  - E. Both within and outside Transition Overlays, decision makers authorized by the RZC to decide upon discretionary approvals may condition such approvals and development permits, including but not limited to site plan approvals, to minimize adverse impacts on other properties and uses, and to carry out the policies of the Comprehensive Plan.

# Analysis of how Criteria is Met

- ▶ A proposed project's consistency with the City's development regulations shall be determined by consideration of:
  - A. The type of land use;
  - B. The level of development, such as units per acre or other measures of density;
  - C. Availability of infrastructure, including public facilities and services needed to serve the development; and
  - D. The character of the development, such as development standards.

**Staff Response:** The proposed use is a daycare center in the Residential Innovative Zone, requiring a CUP. Character of the development will not pose any changes. The proposed change in use will not entail any offsite transportation improvements, and will still be adequately served by existing public facilities and utilities.

# Analysis of how Criteria is Met

- ▶ Upon review of a land use permit and accompanying site plan, the decision maker shall determine whether building design and/or site design complies with the following provisions:
  - A. The Comprehensive Plan, RZC 21.02, Preface, RZC Article I, Zone-Based Regulations, RZC Article II, Citywide Regulations, and the Appendices that carry out these titles;
  - B. The provisions of RMC Title 15, Buildings and Construction, that affect building location and general site design;
  - C. The Washington State Environmental Policy Act (SEPA) if not otherwise satisfied;
  - D. RZC Article VI, Review Procedures, to the extent it provides the procedures to ensure compliance with the requirements in subsections B.3.a.ii.B and B.3.a.ii.C of this section.
  - E. Both within and outside Transition Overlays, decision makers authorized by the RZC to decide upon discretionary approvals may condition such approvals and development permits, including but not limited to site plan approvals, to minimize adverse impacts on other properties and uses, and to carry out the policies of the Comprehensive Plan.

**Staff Response:** Staff has reviewed the application materials for consistency with the Comprehensive Plan and the RZC. Prior to issuance of a building permit, staff will review plans to ensure compliance with RMC Title 15, *Buildings and Construction*. The proposed change of use and Change of Occupancy was reviewed for SEPA Compliance and determined to be exempt per WAC 197-11-800(2)(f) and WAC 197-11-800(6)(b). Type III review procedures have been followed. Staff has analyzed decision criteria and provided conditions to minimize adverse impacts.

# Conditional Use Permit Criteria

Conditional Use Permit: RZC 21.76.070.K.4 Decision Criteria. The City may approve or approve with modifications the conditional use only if the applicant demonstrates that:

- a. The conditional use is consistent with the RZC and the Comprehensive Plan;
- b. The conditional use is designed in a manner which is compatible with and responds to the existing or intended character, appearance, quality of development, and physical characteristics of the subject property and immediate vicinity;
- c. The location, size, and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;
- d. The type of use, hours of operation, and appropriateness of the use in relation to adjacent uses minimize unusual hazards or characteristics of the use that would have adverse impacts;
- e. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;
- f. The conditional use will be supported by adequate public facilities or services, and will not adversely affect public services to the surrounding area or conditions are established to mitigate adverse impacts on such facilities.

# Analysis of how Decision Criteria is Met

**RZC 21.76.070.K.4.a** The conditional use is consistent with the RZC and the Comprehensive Plan;

RZC Compliance:

- ▶ Internal conversion of a church permitted and built in 2011
- ▶ No change in parking requirements from change of use
- ▶ No change in building height or floor area proposed
- ▶ No change in landscaping or impervious surface proposed
- ▶ No deviations were requested or approved
- ▶ Scope of work does not trigger nonconformity compliance per RZC 21.76.100.F

# Analysis of how Decision Criteria is met

- ▶ The conditional use is consistent with the RZC and Comprehensive Plan;

**FW-12** Ensure that the land use pattern accommodates carefully planned levels of development, fits with existing uses, safeguards the environment, reduces sprawl, promotes efficient use and best management practices of land, provides opportunities to improve human health and equitable provision of services and facilities, encourages an appropriate mix of housing and jobs, and helps maintain Redmond's sense of community and character.

**FW-22** Make each neighborhood a better place to live or work by preserving and fostering each neighborhood's unique character and preparation for a sustainable future, while providing for compatible growth in residences and other land uses, such as businesses, services or parks.

**LU-30** Allow some compatible nonresidential uses in Residential zones, such as appropriately scaled schools, religious facilities, home occupations, parks, open spaces, senior centers and day care centers. Maintain standards in the Redmond Zoning Code for locating and designing these uses in a manner that respects the character and scale of the neighborhood.

**LU-37** Maintain and enhance a well distributed system of commercial uses that serve the needs of residential neighborhoods, workplaces and the greater Redmond community. Encourage commercial land uses that support or provide services to adjacent land uses to encourage nonmotorized travel.

# Analysis of how Decision Criteria is met

- ▶ The conditional use is designed in a manner which is compatible with and responds to the existing or intended character, appearance, quality of development, and physical characteristics of the subject property and immediate vicinity
  - ▶ **Staff Response:** The conditional use is to include a daycare center within the existing St. George Coptic Church, no additional square footage and no exterior alterations are proposed. Any changes to the building's appearance would require additional permit, processing and approval. No exterior changes are proposed at this time, this application is only to include the use of day care within the existing structure.



# Analysis of how Decision Criteria is Met

- ▶ The location, size, and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties.
  - ▶ **Staff Response:** There is no change to the location, size, or height of the existing building. Any structures, walls, and fences and vegetation has been previously approved through the Special Use Permit for the Church that was approved in 2011. The daycare center proposes to convert 2,610 square feet of the existing building into a daycare and does not conflict with the previous approval or any conditions of the previous approval. Traffic accesses exist on 132<sup>nd</sup> Avenue NE and NE 100<sup>th</sup> Street, respectively. No changes in site access are proposed. The daycare use and traffic should not hinder the traffic circulation.

# Analysis of how Decision Criteria is Met

- ▶ The type of use, hours of operation, and appropriateness of the use in relation to adjacent uses minimize unusual hazards or characteristics of the use that would have adverse impacts.
  - ▶ **Staff Response:** The daycare center is proposed to operate Monday through Friday from 6 AM to 6 PM. The proposed daycare's operation hours will not overlap with the Church's normal service hours on Sundays. Furthermore, the proposed daycare's operation hours begin earlier than the typical AM peak hours (7-9 AM) and ends later than the typical PM peak hours (4-6 PM). The daycare traffic impact on the neighborhood traffic circulation is minimal and no unusual hazards are associated with the proposed use of day care.

# Analysis of how Decision Criteria is Met

- ▶ The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.
  - ▶ **Staff Response:** The frontage improvements along 132<sup>nd</sup> Avenue NE and along NE 100<sup>th</sup> Street were improved to meet street standards in place at the time the church was constructed in 2011. Complete sidewalks on both 132<sup>nd</sup> Avenue NE and on NE 100<sup>th</sup> Street are available for pedestrian foot traffic. The site will be accessed from the two existing accesses on 132<sup>nd</sup> Avenue NE and on NE 100<sup>th</sup> Street. The proposed daycare's operation hours from 6 AM to 6 PM Monday through Friday will not overlap with Church's service hours on Sundays and they begin earlier than the typical AM peak hours (7-9 AM) and end later than the typical PM peak hours (4-6 PM). The daycare traffic will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.

# Analysis of How Decision Criteria is Met

- ▶ The conditional use will be supported by adequate public facilities or services, and will not adversely affect public services to the surrounding area or conditions are established to mitigate adverse impacts on such facilities.
  - ▶ **Staff Response:** The conditional use is proposed within an existing building and all public facilities or services were improved to standard when the church was constructed in 2011. The site will continue to be currently served by adequate public facilities as currently developed with the proposed additional use of day care.

# Public Comments

- ▶ No public comments were received

# Recommendation

- ▶ Approve with conditions