



425-489-2754 • 17301 133<sup>rd</sup> Avenue NE • Woodinville, WA 98072

Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

**Development Services Department**

**PROJECT NAME:** Advantage Gymnastics Academy LLC DK DC

**FILE NUMBER:** CUP13006 / SEP13024

**PROJECT DESCRIPTION:** A Conditional Use permit to operate a gymnastic program in the Industrial zone. The gym is approximately 20,000 square feet of existing warehouse space and will include a gym equipment area, dance room and office space. Advantage Gymnastics is a USA gymnastics program member and will be training children ages 18 months to 18 years of age. Construction will include some interior changes.

**DATE OF REPORT:** 1/15/14

**DATE OF HEARING:** Tuesday, February 4, 2014 @ 10:00 AM

**APPLICANT:** Clover Schuler of Magellan Architects on behalf of Advantage Gymnastics Academy LLC

**CONTACT:** Clover Schuler

**PROPERTY OWNER:** CRP Holdings A-2 LLC

**LOCATION OF PROPOSAL:** 14103 200 Street Building C  
Woodinville, WA

**ASSESSOR'S PARCEL NUMBER(S):** 6641100030

**CURRENT USE:** Industrial Park - Warehouse

**PROPERTY SIZE:** 157,703 SF – 3.62 Acres

**CURRENT ZONING:** Industrial

**COMPREHENSIVE PLAN DESIGNATION:** Industrial

**SHORELINE DESIGNATION:** N/A

**FIRE SERVICE:** Woodinville Fire & Safety

**WATER SERVICE:** Woodinville Water District

**SEWER SERVICE:** Woodinville Water & Sewer District

**SCHOOL DISTRICT:** Northshore School District

**STAFF RECOMMENDATION:** STAFF RECOMMENDS THAT THE HEARING EXAMINER APPROVE WITH CONDITIONS THE PROPOSED – ADVANTAGE GYMNASTICS ACADEMY LLC

**STAFF CONTACT:** Debra Crawford, Project Planner  
425-877-2285 [debrac@ci.woodinville.wa.us](mailto:debrac@ci.woodinville.wa.us)

**PROJECT DESCRIPTION:**

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<b>Location:</b>	14103 200 <sup>th</sup> Street Building C, Woodinville, WA Legal Description: THE PARK AT WOODINVILLE
<b>Parcel Size:</b>	157,703 SF – 3.62 Acres
<b>Site/Area Description:</b>	The site is developed with one large warehouse building and parking in the North Industrial Area.
<b>Utilities:</b>	Available utilities include:  Water: Woodinville Water District Sewer: Woodinville Water District Electricity: Puget Sound Energy Natural Gas: Puget Sound Energy
<b>Access/Street Improvements:</b>	This property is accessed from NE 200 <sup>th</sup> Street and 141 <sup>st</sup> PL NE. No street improvements are proposed as part of this project.
<b>Surrounding Land Uses/Zoning:</b>	North: Industrial uses / Industrial South: Industrial uses / Industrial West: Industrial uses / Industrial East: Industrial uses / Industrial

**BACKGROUND:**

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The site was developed in 1983, under King County jurisdiction and prior to the City of Woodinville's incorporation. There is one large building on site (50,000 SF) with parking. The lot size is 3.62 acres. The site is centered in the North Industrial area where there are similar warehouse buildings and industrial uses.

On October 11, 2013, Clover Schuler of Magellan Architects on behalf of Advantage Gymnastics Academy, submitted an application for a Conditional Use Permit and SEPA to locate a gymnastic school in the Industrial zone. The application was deemed complete on November 8, 2013, and a Notice of Application was published on November 25, 2013. No comments were received from any agency or citizens of the community.

A SEPA determination (DNS) was issued December 23, 2013 and distributed to all addresses within a 500 foot radius. A hearing date is scheduled for 2/4/14. The public hearing notice was published, posted at the City designated locations and mailed to all addresses within a 500 foot radius.

This project requires a Conditional Use Permit. A building permit will also be required for this project.

**COMPREHENSIVE PLAN:**

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The Conditional Use Permit proposal, with conditions, complies with the following applicable Comprehensive Plan Goals and Policies. The following goals are stated with the appropriate policies that apply to this development.

**Parks & Recreation**

**Goal PRO-2:** To ensure adequate and enriching recreational activities for the citizens of Woodinville

Staff Comment: Gymnastics is one way to address the recreational needs of the citizens of Woodinville. It enhances children's growth, friendship and career building skills. In addition, there are like activities in the

industrial area such as workout gyms. Large spaces are normally required for these kinds of uses. Industrial buildings are conducive to the spatial needs of this type of recreation.

**Land Use**

**Goal LU-10:** To provide an active and diverse industrial area that promotes economic growth

Staff Comment: The site is designed to provide industrial, manufacturing and warehousing space. The proposed use is a conditional use that requires large open spaces to train. Providing different permitted uses by a conditional use permit in the industrial zone promotes diversity of uses as well as economic growth in a downturned economy.

**LU-11.2** Protect industrial lands from encroachment by other land uses, which would reduce the economic viability of industrial lands.

Staff Comment: The industrial complex where this conditional use is proposed contains a majority of heavy commercial businesses. The proposed use of a gymnastic training center will not overtake this complex and the complex will remain as having primarily heavy commercial uses. The use of a gymnastic training center will be a minority use in this district and will not encroach on the other industrial, manufacturing and warehousing uses in the vicinity.

**LU-11.2** Protect industrial lands from encroachment by other land uses, which would reduce the economic viability of industrial lands.

Staff Comment: The industrial complex where this conditional use is proposed already contains a majority of industrial and manufacturing businesses. The proposed use of a gymnastic center will not overtake this complex and the complex will remain as having primarily industrial uses. The use of a gymnastic center will be a minority use in this district and will not encroach on the other industrial, manufacturing and warehousing uses in the vicinity.

**SHORELINE MASTER PROGRAM:**

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There are no shorelines of the state on or near this site.

**ZONING CODE:**

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In accordance with the consistency test outlined in the Growth Management Act (RCW 36.70B.040), prior to making a decision or recommendation on an application, the City must consider whether a project meets the adopted development regulations and/or Comprehensive Plan policies. The subject property is located in the Industrial Zone and the following standards apply:

<b>Regulation</b>	<b>Requirement</b>	<b>Submitted</b>
Land Use:	WMC 21.08.040(A) requires a conditional use permit for sports club.	A CUP is the subject of this hearing.
Parking:	Parking for specialized instruction schools is 1 per classroom, plus 1 per two students	<ul style="list-style-type: none"> <li>• Total building space 50,000 SF</li> <li>• There are 79 parking spaces on site for Building C.</li> </ul>

		<ul style="list-style-type: none"> <li>• Advantage Gymnastics tenant space is 20,000 square feet (SF).</li> <li>• Bimbo Bakery occupies (1) other tenant space in Building C – 30,000 SF – 46 stalls are required for this use, leaving 33 stalls.</li> <li>• Staff applied the parking ratio of WMC 21.18.030 - Specialized instruction schools – 1 space per classroom, plus 1 per five students.</li> <li>• According to the parking data received from the applicant, there are no class rooms per say, but a large gym. There are a maximum of 35 students (Note: there are 5 staff members/coaches). Twenty three parking (23) stalls would be sufficient for this type of use. There are 33 parking spaces available.</li> </ul>
Traffic Impacts:		The Public Works Department has determined that transportation impact fees will not be triggered for this project.

**Conditional Use Permit Requirements (WMC 21.44.050).** A conditional use permit shall be granted by the City, only if the applicant demonstrates that:

Requirement	Staff Comment
(1) The conditional use is designed in a manner, which is compatible with the character and appearance of the existing or proposed development in the vicinity of the subject property.	<ul style="list-style-type: none"> <li>• Parking is close to the building entrance, reducing potential pedestrian conflicts with other industrial users.</li> <li>• The project will be occupying an existing space in an existing building. No exterior modifications, additions or other alterations are proposed that would provide a conflict with other uses.</li> <li>• The hours of operation for this use are inherently off-peak from other surrounding users.</li> </ul>
(2) 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.	<ul style="list-style-type: none"> <li>• No exterior building modifications are proposed. The building will continue to appear as an industrial/warehouse space.</li> <li>• A safe pickup/drop off area will be required as part of the CUP. Pedestrian walkways will need to be marked clearly for safety purposes. Some impacts to on-site uses may occur, as the building is shared with a warehouse bakery. Truck pick up/deliveries may be some what hindered and precaution will need to taken when children are present.</li> <li>• Children under 16 years of age will be required to stay on site and not leave without the accompaniments of an adult.</li> </ul>
(3) The conditional use is designed in a manner that is compatible with the physical	<ul style="list-style-type: none"> <li>• Sports clubs, and other similar uses, require the type of space usually found in industrial parks: large floor plans</li> </ul>

characteristics of the subject property.	<p>with high ceilings.</p> <ul style="list-style-type: none"> <li>• Parking for the space will be located adjacent to the building where the sports club is located, which is the closest possible spot for its parking.</li> </ul>
(4) Requested modifications to standards are limited to those, which will mitigate impacts in a manner equal to or greater than the standards of this title.	<ul style="list-style-type: none"> <li>• No modifications from the standards are proposed by the applicant for this project.</li> <li>• Conditions will require safe pick up/drop off areas and pedestrian walkways for children and adults attending the classes. This will help mitigate for on-site traffic safety impacts.</li> </ul>
(5) The conditional use is not in conflict with the health and safety of the community.	<ul style="list-style-type: none"> <li>• With application of staff recommended conditions, potential impacts to the general health, welfare and safety are minimized.</li> <li>• Allowing Advantage Gymnastics Academy to operate out of this location will benefit the community by providing a quality gymnastics learning facility that will be operated at the highest standards. This use will not conflict with the health and safety of the community.</li> </ul>
(6) 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.	<ul style="list-style-type: none"> <li>• The Public Works Director determined that the increase in PM Peak Hour trips for this site did not require a traffic analysis to evaluate potential level of service issues on the public street system.</li> <li>• The Planning Director determined that the parking proposed on-site was sufficient under the City's code, and did not require a parking analysis.</li> <li>• The traffic associated with this use will not conflict with the existing adjacent tenant uses due to the timing of the class schedules. The adjacent tenant is a bakery and distribution center and has its peak traffic &amp; deliveries in the mornings up to 1:00 PM. The gymnastic academy's classes start up in the afternoons and run into the evenings so there will be no cross over during the peak traffic times for each tenant. Furthermore, pickup/drop off areas and walkways for children will be clearly marked for safety purposes.</li> </ul>
(7) 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 can be established to mitigate adverse impacts on such facilities.	<ul style="list-style-type: none"> <li>• No agency comments were submitted regarding increased public services or facility needs for this project.</li> <li>• The site is pre-existing. No additional water, sewer or utility services are required. Services such as fire and police currently serve the area.</li> </ul>

#### AGENCY REVIEW:

Environmental Review: As the lead agency the City of Woodinville issued a Determination of Non Significance under Washington Administrative Code 197-11-340(2) on December 23, 2013. No appeals were filed and the Determination stands as issued.

Notice: Notice of this application has been provided in accordance with the provisions of WMC Title 17. This project was circulated for review and comment on November 25, 2013, by publishing the Notice of Application in the newspaper of record; mailing a copy of the notice to property owners within 500 feet of the project, interested agencies and posting the Notice at the site and at the official locations for City Notices.

A Notice of Public Hearing was advertised in the same manner as the Notice of Application on January 20, 2014.

Agency Comments: Agencies with no comments:

- Woodinville Water District
- Woodinville Police Department
- Woodinville Building Department
- Woodinville Public Works Department
- Tribes

Public Comment: No comments were received from the public.

**DETERMINATION OF CONSISTENCY:**

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Revised Code of Washington 36.70B.040 – Determination of Consistency and WMC 17.13.100 requires that a proposed project shall be reviewed for consistency with a local government’s development regulations during project review by consideration of:

1. Type of land use;
2. Level of development, such as units per acre or other measures of density;
3. Infrastructure, including public facilities and services needed to serve the development; and
4. The characteristics of the development, such as development standards.

Based on the above analysis, and with the proposed conditions listed below, staff finds that Advantage Gymnastics Academy has met the requirements of the City of Woodinville Infrastructure Standards, Comprehensive Plan, and Woodinville Municipal Code. The Conditional Use Permit has, also, made appropriate provisions for the public health, safety, and general welfare by:

1. This site is pre-existing. Storm drainage, street improvements, site utilities and street lighting are existing. No other improvements are required.

**STAFF RECOMMENDATION:**

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The proposed project was found to be consistent with and meet the intent of the Woodinville Comprehensive Plan and applicable development regulations; therefore, staff recommends **APPROVAL** of Advantage Gymnastics Academy, subject to the following conditions:

1. The gymnastic school shall be a member in good standing of the United States Gymnastic Federation.

2. A gymnastic school shall demonstrate conformance to guidelines of the United States Gymnastics Federation for equipment used for gymnastics instruction.
3. A safe student "pick-up/drop-off area that does not interfere with local traffic shall be provided.
4. Walkways from the parking lot to the building shall be clearly marked.
5. Retail sales at a gymnastic school shall be limited to gymnastic-related items, and the retail sales area shall not exceed 500 square feet.
6. All interior work shall require a building permit. No occupancy or use shall be permitted until a final inspection and certificate of occupancy has been issued by the City of Woodinville.
7. Children under 16 years of age will be required to stay on site and not leave without the accompaniments of an adult.
8. On-site food preparation is prohibited.
9. All conditions of approval are required to be met at all times in order for the conditional use permit to be valid. Any change in operations that violates any condition of approval requires a major modification of the conditional use permit, to be submitted by the applicant.
10. All fire code required exits shall be maintained at all times.
11. Class sizes are limited by the occupancy that is listed on the certificate of occupancy.

**EXHIBIT LIST:**

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| Exhibit 1 | Staff Report   |
| Exhibit 2 | Application forms received October 11, 2013                      |
| Exhibit 3 | Complete Application Letter to Applicant dated November 20, 2013 |
| Exhibit 4 | Notice of Application issued November 25,2013                    |
| Exhibit 5 | SEPA Checklist   |
| Exhibit 6 | SEPA Determination of Nonsignificance issued December 23, 2013   |
| Exhibit 7 | Notice of Public Hearing issued January 20, 2014                 |