



Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

DC
DK

PROJECT NAME: Chrysalis School Conditional Use Permit

FILE NUMBER: CUP13003 / SEP13017

PROJECT DESCRIPTION: Conditional use permit to operate a Junior/Senior High School – grades 8 through 12. The school operates 2 to 4 days a week, 3 to 5 hours a day on a staggered schedule. The building is pre-existing so site improvements are not required. Construction will include modification of office and school room space. SEPA is necessary due to the Conditional Use Permit requirements.
Note: The applicant applied for a code amendment on January 4, 2013. The proposal was to permit Junior/Senior High schools in the Industrial zone. The City Council approved the code change in Ordinance No. 565.

DATE OF REPORT: July 15, 2013

DATE OF HEARING: July 31, 2013

APPLICANT/CONTACT: Bob Fadden on behalf of Chrysalis School
130 Lakeside Suite 250 – Seattle, WA 98122
Bfadden@lmuller.com

PROPERTY OWNER: BDRE Real Estate LLC
15525 Woodinville – Redmond Road

LOCATION OF PROPOSAL: 15900 Woodinville-Redmond Road NE

ASSESSOR’S PARCEL NUMBER(S): 1526059060

CURRENT USE: Industrial uses – multi-tenant property

PROPERTY SIZE: 7.65 acres – **Note:** Currently, a boundary line adjustment is proposed for this parcel where the site will become three (3) parcels. When the Chrysalis school parcel is approved it will be 1.51 acres.

CURRENT ZONING: Industrial

COMPREHENSIVE PLAN DESIGNATION: Industrial

SHORELINE DESIGNATION: N/A

FIRE SERVICE: Woodinville Fire and Rescue



Staff Report to Hearing Examiner

Exhibit 1
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WATER/SEWER SERVICE:

Woodinville Water District

SCHOOL DISTRICT:

Northshore School District

STAFF RECOMMENDATION:

STAFF RECOMMENDS THAT THE HEARING EXAMINER APPROVE WITH CONDITIONS THE PROPOSED CONDITIONAL USE PERMIT.

STAFF CONTACT:

Debra Crawford, Project Planner
425-877-2285 debrac@ci.woodinville.wa.us

PROJECT DESCRIPTION:

Location: 15900 Woodinville-Redmond Road; Legally described as LOT 1 WOODINVILLE BLA # BLA 2003-0014 REC # 20031015900008 SD BLA BEING N 10 AC OF POR S 1/2 OF NW 1/4 LY E OF R/R R/W & W OF SAMMAMISH RIVER DRAINAGE DITCH, Woodinville, WA

Parcel Size: 7.65 acres

Site/Area Description: This property has eleven (11) structures, one large office building and ten (10) covered sheds. The sheds will be demolished after SEPA review is complete and prior to recording of the boundary line adjustment.

Utilities: Available utilities include:

Water: Woodinville Water District
Sewer: Woodinville Water District
Electricity: Puget Sound Energy
Natural Gas: Puget Sound Energy

Access/Street Improvements: This property is accessed from Woodinville-Redmond Road NE. No improvements are proposed as part of this project. The school will have its own ingress-egress access.

Surrounding Land Uses/Zoning: North: Industrial uses / Industrial
South: Industrial uses / Industrial
West: Industrial and warehouse uses / Industrial
East: Agricultural / Agricultural, 1 unit per 10 acres

BACKGROUND:

On January 4, 2013, Bob Fadden on behalf of Chrysalis School submitted an application to the City of Woodinville requesting a zoning code amendment to allow Junior/Senior High Schools in the Industrial (I) zone. On May 14th, 2013, the proposal was approved and adopted by the City Council per ordinance 565. The code now requires that Junior/Senior High Schools in the Industrial zone go through a Conditional Use Permit process.

On May 30, 2013, Bob Fadden, on behalf of Chrysalis School, submitted a Conditional Use Permit application to the City of Woodinville. The proposal is to relocate the existing school in the North Industrial area to the South Industrial area. The School has been operating in the North Industrial area as a legal nonconforming use for twenty two (22) years. The school has outgrown the space and wishes to relocate to 15900 Woodinville Redmond Road. The Fogles, owners of Chrysalis School, also operate an elementary school in Woodinville on 140th Ave NE and NE 171st Street

At one time, the site was a lumber yard, but now is vacated (Exhibit 7). The building was built in 2005, is a two story structure, and is approximately 22,946 square feet in size. According to the applicant, the building meets the needs of the school (including parking) and is strategically located and accessible to the transportation network, yet outside of the congested commercial area.

Chrysalis is a private school that provides education for student's grades eight (8) through twelve (12). There are currently 125 students who attend 3 to 5 hours a day, 2 to 4 days a week on a staggered schedule. A Notice of Application was issued on June 17, 2013. A Determination of Non Significance and Public Hearing Notice were issued on July 15, 2013.

This project requires a conditional use permit and a building permit for minor tenant improvements. These permits will be reviewed under the Woodinville Municipal Code (WMC) regulations and standards, The Woodinville Comprehensive Plan, International Building Code and any applicable State and Federal regulations.

COMPREHENSIVE PLAN:

The Junior High/Senior High School 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.

Policies

CF-1.6 Encourage public and private community service providers to share or reuse facilities when appropriate to reduce costs, conserve land, and provide convenience and amenity for the public.

Staff Comment: Reuse of the lumber yard facility will reduce costs, conserve existing vacant lands, and provide an amenity for the public. Private schools in the area take the burden of providing facilities from the public school system. According to the Comprehensive Plan, Northshore School District is expected to have overcrowding at each of the grade levels by the year 2012. A long-term projection of unhoused students and facilities needs is shown in Table 10-24 below.

Table 10-24 Northshore School Long-Term Projection of Enrollment and Facilities

Grade Level	FTE Enrollment	Capacity*	Unhoused Students	Classrooms Needed
Elementary	10,520	10,388	133	6
Jr. High	5,232	5,741	(509)	(19)
Sr. High	4,981	5,554	(573)	(21)
Totals	20,733	21,682	(949)	(35)

SHORELINE MASTER PROGRAM:

The underlying property where the project is located is not within the Shoreline Master Program Management Area.

ZONING CODE:

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:

Regulation	Requirement	Submitted
Land Use:	WMC 21.08.040(A) requires a conditional use permit for Junior/Senior High schools.	A CUP is the subject of this hearing.
Parking:	<p>Off-Street Ratio:</p> <ul style="list-style-type: none"> Junior High parking ratios are 1 per classroom, plus 1 per 50 students. Senior High parking ratios are 1 per classroom, plus 1 per 10 students <p>Office parking ratio is 1 space per 300 square feet.</p> <p>Storage space ratio is 0.9 per 1,000 square feet.</p> <p>Assembly parking ration is 1 per 50 SF of gross floor area.</p>	<ul style="list-style-type: none"> The building is 22,946 square feet (2-story). The school encompasses the entire building The required parking for Junior/Senior High parking ratios on this site is 12 spaces. The required parking for office use on this site is 21 spaces. Required parking for storage use on this site is 1 space. Required parking for assembly area on this site is 30 spaces. The required parking for this site is 64 spaces. The building has a total of 86 parking spaces.
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"> The building/site is pre-existing. There are no exterior modifications proposed that would conflict with other uses or change the character or appearance of the area in the Industrial zone. The school is on a single lot with no other business on site. Parking is close to the building entrance, reducing potential pedestrian conflicts with other adjacent industrial users.
(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"> The site is on a single lot with its own driveway and parking area. The conditional use will not hinder neighborhood circulation or discourage development of other neighboring properties. No modifications are proposed to the outside of the building or site. The existing building does not have the typical appearance of an industrial building (concrete tilt up). No impacts to neighboring uses are expected. This project is not expected to interfere with the future use of neighboring properties.
(3) The conditional use is designed in a	<ul style="list-style-type: none"> The site is pre-existing.

manner that is compatible with the physical characteristics of the subject property.	<ul style="list-style-type: none"> • Parking is located close to the building, which is the closest possible spot for its parking.
(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"> • No modification from the standards are proposed or recommended for this project.
(5) The conditional use is not in conflict with the health and safety of the community.	<ul style="list-style-type: none"> • With application of staff recommended conditions, potential impacts to the general health, welfare and safety are minimized.
(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"> • The Public Works Director determined that the increase in AM/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. • The Planning Director determined that the parking proposed on-site was sufficient under the City's code, and did not require a parking analysis. • Hours of operation vary for the school. Students are on staggered schedules both daily and hourly. The school is on a single parcel with private ingress – egress, so there should not be any conflicts with existing neighborhood traffic.
(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"> • No agency comments were submitted regarding increased public services or facility needs for this project. • No additional water or sewer services over what is already in place is expected to accommodate the school.

AGENCY REVIEW:

Environmental Review: As the lead agency, the City of Woodinville issued a Determination of Nonsignificance on July 15, 2013, under Washington Administrative Code 197-11-340(2). No appeals have been filed to date 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 June 24, 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 and 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 July 15, 2013.

Agency Comments: Agencies with no comments:

- Woodinville Water District
- Woodinville Police Department

- Woodinville Building Department
- Woodinville Public Works Department

Public Comment: No public comments were received regarding this project.

DETERMINATION OF CONSISTENCY:

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 the Chrysalis School project has met the requirements of the City of Woodinville Infrastructure Standards, Comprehensive Plan, and Woodinville Municipal Code.

STAFF RECOMMENDATION:

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 the Chrysalis School Conditional Use Permit (CUP13003/SEP13017), subject to the following conditions:

1. This conditional use permit allows for the operation of a Junior/Senior High school in an existing building space that is approximately 13,423 square feet. Any expansion of this use will require a minor modification of the conditional use permit.
2. 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.
3. Pedestrian walkways shall be clearly marked.
4. A safe pedestrian pick-up/drop-off area that does not interfere with local traffic shall be provided.
5. 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.
6. Class sizes are limited by the occupancy that is listed on the posted certificate of occupancy.
7. All fire code required exits shall be maintained at all times.
8. Fire alarm and fire sprinklers may be required for this project.

EXHIBIT LIST:

Exhibit 1	Staff Report
Exhibit 2	Application forms received May 30, 2013
Exhibit 3	Complete Letter of Application to Applicant
Exhibit 4	Notice of Application issued June 24, 2013
Exhibit 5	SEPA Determination of Nonsignificance issued July 15, 2013 and SEPA Checklist
Exhibit 6	Agency Comments Received

Exhibit 7 Notice of Public Hearing issued July 15, 2013
Exhibit 8 Rendering of Existing School Building