



### Notice of Decision (NOD)

**File Number(s):** SPR21-0005

**Project Name:** Shell Convenience Addition

**Project Address: Address:** 19924 International Boulevard; **Parcel Number:** 042204-9234

**Project Description:** Expansion of existing convenience store from 672 square feet to 2,185 square feet.

**Applicant:** Balkar Jammu; 19924 International Boulevard; SeaTac, WA 98188

**Agent/contact:** Brad Kaul; 1733 Ferndale Avenue SE; Renton, WA 98058; 206-200-0015

**Staff Contact:** Dennis Hartwick, *Senior Planner*; Department of Community and Economic Development; 4800 South 188th Street, SeaTac, WA 98188; dhartwick@seatacwa.gov; 206-973-4837

**Decision:** Approved with conditions (see below)

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## I. Background

### A. Site and Neighborhood

#### 1. Site Description

The site is located in the Angle Lake Station Area Overlay District at the northeast corner of the South 200<sup>th</sup> Street-International Boulevard intersection. The site, which has street frontage on both South 200<sup>th</sup> Street and International Boulevard, is 27,505 square feet in size and relatively flat. The site is currently developed as a fueling/service station.

#### 2. Land Use

The land use for the site and adjacent properties are as follows:

- a. Site: fueling/service station
- b. North: Restaurant
- c. South: Fueling/service station; multi-family
- d. East: Mobile home park
- e. West: Fueling/service station

#### 3. Zoning

- a. Site: CB-C (Community Business in Urban Center)
- b. North: CB-C
- c. South: CB-C
- d. East: UH-900 (Urban High Density Residential)
- e. West: CB-C

#### 4. Comprehensive Plan Designations

- a. Site: Commercial High Density
- b. North: Commercial High Density
- c. South: Commercial High Density
- d. East: Residential High Mixed Use
- e. West: Commercial High Density

#### 5. Utilities, Services

The utilities and services for the site are as follows:

- a. Water District: Highline Water District #75
- b. Sewer District: Midway Sewer District
- c. School District: Highline School District
- d. Fire District: Puget Sound Regional Fire Authority

**B. Project Timeline**

- 1. Application (Exhibit A) submitted: 06/18/2021
- 2. Determination of Completeness (DOC) (Exhibit F) issued: 08/02/2021
- 3. Notice of Application (NOA) (Exhibit G) issued: 08/16/2021

**C. SEPA Review**

The project is exempt from SEPA per SMC 16A.23.060.

**II. Findings**

**A. Land Use**

The proposed use for the property – fueling/service station – is not permitted in the Angle Lake Station Area District Center. However, the land use is considered nonconforming per SMC Title 15.120 Nonconformance and Reuse of Facilities, and therefore can continue to operate subject to the restrictions in SMC 15.120.050.

**B. Development Standards**

City staff analyzed the proposal for compliance with the applicable development standards of the zoning code. As the tables below illustrate, the proposal complies with the applicable zoning code regulations.

Dimensional Standards

Standard	Requirement	Proposal	Complies?
Lot area, minimum	N/A	N/A	N/A
Development site area, minimum	N/A	N/A	N/A
<b>Setbacks</b>			
Front, minimum	5 feet	A. <u>South 200<sup>th</sup> Street</u> – 15 feet 9 inches; B. <u>International Boulevard</u> – 35 feet	Yes
Front, maximum	A. <u>South 200<sup>th</sup> Street</u> – 10 feet B. <u>International Boulevard</u> – 20 feet for at least 50% of the facade; 20 to 40 feet for	A. <u>South 200<sup>th</sup> Street</u> – 15 feet 9 inches; existing nonconforming structure B. <u>International Boulevard</u> – 55	Yes

Standard	Requirement	Proposal	Complies?
	the remaining façade.	feet 7 inches; existing nonconforming structure	
Rear, minimum	N/A – site is a corner lot and thus has two front yards and two side yards	N/A	N/A
Side, minimum	5 feet	18 feet 10 inches (north property line) 83 feet 6 inches (east property line)	Yes
Building lot coverage, maximum	75%	15%	Yes
Lot width, minimum	N/A	N/A	N/A
Structure height, minimum	18 feet	18 feet; existing nonconforming structure	Yes
Structure height, maximum	Limited by FAA regulations	18 feet; existing nonconforming structure	Yes

#### Landscaping Standards

Standard	Requirement	Proposal	Complies?
Street frontage	Per SMC 15.445.010(C)(1)(b), front yard open space is required in lieu of street frontage landscaping	17 to 20 feet of existing nonconforming landscaping	Yes
Building façade	5 feet, Type V	5 feet Type V	Yes
Side/rear yards	5 feet, Type III	15 feet, Type III (north property line); no landscaping, existing nonconforming (east property line)	Yes
Side/rear yards for non-compatible uses	N/A	N/A	N/A
Parking lot	5 feet of Type III for the perimeter of the parking lot and at least one landscape island is required for every 7 parking spaces.	No landscaping, existing nonconforming	Yes

### Parking Standards

Standard	Requirement	Proposal	Complies?
Off-street parking spaces	8 spaces	11 spaces	Yes
Parking space dimension	8.5 feet by 18 feet (for angle parking)	8.5 feet by 18 feet	Yes
Drive aisle width	24 feet (for 90 degree parking)	24 feet	Yes
Bicycle Parking	1 space	2 spaces	Yes

### III. Public Comments

The NOA was published in the Seattle Times on August 16, 2021. The NOA was also posted on the site and mailed to property owners within 300 feet of the site. The City did not receive any public comments.

### IV. Decision

The Preliminary Site Plan Review SPR20-0005 is hereby approved with conditions. You, or parties of record, may appeal this “Notice of Decision” (NOD) within fourteen (14) days from this date to the City of SeaTac Hearing Examiner. All appeals must be received by the SeaTac City Clerk no later than **5:00 p.m., Friday, May 27, 2022**. There is a filing fee to appeal this action. Please check with City Staff for more information.

### V. Conditions

The approval for the preliminary site plan review is subject to the following conditions:

#### A. Planning Division

1. Site development shall substantially conform to the approved site plan and building elevations.
2. A landscaping maintenance bond will be required before the issuance of a certificate of occupancy [SMC 15.445.160(B)]. Please note that more items may be identified during the building permit review.
3. The landscaping details (e.g. species, location, number, size, spacing, legend, notes) and irrigation will be reviewed at the time of building permit. Only the landscaping widths and types were reviewed with the SPR.
4. This approval shall expire within one year of the date of approval if a complete application for a building permit, or engineering permit when no building permit is required, is not filed with the City.

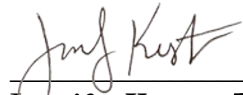
#### B. Engineering Review Division

1. The project shall comply with the Engineering Review Division conditions in Exhibit H.

### VI. Exhibits

- A. Application
- B. Vicinity map
- C. Aerial photo
- D. Site plan
- E. Elevations
- F. Determination of Completeness (DOC)
- G. Notice of Application (NOA)
- H. Engineering Review Letter

Approved by:



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Jennifer Kester, *Planning Manager*

05/13/2022

**Date**

\* Please note that affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.