



## Zone Reclassification (Rezone) Staff Report

**File Number:** 2318-3793

**Project Name:** Firs Mobile Home Park Rezone

**Project Summary:** Rezoning parcels 3445000126 and 3445000127 to Community Business in Urban Center (CB-C), consistent with the Comprehensive Plan land use designation.

**Project Location: Address:** 20446 International Blvd **Parcel Numbers:** 3445000126 & 3445000127

**Property Owner:** Jong Park, Fife Motel, Inc.; 706 S Marine Hills Way; Federal Way, WA 98003; (253) 266-3621

**Applicant/Contact:** Kwanghyun (Daniel) Baek, UIL Architects; 1611 116<sup>th</sup> Ave NE Suite 208; Bellevue, WA 98004; (425) 635-8914; dkb@uilarchitects.com

### I. Background

#### A. Proposal

This is an applicant-initiated rezone, pertaining to two parcels: parcel 3445000126, currently split zoned Community Business in Urban Center (CB-C) & Urban High Density Residential (UH-900) and parcel 3445000127, currently zoned Urban High Density Residential (UH-900). The Applicant is proposing to rezone those two parcels to Community Business in Urban Center (CB-C), consistent with the Comprehensive Plan land use designation of CH (Commercial High Density). The proposal is solely a rezone, and does not include a land use development permit, however, per the City of SeaTac rezone application, a schematic proposed development plan is required for submittal (Exhibit 3)

The future development concept keeps the two parcels as separate entities, with the potential of a lot line adjustment to add square footage to parcel 3445000126 in which a 7-story hotel, containing 160 guest rooms, associated amenities and 234 surface parking stalls is proposed. A 5-story apartment, containing 85 units (2-, 3-, & 4-bedroom mix) with a 2 level, 157 stall parking garage is proposed on parcel 3445000127.

#### B. Site and Neighborhood

##### 1. Site Description

Parcel 3445000126 is located on International Blvd, a principal arterial. It is approximately 177,705 square feet (4.07 acres), relatively flat and lightly vegetated with grass, shrubs, and some significant trees.

Parcel 3445000127 is located on S 204<sup>th</sup> Street, a local public road. It is approximately 112,374 square feet (2.57 acres), relatively flat and lightly vegetated with grass, shrubs, and some significant trees.

Both parcels were formally developed as the Firs Mobile Home Park which has since closed and all structures on site have been demolished.

##### 2. Land Use

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

- a. Site: Vacant (former mobile home park)

- b. North: Hotel/Motel, Restaurant, Elementary School
  - c. South: Multi-family
  - d. East: Multi-family
  - e. West: International Blvd/Vacant
3. Zoning (Exhibit 6a)
- a. Site: CB-C (Community Business in Urban Center) & UH-900 (Urban High Density Residential)
  - b. North: CB-C (Community Business in Urban Center), I (Industrial), UL-7,200 (Urban Low Density Residential)
  - c. South: I (Industrial) and UL-7,200 (Urban Low Density)
  - d. East: CB-C (Community Business in Urban Center) & UH-900 (Urban High Density Residential)
  - e. West: Right-of-Way (International Blvd) & CB-C (Community Business in Urban Center)
4. Comprehensive Plan Designations (Exhibit 6b)
- a. Site: CH (Commercial High Density)
  - b. North: CH (Commercial High Density)
  - c. South: CH (Commercial High Density) and RH (Residential High Density)
  - d. East: RH (Residential High Density)
  - e. West: Right-of-Way, CH (Commercial High Density) & RBX (Regional Business Mix)
5. Utilities, Services
- The utilities and services for the site are as follows:
- a. Water District: Highline Water District
  - b. Sewer District: Midway Sewer District
  - c. School District: Highline School District
  - d. Fire District: Puget Sound Regional Fire Authority

### **C. Project Timeline**

1. Pre-application Meeting: September 7, 2021
2. Rezone/SEPA Application (Exhibit 2) submitted: August 11, 2023
3. Determination of Incompleteness (DOI) (Exhibit 4) issued: August 29, 2023
4. Rezone/SEPA Application resubmittal: September 8, 2023
5. Determination of Completeness (DOC) (Exhibit 5) issued: September 14, 2023
6. Notice of Application (NOA) (Exhibit 9a) issued: September 28, 2023
7. Revised Notice of Application (NOA) (Exhibit 9b) issued: January 11, 2024
8. DNS determination (Exhibit 8) issued: April 30, 2024
9. Notice of Public Hearing (Exhibit 9c) issued: May 15, 2024

### **D. SEPA Review**

The City issued a Determination of Nonsignificance (DNS) on April 30, 2024. The comment period for the SEPA action ended on May 14, 2024 with no public comments received. The administrative appeal period will end on May 24, 2024 with no appeals anticipated.

## **II. Staff Findings**

### **A. Compliance with Zoning Standards**

The proposed Hotel/Motel and Multi-family land use are permitted uses within the CB-C zoning designation. The development concept will be further evaluated as part of future land use permit application(s) for compliance with the applicable development standards of the zoning code such as dimensional standards, parking, and landscaping.

## B. Compliance with Engineering Standards

The City of SeaTac Engineering Review Division will evaluate the future development proposal for compliance with the city's Traffic Concurrency Program and frontage improvement requirements at land use application submittal.

## C. Zone Reclassification (Rezone) Criteria

Decision criteria for Zone Reclassifications (Rezoning) are found under SMC 15.115.050(B). The purpose of a rezone is to provide a change of zoning to allow a new or different land use which conforms with the City Comprehensive Plan. A rezone may be approved when there has been a change in conditions, and/or is necessary to implement the Comprehensive Plan (SMC 15.115.050(A)). The Applicant's and Staff's responses to the rezone criteria are provided below. Additional applicant information and response can be found in their project description and criteria response letter (Exhibit 2a).

1. The proposal conforms with the Comprehensive Plan policies and land use map;
  - a. *Applicant Comment:* The proposal aligns seamlessly with the established Comprehensive Plan policies and accurately reflects the designated land use map. Our thorough analysis and careful consideration have ensured that every aspect of the proposal is in accordance with the prescribed guidelines and goals of the Comprehensive Plan. This alignment underscores our commitment to responsible development and our dedication to upholding the community's vision for sustainable growth and land use.
  - b. *Staff Findings:* The two subject parcels are not zoned consistently with the Comprehensive Land Use Plan Map designations. Parcel 3445000126 is currently split zoned Community Business in Urban Center (CB-C) & Urban High Density Residential (UH-900) and parcel 3445000127 is currently zoned Urban High Density Residential (UH-900). Both parcels are designated as CH (Commercial High Density). A rezone of these parcels to CB-C and the proposed Hotel/Motel & Multi-family development within the Urban Center is consistent with the Comprehensive Plan, notably Policy 2.1B, directing moderate and high-density residential development to the Urban Center which accommodates residents and employees in a mix of uses and structures.
2. The requested reclassification is in the public interest;
  - a. *Applicant Comment:* We firmly believe that the requested reclassification is indeed in the best interest of the public. Through a comprehensive evaluation, we have identified how this reclassification will contribute positively to the community's well-being, economic growth, and overall quality of life. The benefits and opportunities that will arise from this reclassification align with our commitment to serving the greater public good and furthering the goals of sustainable development. We are confident that this decision will lead to long-lasting and meaningful improvements that will enhance the overall welfare of our community.
  - b. *Staff Findings:* The requested zone reclassification will create consistency between the Comprehensive Plan and development regulations and is therefore in the public interest. Furthermore, the future proposed uses of Hotel/Motel and Multi-family are permitted in CB-C Zoning (SMC 15.205.040).
3. The requested reclassification is not hazardous or will not have adverse impacts on adjacent properties;
  - a. *Applicant Comment:* We want to assure you that the requested reclassification has undergone a thorough assessment to ensure that it poses no hazards and will not result in any adverse effects on neighboring properties. Our diligent review process, which includes careful

consideration of environmental factors and potential impacts, has led us to confidently conclude that the proposed reclassification meets all safety standards and will maintain the well-being of adjacent properties. We are committed to responsible decision-making that safeguards the interests of both our community and its surroundings, and we stand behind the assurance that this reclassification will contribute positively to the overall harmony and development of the area.

*Staff Findings:* The proposed hotel land use will be adjacent to an existing hotel to the north, while the proposed multi-family land use will be adjacent to an existing multi-family complex to the east. Having compatible and consistent zoning and therefore land uses in the area lessens the nature of any potential impacts. All future new developments will require landscaping pursuant to Chapter 15.445 Landscaping and Tree Retention, which purpose is to provide a visual and physical barrier between dissimilar adjoining land uses. If applicable, additional side and rear landscape buffer shall be required where noncompatible uses develop adjacent to residentially zoned property. Considerations to traffic, vehicular and pedestrian circulation will be reviewed and mitigated as necessary through the required land use permit application.

4. The requested reclassification does not pose undue burdens on public facilities;
  - a. *Applicant Comment:* We want to assure you that the requested reclassification has been thoroughly evaluated to ensure that it will not place excessive demands on public facilities. Our rigorous assessment process has taken into account the capacity and capabilities of existing infrastructure and services. We are confident that the proposed reclassification aligns with our commitment to sustainable growth and responsible development, and it will not overburden public resources. Our goal is to enhance the overall community experience while maintaining the efficiency and effectiveness of public facilities. You can trust that we have considered the impact on public services and have taken measures to ensure a balanced and positive outcome for both the proposed development and the well-being of the community.
  - b. *Staff Findings:* Adequate public facilities and services are available to the site. Water utilities are provided by the Highline District, sewer utilities are provided by the Midway District, and emergency services are provided by the Puget Sound Regional Fire Authority. The Engineering Review Division of the Public Works Department will review the future development proposal for impacts to transportation services and the city's stormwater utility at land use permit application submittal.
  
5. For sites located within the designated urban center, the requested reclassification has, or will potentially have, an adequate link to a high-capacity transit mode.
  - a. *Applicant Comment:* We have diligently considered the transportation aspect of the requested reclassification for sites within the designated urban center. Our assessment indicates that the proposed reclassification either already possesses a satisfactory connection to a high-capacity transit mode or has the potential to establish such a link. Our commitment to fostering sustainable urban development includes prioritizing efficient and accessible transportation options. By ensuring a strong connection to high-capacity transit, we aim to promote ease of mobility and reduce reliance on private vehicles. This approach not only supports the goals of the urban center's designation but also contributes to a more environmentally friendly and vibrant community. We are dedicated to enhancing the overall accessibility and convenience for residents, workers, and visitors within the urban center.
  - b. *Staff Findings:* The subject parcels are located within the Urban Center and are within the ½ mile walkshed of the Angle Lake light rail station. Two King County Metro A-Line bus stops are also within a ½ mile: one at the intersection of International Blvd & S 200<sup>th</sup> St, the other at the intersection of International Blvd & S 208<sup>th</sup> St.

#### **D. Public Comments**

1. Notice of Application (NOA): Public comments were received from the following individuals/organizations:
  - a. The Department of Ecology recommended that the City of SeaTac include conditions of approval for soil sampling and cleanup related to the Tacoma Smelter Plume. (Exhibit 6a)  
*Staff response:* The City notified the Applicant of the concerns related to the Tacoma Smelter Plume.

#### **III. Staff Conclusions and Recommendations**

Staff concludes that the proposed zone reclassification complies with the criteria for approval in SMC 15.115.050 and recommends approval.

#### **IV. Appeals**

The hearing examiner's decision on rezones initiated by property owners are given the effect of an administrative decision that is appealable to the City Council (SMC 1.20.080). The process for an appeal to City Council are contained in SMC 1.20.160 through SMC 1.20.200.

**Prepared by:** Alena Tuttle, *Senior Planner*

**Prepared on:** 05/22/2024

#### **Exhibit List**

1. Staff Report, dated May 22, 2024
2. Application Materials
  - a. Applicant's Response to Criteria of Approval, submitted 8/11/23
  - b. SEPA Checklist (revised), dated 9/8/23
3. Site plan set, submitted 8/11/23
4. Determination of Incomplete Application, issued 8/29/23
5. Determination of Completeness, issued 9/14/23
6. Zoning/Comprehensive Plan Information
  - a. Zoning Map
  - b. Comprehensive Plan Land Use Map
7. Public Comments
  - a. Department of Ecology, letter dated 1/25/24
8. Determination of Nonsignificance (DNS) packet, issued 4/30/24
9. Certification of Public Notices
  - a. Notice of Application, issued 9/28/23
  - b. Revised Notice of Application, issued 1/11/24
  - c. Public Hearing Notice, issued 5/15/24