

Kiddie Academy PDR-25-0002

I. Application

Project Name: Kiddie Academy
Permit Number: PDR-25-0002
Applicant: Elliott Duy
Property Owner: Kurtis Smoke
Project Location: 19504 58th Ave W, Lynnwood WA, 98036
Parcel Numbers: 00585300002503
Zoning: Highway 99 Mixed Use (HMU)
Future Land Use: Highway 99 Corridor, Node
Staff Reviewer: Joe LaBlanche, Planner
Related Permits: Associated Building and Construction Permits
Decision: Approved with Condition
Date of Approval: July 1, 2025

II. Exhibits

1. Plan Set received March 14, 2025
2. Project Narrative received March 14, 2025
3. Geotechnical Report received March 14, 2025
4. Landscape Plan received March 14, 2025
5. Title Report received March 14, 2025
6. Stormwater Site Plan received March 14, 2025
7. PDR Checklist received March 14, 2025
8. Lighting Plan received June 11, 2025
9. Bluebeam Plan Set dated June 27, 2025
10. Notice of Application dated April 23, 2025

III. Project Summary

1. Project Description

The proposed development is for the construction of a two-story Kiddie Academy, located at 19504 58th Ave W, Lynnwood WA, 98036. The first floor will consist of 6,360 SF and the second floor will be 6,570 SF. The property is currently an undeveloped grass lot with a paved parking lot. The site is zoned HMU (Highway 99 Mixed-Use) and will be used for Education. Relevant construction improvements to the 0.75-acre site include all associated utilities, stormwater management, right-of-way improvements, and landscaping.

2. Noticing and Review Timelines

The application was deemed complete on April 10, 2025. On April 23, 2025, in accordance with Chapter 1.35 Lynnwood Municipal Code (LMC), a Notice of Application and Impending Decision was posted at the City of Lynnwood official

posting sites and was published in the Everett Herald. Owners of property and tenants within a 300-foot radius of the subject property were mailed a Notice of Application and Impending Decision on April 23, 2025. The comment period ended May 7, 2025. In accordance with LMC 1.35.333, all written comments received prior to the date this decision have been considered.

LMC 1.35 requires a decision within 100 calendar days after the city notifies the applicant that the application is complete. As of July 1, 2025, the application was reviewed in 83 days.

3. Environmental Review

This proposal is categorically exempt from environmental review per WAC 197-11-800(1)(d). The proposal is considered a minor new construction under the rules governing SEPA review threshold determination.

IV. PDR Decision Criteria

Lynnwood Municipal Code 21.25.145 states the decision criteria that the Director will use in determining if a proposal meets the merits of Project Design Review. In addition to these criteria, the proposal must comply with all applicable zoning regulations.

1. Consistency with the Comprehensive Plan:

The proposed project site is designated Highway 99 (H99) in the Lynnwood Comprehensive Plan. The excerpts below are from the Land Use and Community Character elements of the City of Lynnwood Comprehensive Plan and have been found to be relevant to the proposal.

A. LU Policy 1.4:

Promote infill and redevelopment of underutilized lands and the adaptive reuse of buildings.

The proposed commercial land use is a two-story child daycare center on an undeveloped grass lot with a paved parking lot. This proposal is consistent with the language in LU Policy 1.4.

B. ED Policy 4.3:

Maintain and enhance arts, parks, cultural events, hospitality, entertainment, cultural institutions, and public amenities throughout the City, both publicly- and privately funded, to enhance Lynnwood's livability.

The proposed use is a "Kiddie Academy" child daycare center, which will provide important services in the area for those who need it.

2. Compliance with LMC 21.25 – Project Design Review

- A. LMC 21.25.145(B) Requires that the following decision criteria be met for approval in the project design review process:

- i. It is consistent with the Comprehensive Plan.
The proposed project follows the Comprehensive Plan, as shown in section IV (1).
 - ii. It is consistent with all applicable provisions of this chapter.
This project is consistent with the purpose of design review as defined in Lynnwood Municipal Code 21.25, per section IV (2).
 - iii. It is consistent with the applicable design guidelines found in the Lynnwood Citywide Design Guidelines, adopted by this reference, and incorporated in the provisions of the LMC and Chapter 21.25 LMC as fully as if herein set forth.
The proposal includes the construction of a commercial structure using modern design standards, that fit within the Highway 99 Design Guidelines. Additionally, the rest of the site includes design features supported by the guidelines.
 - iv. For development applications for remodeling or expansion of an existing development, it is consistent with those provisions in the applicable design guidelines identified by the director as being applicable.
The proposal is not a remodel or an expansion of an existing development.
3. Compliance with LMC 21.17 – Outdoor lighting Standards
To provide uniform outdoor lighting standards to assure public safety, utility, and security of private and public property. This site is considered a ‘Lighting Zone 2 (LZ-2).
The site is in Lighting Zone 2 (LZ-2). The applicant has provided a site lighting plan meeting the submittal requirement. Staff have added conditions related to meeting the requirements of both the HMU zone and LMC 21.17 as part of the building permit submittal.
4. Compliance with LMC 21.18 – Off-Street Parking
The purpose of LMC 21.18 is to ensure adequate off-street parking for all allowed uses, to provide minimum development standards for parking areas, and to reduce parking demand by encouraging alternative means of transportation and shared parking where feasible.

Child Day Care Center/Preschool

Requirement:	1 Space per Employee plus 1 Space Per 40 Students
Project:	23 Employees 170 Students
Minimum Required:	27 Spaces
Proposed:	36 Spaces

5. Compliance with LMC 21.62 – Highway 99 Mixed-Use

- A. The purpose of this zone is to promote the development of mixed-use nodes at key intersections on Highway 99 (Hwy 99) generally located at bus rapid transit (BRT) stops, as envisioned by the Highway 99 subarea plan. Development in these nodes may consist of a combination of pedestrian-oriented retail that serves the local residential population, region-serving retail, multifamily residential development and/or a combination thereof (mixed use). Businesses and residences in this zone will be within a pedestrian-oriented environment designed to cater to transit, walking, and bicycle traffic. Mixed use development can be in the form of vertical mixed use (residential on top of commercial) or horizontal mixed-use (residential adjacent to commercial). Development standards and design guidelines will define building and spatial relationships, with particular emphasis on the design of pedestrian spaces, linkages between development, Highway 99, BRT stations, and related pedestrian facilities and amenities.

The proposal is for a non-residential development located near both multi-family residential zones and commercial areas. The site is also located near a BRT station, meeting the purpose of the HMU zone.

- B. 21.62.200 – Permitted Land Uses:

Per LMC 21.62.200(A)(6), day-care uses are permitted.

- C. 21.62.400 – Development Standards:

Development Standard	Requirement	Provided
Minimum Sidewalk Width Along Public Streets	12 ft	12 ft
Maximum Lot Coverage	25%	20%
Maximum Building Height	35 ft	30 ft
Maximum Floor-Area Ratio	0.5	0.4

6. Compliance with LMC 21.08.400– Landscape Buffer Requirements:

The subject property does not abut a property zoned RS, RM, or P-1, so it does not need an additional landscape buffer.

V. Public and Agency Comments

The 14-day Notice of Application public comment period on the proposal ended on May 7, 2025. No public or agency comments were received.

VI. Conditions of Approval

Staff recommends approval of the Kiddie Academy (PDR-25-0002) application, subject to the following conditions:

1. Submittal of building permit must include outdoor lighting drawing sheet demonstrating compliance with Lighting Zone 2 of LMC 21.17 and Highway 99 Design Guidelines.

2. Installation of transportation improvements as shown on Exhibit 9 including:
 - A. STOP bar and STOP sign Installation:
 - i. Install stop bar and stop sign for both north and south leg at 58th Place W.
 - ii. Install stop bar for 194th street SW.
 - iii. Install stop bar and stop sign for both north and south leg at 58th Ave W
 - B. Yellow Centerline Installation:
 - i. Install yellow centerline for 58th Place (south leg), 58th Ave W and 194th Street.
 - C. Curb Ramp Installation:
 - i. Install Curb Ramps on 58th Ave W at 194th street both corners.
3. Per Exhibit 9, the project will need to apply for a Development Engineering permit.
4. Per Exhibit 9, the playground on page C-1.0 must provide two exits out of the area. The gates are to be equipped with panic hardware and swing in the direction of egress.

VII. Conclusion

Based on the application materials and the analysis contained in this staff report, staff concludes that the applicant has met the decision criteria for conditional approval of the Project Design Review (PDR) permit.

VIII. Director's Decision

Reviewed by: Karl Almgren Date: 7/1/2025
Karl Almgren, AICP
Community Planning Manager

Approved by:  David Kleitsch (Jul 2, 2025 15:12 PDT) Date: 07/02/25
David Kleitsch
Development & Business Director

IX. Notice of Decision and Right of Appeal

Administrative decisions of the director may be appealed by filing a written request for appeal with the Development & Business Services Department within 14 calendar days of the posting of this decision. An appeal filed within this time limit will be processed pursuant to Process II, as identified in LMC Section 1.35.200.

X. Lapse of Approval

The applicant under this process must begin construction or submit to the city a complete building permit application for the proposal within two years after the final decision on the matter, or the decision becomes void. The applicant must substantially complete construction for the proposal approved under this process and complete the applicable conditions listed in the decision within five years after the final decision of the city on the matter, or the decision becomes void per LMC 21.25.165. No later than two weeks prior to the lapse of approval, the applicant may submit a written request with supporting

documentation to the Development & Business Services Department requesting a one-time extension of those time limits of up to one year per LMC 21.25.170(A).

XI. Revisions After Approval

The determination that the proposal meets the criteria for a subsequent modification exception is based on all plans, details, catalogue cuts, specifications, renderings, notes, materials, and color samples submitted for design review. Any changes to the design of the project as indicated by the above submitted materials will require additional review and may delay the issuance of subsequent development permits for the proposal and/or inspections during construction.

XII. Other Permits

The approval of Project Design Review does not in any way replace, modify, or waive any requirement for the compliance of the proposal with other applicable codes, standards, or regulations, including, but not limited to, those of the Public Works, Permits & Inspections, and Fire Departments.






PDR_25-0002_Directors-Decision

Final Audit Report

2025-07-02

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