

AMENDMENT 2005-M-1 –LOW DENSITY RESIDENTIAL MAP REVISIONS

DESCRIPTION: Low-density residential areas are subject to increased scrutiny upon review by outside authorities under the Growth Management Act. Although never explicitly stated in the Growth Management Act, the minimum urban density of four dwelling units per acre (du/acre) has consistently been held as a standard for compliance with the Act. In proceedings before the Central Puget Sound Growth Management Hearings Board (CPSGMHB), the Board has noted that it is not necessary for cities to designate all lands within their jurisdictions at a minimum four du/acre. However, those portions of the city zoned at densities less than this standard will be carefully examined and the lower density must be justified.

The City of Renton Comprehensive Plan sets aside land for residential low-density use, including lands appropriate for larger lot housing stock at four du/acre and lands inappropriate for urban densities. Lands containing significant sensitive areas or assigned as urban separators are to be zoned at densities below the urban standard. Review of decisions by the CPSGMHB support this approach; the Board consistently upholds the standard that densities less than four du/acre are allowed in order to protect pervasive natural hazards or critical areas large in scope, of high rank order value and complex in structure and function. Cities proposing development areas at densities less than the four du/acre urban standard have been found in non-compliance with the Growth Management Act if they have been unable to meet the sensitive areas standard above.

Policy LU-135 of the Comprehensive Plan requires the City to review implementation of its low density zoning to ensure consistency with the Residential Low Density objectives and policies. Such a review consists of an evaluation of all lands currently designated at densities below four du/acre for compliance with urban bright-line standard set by the Hearings Board. It also involves an examination of the consistency of allowed uses and development standards of the implementing zoning with the Comprehensive Plan.

ISSUE SUMMARY:

1. Should areas designated in the Comprehensive Plan as Residential Low Density (RLD) be redesignated to ensure compliance with the four du/acre urban bright-line?
2. Should any areas designated in the Comprehensive Plan as Residential Single Family (RSF) be redesignated RLD due to the presence of sensitive areas?

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3. Should the zoning of RLD lands be changed, where appropriate, to either provide additional protection to sensitive areas or to allow for more intense development?
4. Is a Title IV text amendment needed to ensure that the development standards and allowed uses in the zones implementing the RLD designation (RC, R-1, and R-4) are consistent with the objectives and policies of the Comprehensive Plan?

RECOMMENDATION SUMMARY:

Rezones that Increase Land Capacity-

- Recommend that the parcels zoned R-1 along Lake Washington Boulevard be rezoned from R-1 to R-4 due to a lack of significant critical areas (inventory area B; map 1).

Rezones that Decrease Land Capacity-

- Recommend RC zoning and RLD designation for a strip of primarily publicly owned properties near May Creek and Jones Avenue due to the presence of major critical areas (inventory area E1; map 2).
- Recommend R-1 zoning, and an RLD land use designation, for two areas near May Creek due to the presence of significant critical areas and to further protect the May Creek basin (inventory areas E2 and E3; map 2).
- Recommend that the portion of the Maplewood Addition area in the Potential Annexation Area be redesignated RLD and pre-zoned R-4 to protect major sensitive areas near the Cedar River (inventory area K2; map 3).
- Recommend a change in land use designation from RS to RLD for the Maplewood subdivisions, along Highway 169 and the Cedar River, and a rezone from R-8 to R-4, due to the presence of critical areas and the location on the Cedar River (inventory areas K3 and L2; map 3).
- Recommend R-1 zoning, and RLD land use designation, for the area of the Panther Creek Wetland, north of Valley Medical Center due to the presence of a major wetland (inventory area P; map 4).
- Recommend that the Potential Annexation Area near the Springbrook watershed be redesignated RLD, and pre-zoned R-4, to protect major sensitive areas near the Springbrook watershed (inventory area V; map 5).

Areas that should remained designated RLD and zoned RC (map 6)-

- Gene Coulon Park (inventory area A)
- Kennydale Blueberry Farm (inventory area C)
- Large natural areas along the Cedar River (inventory area K1 and L1)

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- BPA Substation on Puget Drive (inventory area M)
- Oaksdale Avenue Wetland Bank (inventory area Q)
- Springbrook Watershed (inventory area T)

These areas should be zoned for Resource Conservation to preserve the valuable natural functions of complex systems and to preserve existing areas dedicated to public openspace and agricultural activities.

Areas that should remain designated RLD and zoned or pre-zoned R-1 (map 6)-

- Natural area at the junction of I-405 and Highway 900 (inventory area D)
- Stonegate plat (inventory area G)
- May Valley Urban Separator (inventory area H)
- Area near Greene Stream (inventory area J)
- Natural area near NW 7th Street (inventory area O)
- Natural area along Highway 167 south of Valley Medical Center (inventory area R)
- Natural area near Carr Road (inventory area U)

These areas should remain zoned R-1 due to the presence of critical areas that make them areas unsuitable for urban densities.

Recommend that changes be made to the uses for the R-1 and RC zones to restrict activities of an urban size, scale, and intensity and allow for greater protection of sensitive areas.

Table of Recommended Use Changes in the R-1 zone

Use	Current Code	Proposed Code
Adult Day Care II	H	
Day Care Centers	H25	
Convalescent Centers	H	
Medical Institutions	H	

Table of Recommended Use Changes in the RC zone

Use	Current Code	Proposed Code
Group Homes II for 6 or less	P	AD
Group Homes II for 7 or more	P	
Retirement Residences	H	
Cemetery	H	
Service and social organizations	H	
Bed and Breakfast, professional	AD	H

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Adult Day Care II	H	
Day Care Centers	H25	
Convalescent Centers	H	
Medical Institutions	H	

Blank= not allowed, P=permitted use, AD= administrative conditional use, H= Hearings Examiner conditional use, #25= A preschool or day care center, when accessory to a public or community facility listed in RMC 4-2-060J, is considered a permitted use

ANALYSIS: In order to comply with Policy LU-135 and ensure that the City conforms to the urban bright-line standard, a full inventory of all lands designated RLD in the Comprehensive Plan is necessary. The test of compliance is whether existing significant environmental constraints justify a residential density of less than four du/acre. Significant environmental constraints occur, as defined in policy LU-135, when:

- 1) *Critical areas encumber a significant percentage of the gross area;*
- 2) *Developable areas are separated from one another by pervasive critical areas or occur on isolated portions of the site and access limitations exist;*
- 3) *The location of the sensitive area results in a non-contiguous development pattern;*
- 4) *The area is a designated urban separator; or*
- 5) *Application of the Critical Areas Ordinance setbacks/buffers and/or net density definition would create a situation where the allowed density could not be accommodated on the remaining net developable area without modification or variances to other standards.*

Significant environmental constraints provide justification for lands with a density below the urban bright-line and the Comprehensive Plan provides additional assistance in determining the implementing zoning in RLD areas. Under objective LU-DD, the purpose of the residential low-density designation is to provide for a range of lifestyles, protect critical areas and promote compatible uses, and to provide a transition area to rural designations in King County. Low-density residential designation in the Comprehensive Plan is implemented using three zoning districts: Resource Conservation (RC), Residential One du/acre (R-1) and Residential Four du/acre (R-4). Policy LU-134 stipulates that lands should contain significant environmental constraints in order to justify RC or R-1 zoning. Each area designated RLD has been analyzed using these criteria to determine the appropriate Comprehensive Plan designation and zoning. Additionally, lands designated RSF that meet the criteria for RLD designation have been included in the inventory. The complete inventory is shown on figures 1 and 2.

Inventory of RLD Lands

- A. Coulon Park is public open space and is not available for residential development. It also is a location of seismic hazard.
- B. Property cluster in the vicinity of N 26th Street, north of Gene Coulon Park, containing very few sensitive areas. Most of the parcels are already subject to development. This area is suitable for development at an urban density.

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- C. Parcel south of NE 20th Street between Jones and Aberdeen Avenues. This property contains a portion of a mapped wetland and has been in use for many years as a working berry farm. As long as the property is used for agriculture, it should remain zoned RC. At such time that the agriculture use is discontinued a rezone of this parcel would be appropriate.
- D. Strip of properties in the southeast corner of the intersection of Highways 405 and 900. Steep slopes, erosion hazard, and high landslide hazard on these parcels make them appropriate for the current R-1 zoning.
- E. Property cluster in the vicinity of May Creek, along Jones Avenue NE and extending southeast along Honey Creek to the vicinity of NE 17th Place. This is dominated by multiple sensitive areas: high and moderate landslide hazards, seismic hazards, flood hazards along May Creek, steep slopes, and approximately five acres of mapped wetlands. This portion of May Creek is within the Lower Basin sub area in the May Creek Basin Action Plan (adopted April 2001). The Action Plan was developed to control sedimentation and non-point pollution in the May Creek Basin and to protect the recharge of the aquifer supplying drinking water to the City of Renton. May Creek is also a recognized wildlife corridor for salmonids and other species in the Renton Comprehensive Plan. As a result, development should be limited to protect the multiple functions provided in this basin sub area. This includes limiting development on the parcels adjacent to May Creek in the northeastern corner of the cluster with only limited sensitive areas. Additionally, it may be prudent to down zone some of the larger parcels that are currently zoned R-8. The eight parcels zoned R-8 to the north of this cluster along Highway 405 are primarily in public ownership and subject to extensive critical areas. There are also parcels that should be down zoned to provide additional protection near the confluence of Honey Creek and May Creek.
- F. Group of properties just north of the City limits and South of SE 95th Way. These properties are designated in the Comprehensive Plan as residential low density. There are no major sensitive areas and the existing development is at approximately three du/acre. Development is appropriate at urban densities.
- G. Area of the Stonegate plat in the northeast corner of the city limits and the Urban Growth Boundary. These parcels primarily represent an existing plat developed at a density of two to three dwellings per acre. Rezoning the platted property is a moot issue since the pre-existing development has already determined the housing density. The only critical areas are located on a larger parcel divided by May Creek, which is owned in common by the Stonegate property owners. This area is unlikely to be intensely developed since it is a common space for the plat. Nevertheless, it should remain in R-1 to protection from erosion, sedimentation, and run-off to control flooding and protect wildlife habitat in conjunction with the May Creek Basin Action Plan.
- H. This area south of May Creek lies just outside city limits and is a designated urban separator that must remain pre-zoned R-1. This is also a portion of the May Creek Valley sub area in the May Creek Basin Action Plan, which has been targeted for protection from erosion, sedimentation, and run-off to control flooding and protect wildlife habitat.
- I. Parcels in the vicinity of SE 95th Way and NE 24th Street containing very limited critical areas. They should be rezoned R-4 to match the adjacent property.
- J. This cluster represents the large expanse of properties designated residential low density in the Comprehensive Plan that lie east of the city limits and extend to the urban growth boundary, bounded on the South by the Renton-Maple Valley Highway. Few sensitive

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areas appear on planning maps for this area, much of which is characterized by existing suburban style housing developments. This area is appropriately pre-zoned R-4. However, there is a small cluster of properties in the northeast portion of this area (east of Stonegate and in the vicinity of Greene Stream, which have been pre-zoned R-1. This area was extensively studied during the rezoning process and due to stormwater concerns near Greene Stream, this area should remain pre-zoned R-1.

- K. Property cluster lying south of the Cedar River. Most of the property in this cluster is in public ownership for use for utilities, open space, aquifer protection, a wildlife corridor, and future park development. There is a small cluster of residential development, the fully developed Maplewood Estates Plat, which is zoned R-8. Multiple sensitive areas characterize this land: aquifer protection zone, coal mine hazards, seismic hazards, erosion hazards, steep slopes, and moderate and very high landslide hazards. The properties already designated RLD should remain RC as currently zoned. The area along the Cedar River is part of a complex natural system and should be preserved. The Maplewood Estates area should be redesignated RLD and down zoned to R-4 (which is consistent with the existing density) to prevent additional development in that area.
- L. Property cluster along the Cedar River and north of the Renton-Maple Valley Highway. Similar to the property above, the parcels on the other side of the Cedar River are also subject to multiple sensitive areas: steep slopes, erosion hazards, moderate and very high landslide hazards, seismic hazards, mapped wetland areas, and flood hazards. The area along the Cedar River is part of a complex natural system and should be preserved. The land is primarily set aside for open space on both the publicly owned lands and the privately owned lands (which consist primarily of commonly held tracts owned by the homeowners of adjacent subdivisions). There is also an area of residential development, the fully developed Maplewood Addition plat, which is designate RSF. For the best protection of the critical areas and use of the Cedar River area as a wildlife corridor and for aquifer recharge, the properties designated RLD should remain RC as currently zoned. The Maplewood Addition area should be redesignated RLD and rezoned and pre-zoned R-4 to prevent additional development in that area upon annexation. Existing development in Maplewood Addition is consistent with the R-4 density standard.
- M. Triangular shaped parcel in the vicinity of the intersection of Puget Drive SE, Edmonds Way SE and Royal Hills Drive SE. This is the location of the BPA substation. The undeveloped portion of the parcel contains a daylighted portion of Ginger Creek, a type 3 stream, and is part of a larger wildlife corridor. This parcel should remain zoned RC.
- N. Areas designated RLD in the Comprehensive Plan in the area of the Cedar River Valley floor outside city limits south of the Renton-Maple Valley Highway and north of the Fairwood area. Much of this area is subject to erosion hazards, landslide hazards, and steep slopes making it unsuitable for development at urban densities of four du/acre. Additionally, development of the hazard-free portions of this land has already occurred at net densities much greater than the City of Renton would have allowed had the properties been annexed prior to development. The areas characterized by hazards should be pre-zoned R-1 and the rest of the area pre-zoned R-4.
- O. Parcel south of NW 7th Street containing high landslide hazard, erosion hazard, and steep slopes. It should remain zoned R-1.
- P. Property along 167 and running from the 405 interchange south to Valley Medical Center. Similar to the area above, this area shows seismic hazard and an extensive mapped wetland, the Panther Creek Wetland, in the R-1 area, as well as the adjacent R-8 area to

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the south. There are potentially more than 80 acres of wetlands here that should be protected with low-density zoning. All of the parcels zoned R-1 and all of the parcels zoned R-8 that do not contain improvements are owned by the City of Renton. These parcels should all be zoned R-1. The parcels containing improvements are mainly on the edge of the sensitive area and should be zoned R-1 on the eastern portion of each parcel, in conjunction with the mapped wetland boundary. In 1998, the City had the Panther Creek Wetland surveyed, and the line should be drawn at the wetland floodway easement boundary for the Tatro and Schultek properties. The remaining unencumbered area of these parcels should remain zoned R-8.

- Q. City owned property cluster in the vicinity of Oakesdale Avenue SW. These city-owned properties are part of a wetland mitigation bank created by the City of Renton. Every parcel is between 50%-100% covered in mapped wetlands. The current RC zoning protects this area adequately.
- R. Property along 167 and south of the S 43rd Street exit. Examination of this area shows seismic hazard and over 20 acres of mapped wetlands in the R-1 zone and a portion of the adjacent RM-I and R-14 zones. The potential size of the wetland in this area indicates the area should be protected with low-density zoning. The adjacent parcels in the RM-F and R-14 zones have achieved their maximum development potential and do not need to be rezoned to protect the wetland.
- S. Properties just outside city limits to the South in the Springbrook area that are designated for low-density development in the Comprehensive Plan. In addition to land that should be set aside for drinking water protection a major portion of this area is a designated urban separator and should be pre-zoned R-1 accordingly. The Cleveland property is also planned for future park development.
- T. Properties owned by the City in the most southern portion of the city limits. This property is part of the Springbrook watershed and is subject to steep slopes, erosion hazards, and high and moderate landslide hazards. It should remain zoned for low-density development.
- U. Property cluster in the vicinity of SE 179th Street and Carr Road. This area is characterized by moderate and high landslide hazards, erosion hazards, and steep slopes and should remain zoned R-1.
- V. Area south and west of City Limits near the Springbrook area. The platted property in this area has been developed at approximately four du/acre and many of the non-platted properties show erosion hazards and steep slopes. Given the proximity to the Springbrook watershed reserve and the existing development pattern, this area should be redesignated RLD and pre-zoned R-4.

Development Standards and Use Review

The RLD designation is implemented through the development regulations for the RC, R-1 and R-4 zones. The Comprehensive Plan makes a distinction between R-4 zoning and lower density zoning in the policies under objective LU-DD. R-4 zoning should provide for urban, estate-style and higher income housing on lands without critical areas. Lower density zoning in the RC and R-1 zones should be implemented in areas with a prevalence of significant environmental constraints. There are no policy criteria for distinguishing between the lowest density zones.

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The differences in the development standards for the zones are in line with the purposes and policies that direct each zone. Under the standards in Ordinance 5100 and RMC 4-2-110A, the R-4 zone provides for higher income, estate-style development through landscaping standards for new plats, residential density at the four du/acre standard, options for both larger lots and small lot clusters, and setback and yard standards that are larger than higher density single-family areas and smaller than the lower density zones. Development in the RC zone promotes and protects critical areas and agricultural uses through large lot size, very low maximum density, large setbacks, large yard sizes, the absence of landscaping standards, and provisions for agricultural uses. R-1 standards provide an intermediary development standard with urban-style yard and setback standards, like the R-4 zone, but much larger lot sizes and lower densities to provide protection for critical areas and create open space. The development standards appropriately account for the differences between the zones and do not require amendment.

Although the development standards are appropriately distinct for each zone, the uses for the zones may require some revision. A typical range of uses for low-density urban development is allowed in the R-4 zone: residential, hobby and accessory uses, schools, utilities, limited services and community facilities and no commercial and industrial uses. The R-1 zone allows a similar range of uses, broadening the mix to include more opportunities for recreation, animal uses, and agriculture. This is appropriate since the purpose of the R-1 zone is broader and the lower density allows for greater protection of sensitive areas. However, a few uses that include activities of an urban size, scale, or intensity are better served in a more urban zone and should not be allowed in the R-1 zone.

Evaluation of the allowed uses in the RC zone reveals that the intensity of a number of allowed uses may not be compatible with the zone's purpose. Larger, more intense uses should be extremely limited or prohibited as they might affect the quality and functions of adjacent critical areas due to potential increases in traffic, impervious surfaces, light, noise, and other issues. Lower intensity uses closely related to the purpose of the zone should be permitted outright with related uses deemed accessory. Mid-range uses, in terms of size, scale and intensity should be allowed, subject to the review and oversight afforded by either an administrative conditional use permit or a Hearing Examiner conditional use permit. Allowing less intense uses provides a variety of options for property owners and limiting more intense uses provides a better opportunity to protect and enhance critical areas.

Few, if any, private property owners would be adversely affected by tightening use regulations in the RC zone to more closely match the purpose and intent of the zone. More than 75% of the parcels zoned RC are publicly held and approximately one third of those parcels in private ownership are open spaces held in common as part of an existing plat. The few changes proposed for the R-1 zone only serve to limit uses of an urban scale and intensity. Tightening the regulations in these zones truly sets aside land for resource conservation and for the protection and promotion of valuable resources that affect the quality of life for the City's citizens and businesses.

REVIEW CRITERIA FOR COMPREHENSIVE PLAN AMENDMENT:

The proposed amendment must meet the review criteria in RMC 4-9-020G (at least one):

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1. *The request supports the vision embodied in the Comprehensive Plan, or*
2. *The request supports the adopted Business Plan goals established by the City Council, or*
3. *The request eliminates conflicts with existing elements or policies, or*
4. *The request amends the Comprehensive Plan to accommodate new policy directives of the City Council.*

These citywide redesignations meet all of the review criteria for a Comprehensive Plan map amendment.

COMPREHENSIVE PLAN COMPLIANCE: The recommended changes comply with the goals, objectives, and policies of the Comprehensive Plan.

ZONING CONCURRENCY: The proposed prezones, rezones, and text amendments are concurrent with the Comprehensive Plan.

DECISION CRITERIA FOR CHANGE OF ZONE CLASSIFICATION

The proposed rezone must meet the review criteria in RMC 4-9-180F:

- a. *The proposed amendment must meet the review criteria in RMC 4-9-020G; and*
- b. *The property is potentially classified for the proposed zone being requested pursuant to the policies set forth in the Comprehensive Plan; and*
- c. *At least one of the following circumstances applies*
 - i. *The subject reclassification was not specifically considered at the time of the last area land use analysis and area zoning; or*
 - ii. *Since the most recent land use analysis or the area zoning of the subject property, authorized public improvements, permitted private development, or other circumstances affecting the subject property have undergone significant and material change.*

The proposed prezones and rezones meet the review criteria for rezone.

CONCLUSION: The recommendation is to adopt the redesignations and rezones as proposed.

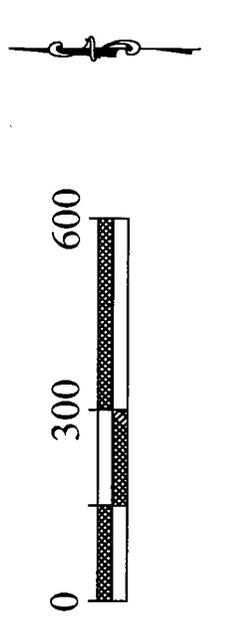
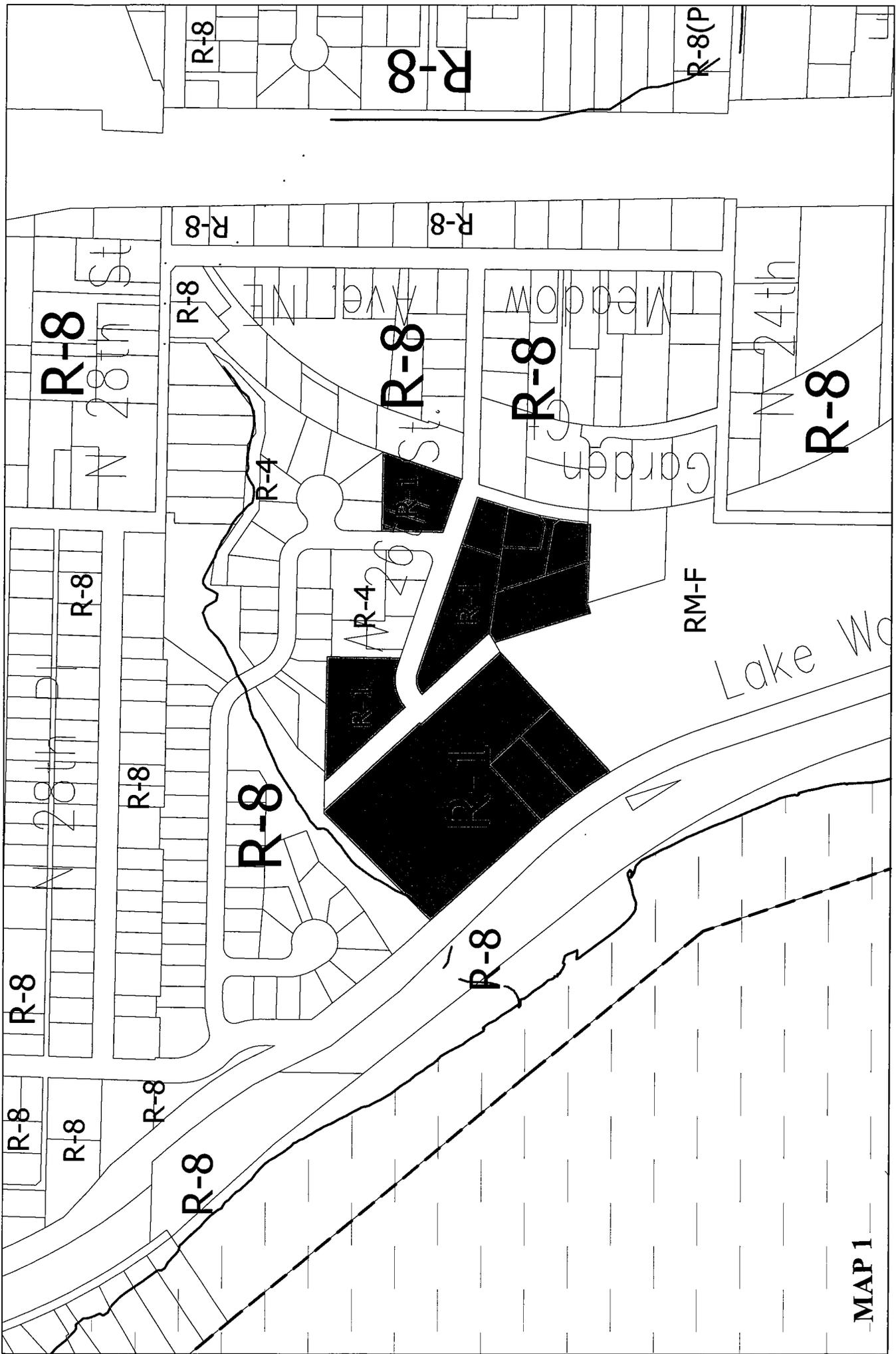
Summary of the Inventory of Low Density Lands

Area	Description	Current Zoning	Proposed Zoning	Current CP Designation	Proposed CP Designation	Comments
A	Gene Coulon Park	RC	RC	RLD	RLD	Permanently set aside as park space.
B	Lake Washington Boulevard	R-1	R-4	RLD	RLD	Few sensitive areas, land is suitable for urban development.
C	Blueberry Farm	RC	RC	RLD	RLD	Working farm should remain a designated resource land.
D	Junction of 405 and 900	R-1	R-1	RLD	RLD	Steep slopes, erosion and landslide hazards make this land unsuitable for development.
E1	May Creek and Jones Avenue	R-8	RC	SFR	RLD	Subject to extensive critical areas and primarily in public ownership. There is not adequate development area for urban densities.
E2	May Creek and NE 31 st Street; homeowners' common parcels	R-4	R-1	SFR	RLD	Subject to landslide, flood and erosion hazards, steep slopes, and wetlands. A targeted protection area in the May Creek Basin Plan, designed to protect drinking water and salmonid habitat.
E3	May Creek and 116 th Place	R-8	R-1	RLD	RLD	Subject to extensive critical areas. A targeted protection area in the May Creek Basin Plan.
F	PAA- SE 95 th Way	PAA	(R-4)	RLD	RLD	No major critical areas, existing development is approximately 3 du/acre. Suitable for urban density.
G	Stonegate	R-1	R-1	RLD	RLD	No major critical areas except in the homeowners' common tract, but the plat is fully developed and highly unlikely to redevelop. The common tract is part of the May Creek Basin Action Plan and should be protected from extensive development.
H	May Valley Urban Separator	R-1*	R-1*	RLD	RLD	Designated as an urban separator and part of the May Creek Basin Action Plan.
I	May Valley and Coal Creek Pkwy	R-4*	R-4*	RLD	RLD	Very limited critical areas on this site, urban densities are appropriate.
J	East Renton Plateau	R-4, R-1*	R-4, R-1*	RLD	RLD	This area was extensively reviewed as part of a pre-zoning effort. With few critical areas, urban densities are appropriate. The area around Greene Stream, however, should be R-1 because the original rezoning files for this area show that it is highly sensitive to storm water run-off.

K1	Cedar River Valley- south of 169	RC	RC	RLD	RLD	Primarily in public ownership for use for utilities, open space, aquifer protection, wildlife corridor, or future park development. Multiple critical areas: coal mine, seismic, erosion, and landslide hazards, and steep slopes.
K2	Maplewood Addition annexation	PAA	R-4*	SFR	RLD	R-4 zoning is consistent with existing patterns of development and higher intensity use is not appropriate in the sensitive area along the Cedar River.
K3	Maplewood neighborhood - south of 169	R-8	R-4	SFR	RLD	R-4 zoning is consistent with existing patterns of development and higher intensity use is not appropriate in the sensitive area along the Cedar River.
L1	Cedar River Valley- north of 169	RC	RC	RLD	RLD	Primarily in public ownership for use for utilities, open space, aquifer protection, wildlife corridor, or future park development. Multiple critical areas: coal mine, seismic, erosion, and landslide hazards, wetlands, and steep slopes.
L2	Maplewood Estates- north of 169	R-8	R-4	SFR	RLD	R-4 zoning is consistent with existing patterns of development and higher intensity use is not appropriate in the sensitive area along the Cedar River.
M	BPA substation on Puget Drive	RC	RC	RLD	RLD	The undeveloped portion of this site contains a daylighted portion of Ginger Creek, a type 3 stream, and is part of the larger wildlife corridor. The rest is in use for public utilities.
N	PAA- South of 169	PAA	(R-4, R-1)	RLD	RLD	Erosion and landslide hazards and steep slopes make a portion of this land unsuitable for urban densities. King County has already allowed development on the usable land at densities much higher than the City would have allowed.
O	NW 7 th Street	R-1	R-1	RLD	RLD	Landslide and erosion hazard and steep slopes. The small area for potential development would be difficult to access.
P	Along 167, north of Valley Medical	R-8	R-1	SFR	RLD	This contains the Panther Creek Wetland and seismic hazard. Development should be limited as a

	Center					result. The non-critical area portions of the property should remain R-8
Q	Oakesdale Avenue	RC	RC	EAV	EAV	Properties set aside by the City for a wetland mitigation bank.
R	Along 167, south of Valley Medical Center	R-1	R-1	RLD	RLD	There is an extensive area of mapped wetlands and a seismic hazard in this area. Existing development has occurred around it at medium density and it should be protected from any higher intensity use.
S	Urban Separator near Springbrook	PAA	(R-1)	RLD	RLD	This is a designated urban separator and is in close proximity to the Springbrook watershed. It also is the site planned for future park development.
T	Springbrook Watershed area	RC	RC	RLD	RLD	The Springbrook watershed is a source for drinking water for the City of Renton and is subject to steep slopes and erosion and landslide hazards.
U	Critical areas near Carr Rd	R-1, R-4	R-1, R-4	RLD	RLD	Erosion and landslide hazards and steep slopes make a portion of this land unsuitable for urban densities.
V	PAA in Springbrook area	PAA	(R-4)	SFR	RLD	This area is suitable for urban densities, but there are some steep slopes and erosion hazards. Existing development has been built at approximately 4 du/acre. It should be zoned at the lowest urban density due to the proximity to the Springbrook watershed.

()= suggested zoning if annexed, *= prezoning, **BOLD**= recommended change



MAP 1

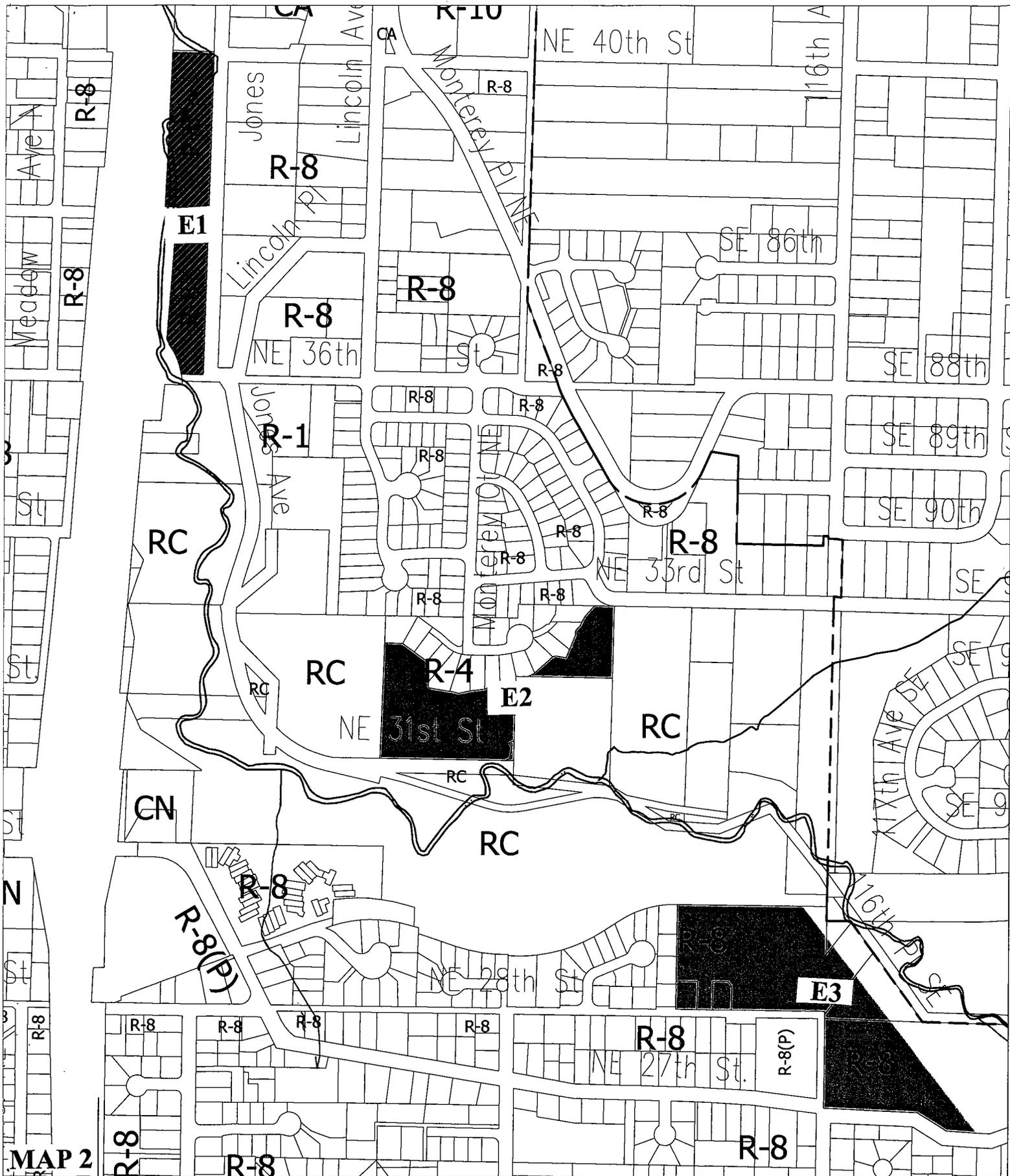
Residential Low Density Lands Inventory

Area B - Proposed Zoning Changes

 R-1 to R-4

Economic Development, Neighborhoods & Strategic Planning
 Alex Pleisch, Administrator
 G. Del Rosario
 15 August 2005



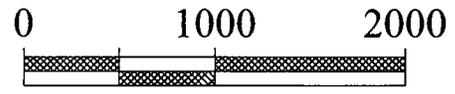


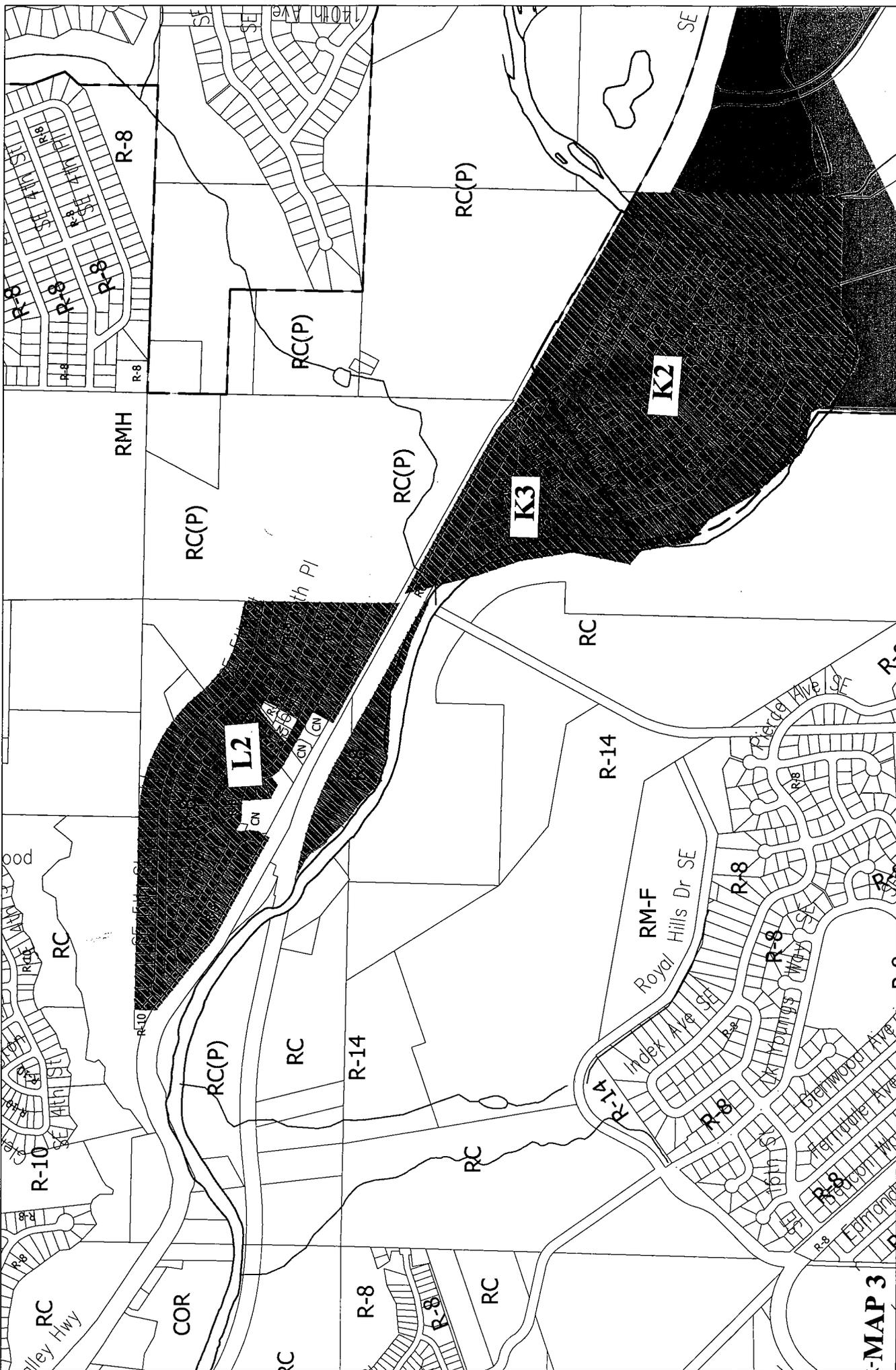
Residential Low Density Lands Inventory

Area E - Proposed Zoning Changes and Comp Plan Amendment

CITY OF KENTON
 Economic Development, Neighborhoods & Strategic Planning
 Alex Pietsch, Administrator
 G. Del Rosario
 15 August 2005

- R-4/R-8 to R-1
- R-8 to RC
- RSF to RLD





Residential Low Density Lands Inventory

Area K & L - Proposed Zoning Changes and Comprehensive Map Amendments

-  R-8 to R-4
-  RSF to RLD

Economic Development, Neighborhoods & Strategic Planning
 Alex Pletsch, Administrator
 G. Del Rosario
 15 August 2005



-MAP 3



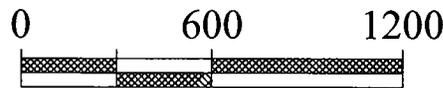
MAP 4

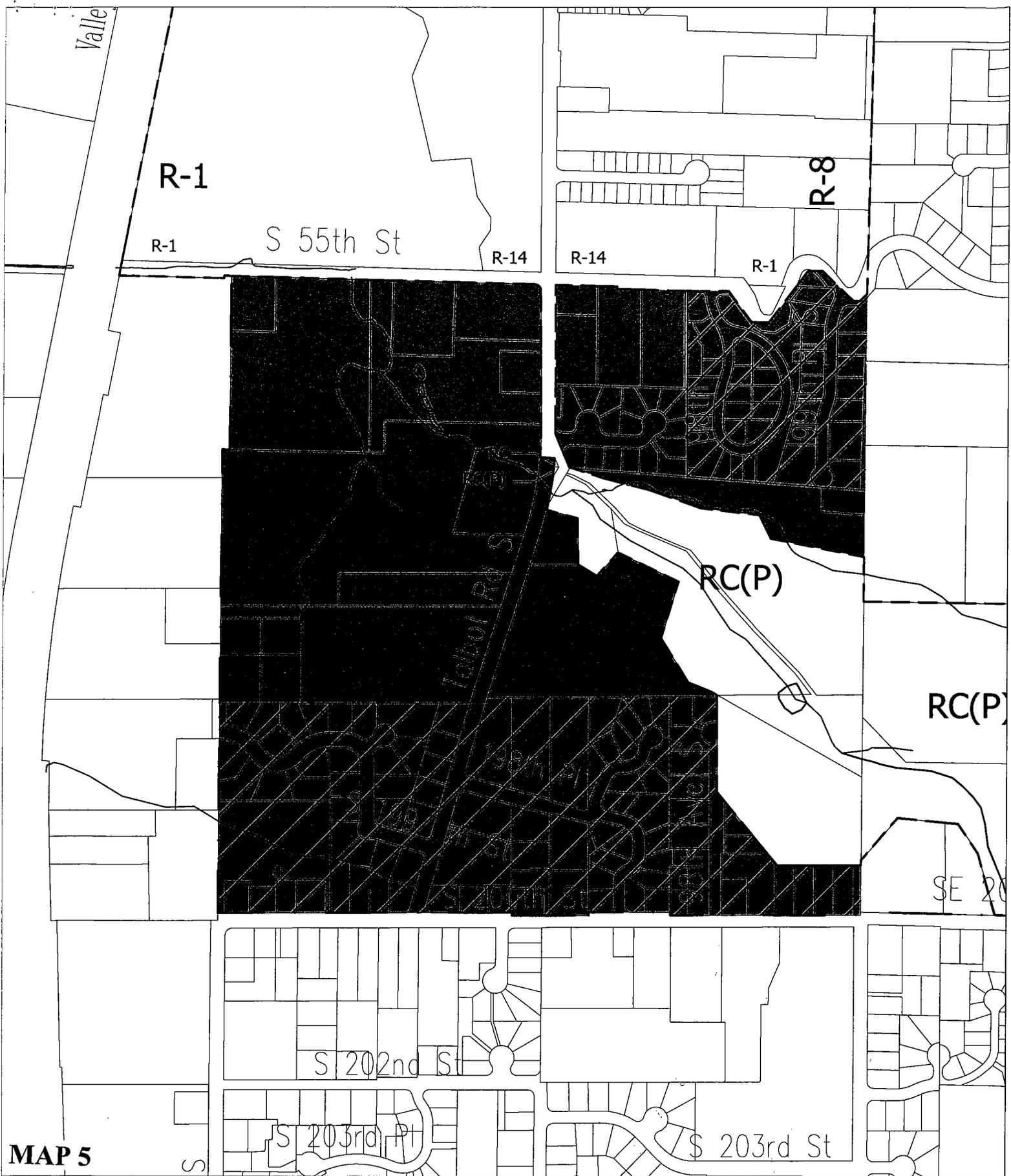
Residential Low Density Lands Inventory

Area P - Zoning Changes and Comp Plan Amendment

Economic Development, Neighborhoods & Strategic Planning
 Alex Pietsch, Administrator
 G. Del Rosario
 15 August 2005

- R-8 to R-1
- RSF to RLD



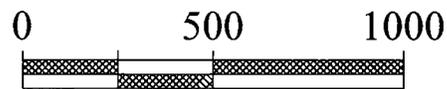


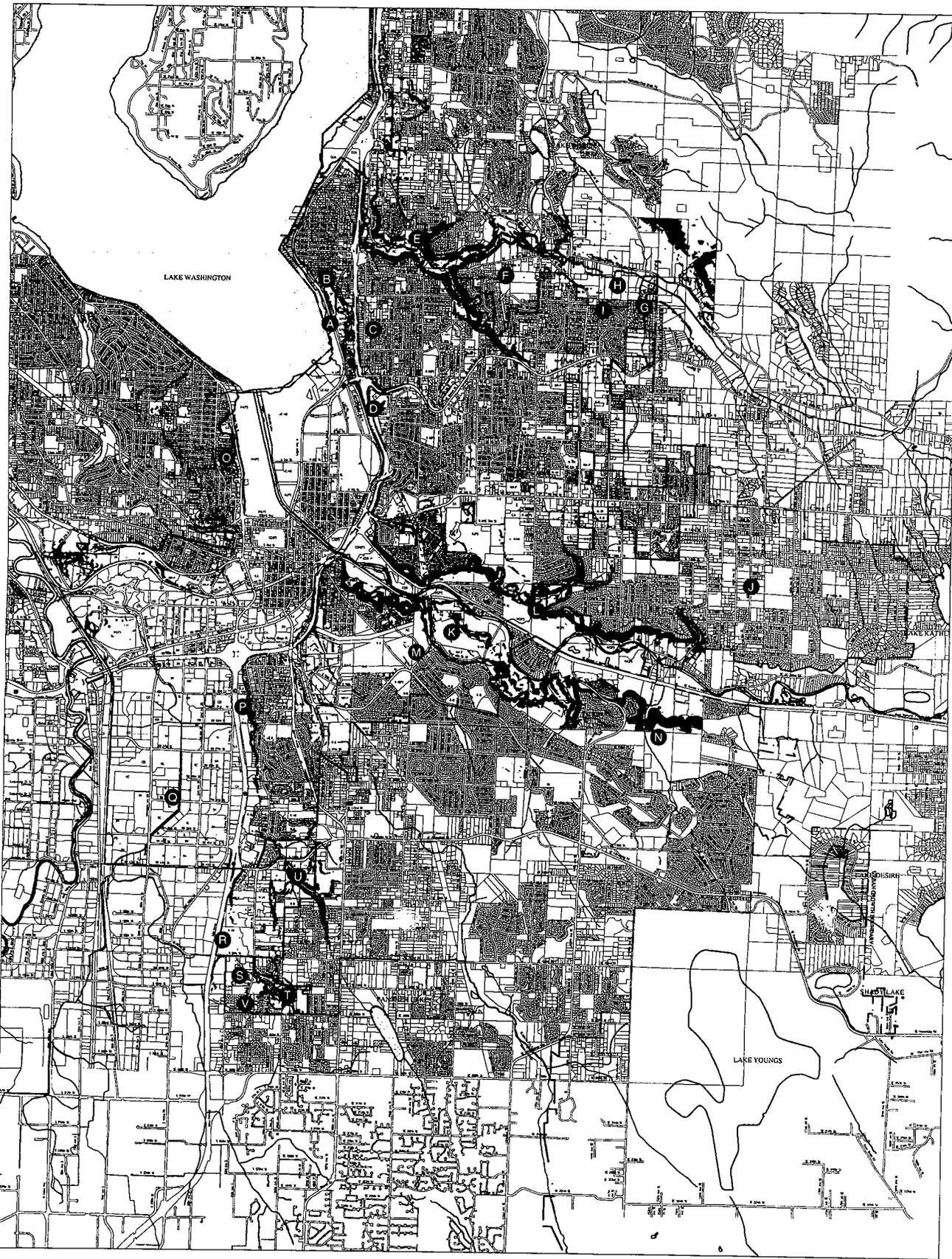
Residential Low Density Lands Inventory

Area V - Proposed Pre-Zoning and Comp Plan Amendment

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 Economic Development, Neighborhoods & Strategic Planning
 Alex Pietsch, Administrator
 G. Del Rosario
 15 August 2005

- R-4
- RSF to RLD





Inventory of Residential Low Density Properties

MAP 6- INVENTORY AREAS IN THE CITY AND PAA



Economic Development, Neighborhoods & Strategic Planning
 Alex Pietsch, Administrator
 G. Del Rosario
 28 March 2005

