

Planning Commission Public Hearing

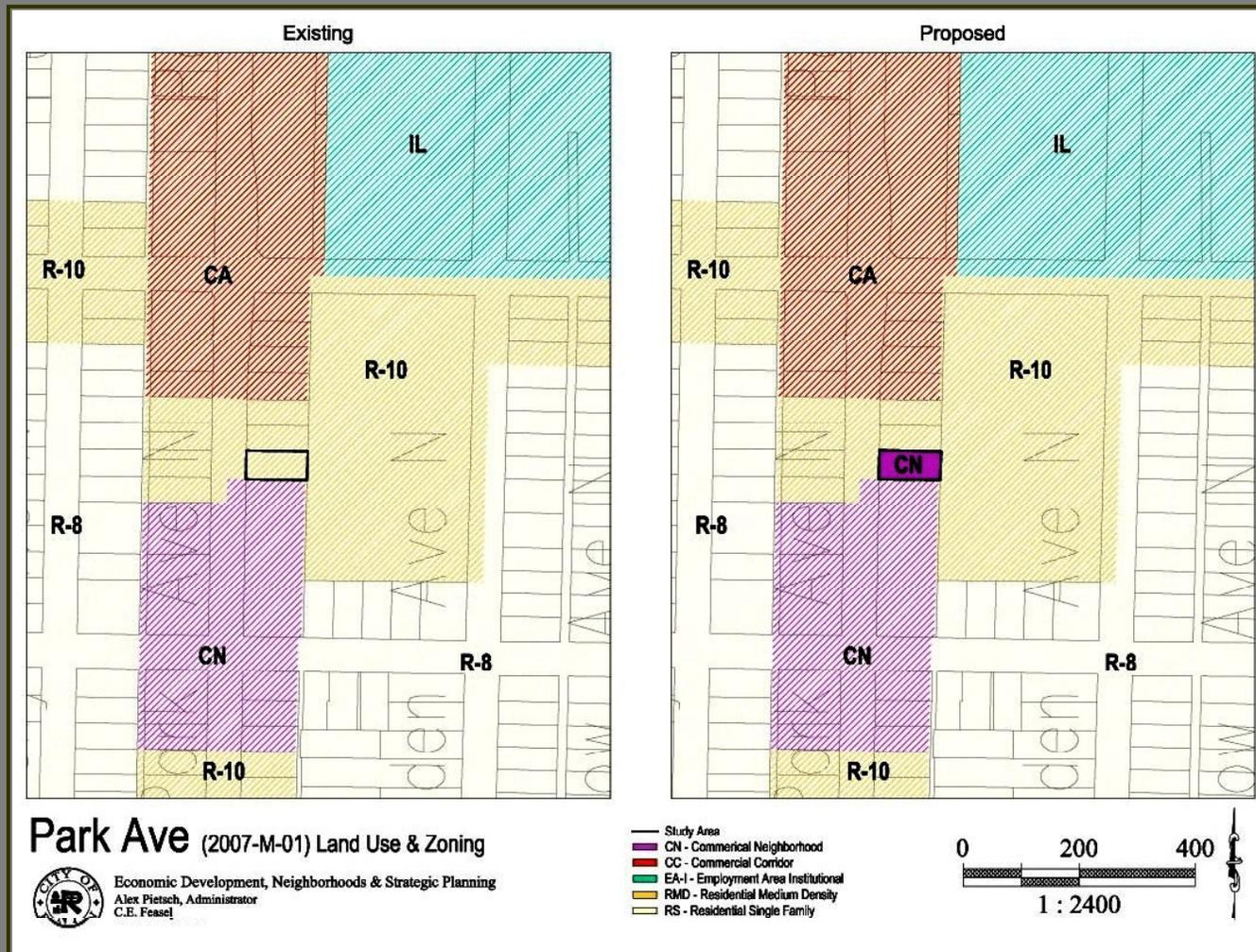
CPA 2007-M-01 – CPA 2007-M-05,
CPA 2007-M-07

August 1, 2007

CPA 2007 M-01

Park Avenue

The Request

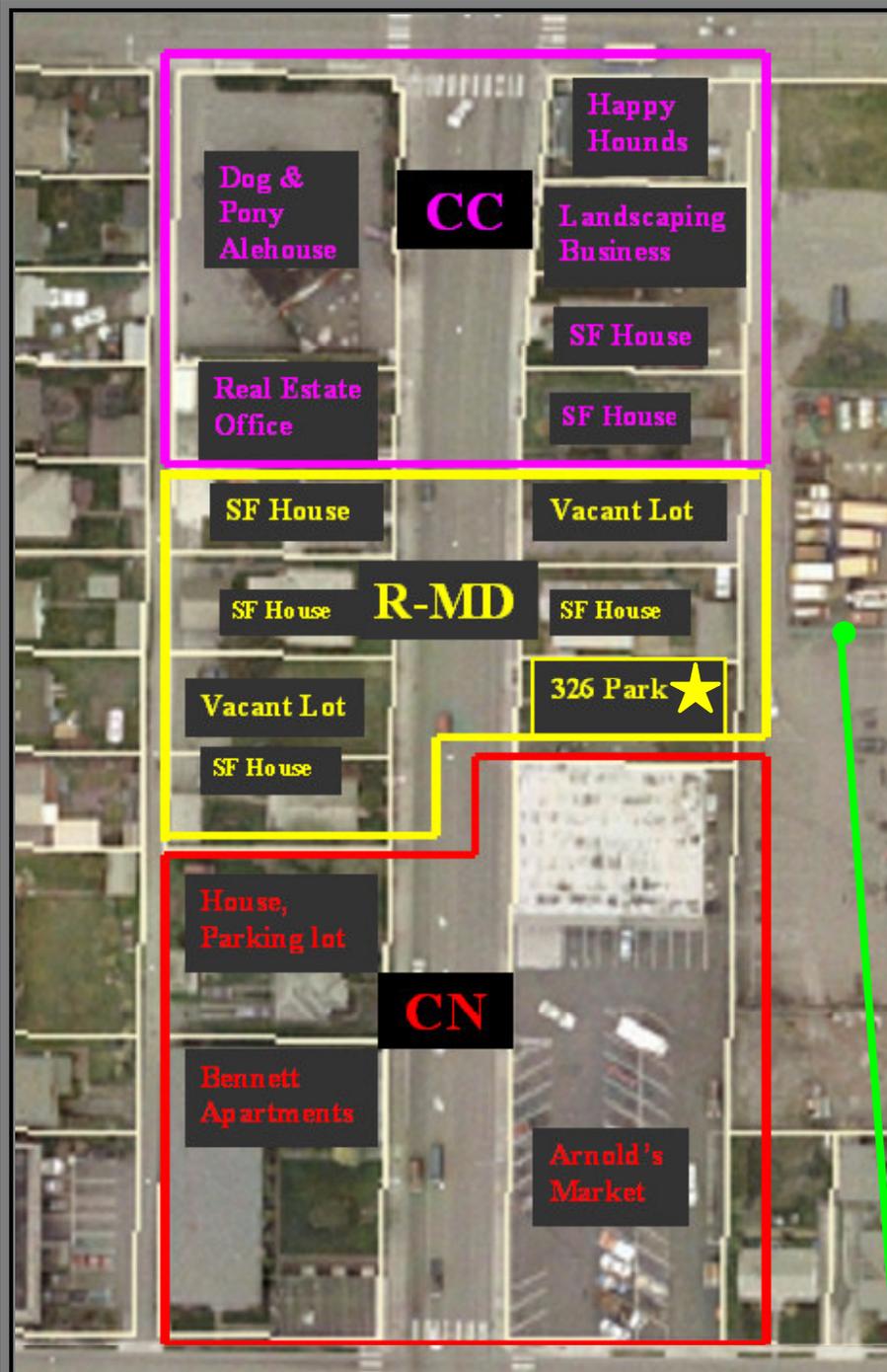


- Applicant requested a Comprehensive Plan designation change to Commercial Neighborhood with a concurrent rezone to Commercial Neighborhood

Analysis

- The subject property is a 5,000 square foot parcel with a single story, 880 square foot, two bedroom home built in 1941
- The land use in proximity to the subject property is varied
- The area does not have identified sensitive areas or topography issues

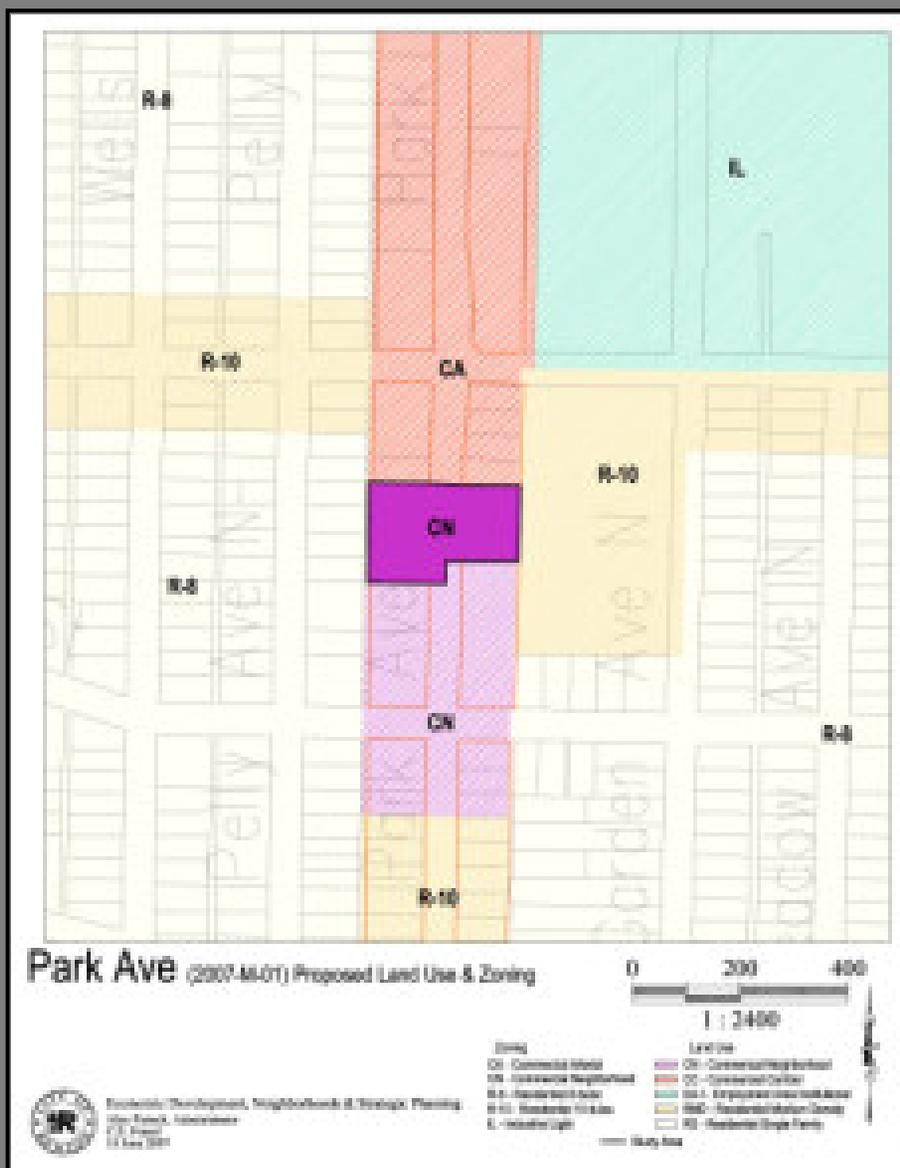
Satori School



Analysis

- Residential land use - less desirable as traffic volumes increase also, Park Avenue is designated as a principal arterial in the Renton 2022 Arterial Plan. Does not meet policies for R-14.
- Commercial land use – commercial corridor policies place the designation in areas with large lots and high traffic volumes. While traffic has increased it is not “high” volumes, making Commercial Neighborhood the most appropriate designation.
- The changes in the area, including development to the north and south, increased traffic volumes, and the principal arterial designation effect all of the residentially designated parcels in this block of Park Avenue.

Recommendation



- Amend the Comprehensive Plan designation to Commercial Neighborhood and concurrently rezone to Commercial Neighborhood for seven parcels, as shown at the left
- Also, text amendments regarding the location of parking, so that required parking for business uses can more easily be accommodated at off-site locations.

Comprehensive Plan Compliance and Zoning Concurrency

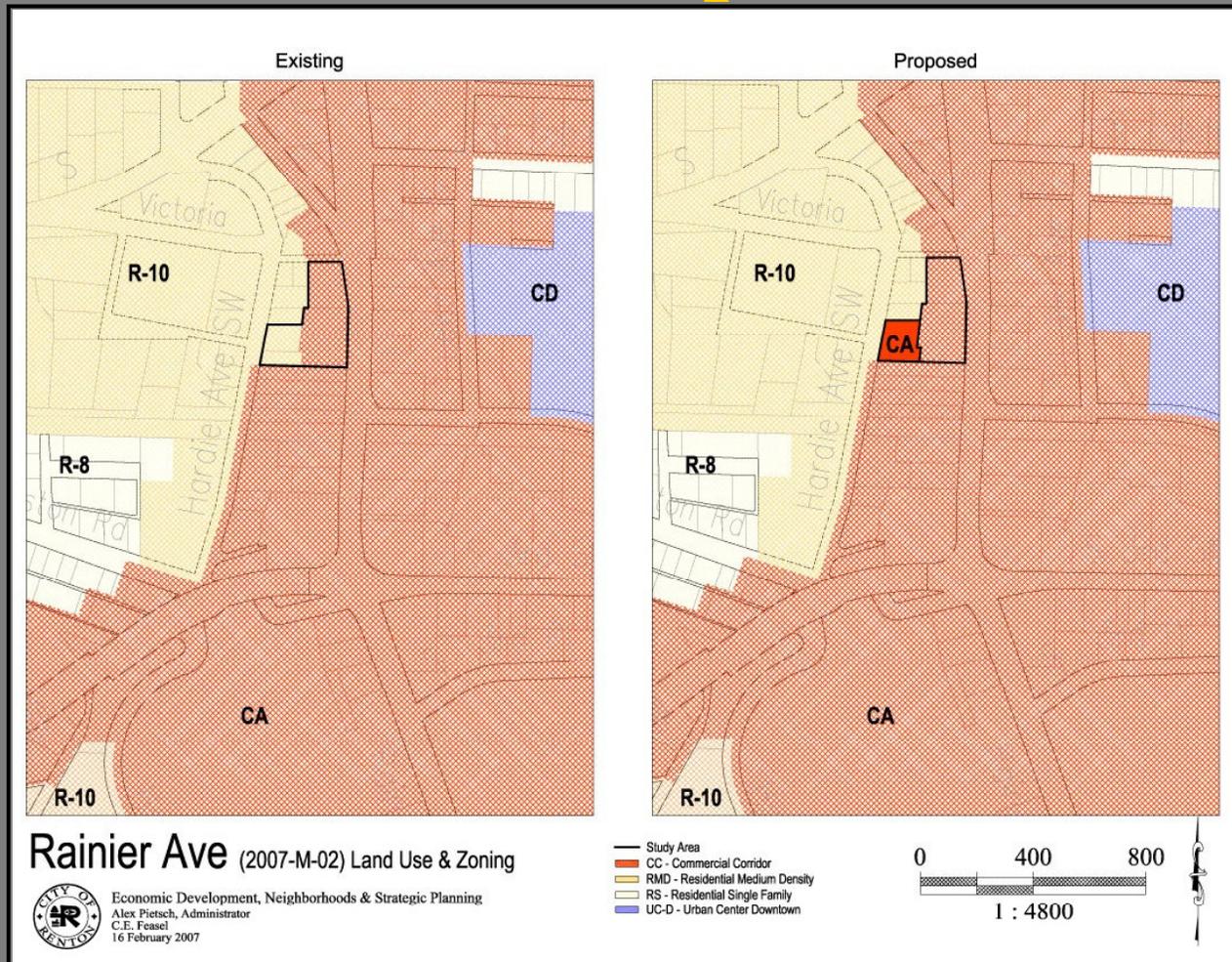
- Rezoning this land for commercial use complies with the Comprehensive Plan, as required in RMC 4-9-180, because it supports the Vision Land Use policy 7b:
 - to “*promote new development and neighborhoods*” that “*are walkable places where people can live, shop, play, and get to work without always having to drive*”
- The proposal meets the rezone requirements in RMC 4-9-180 because the area has experienced significant and material change due to permitted private development at the Landing and in downtown



CPA 2007 M-02

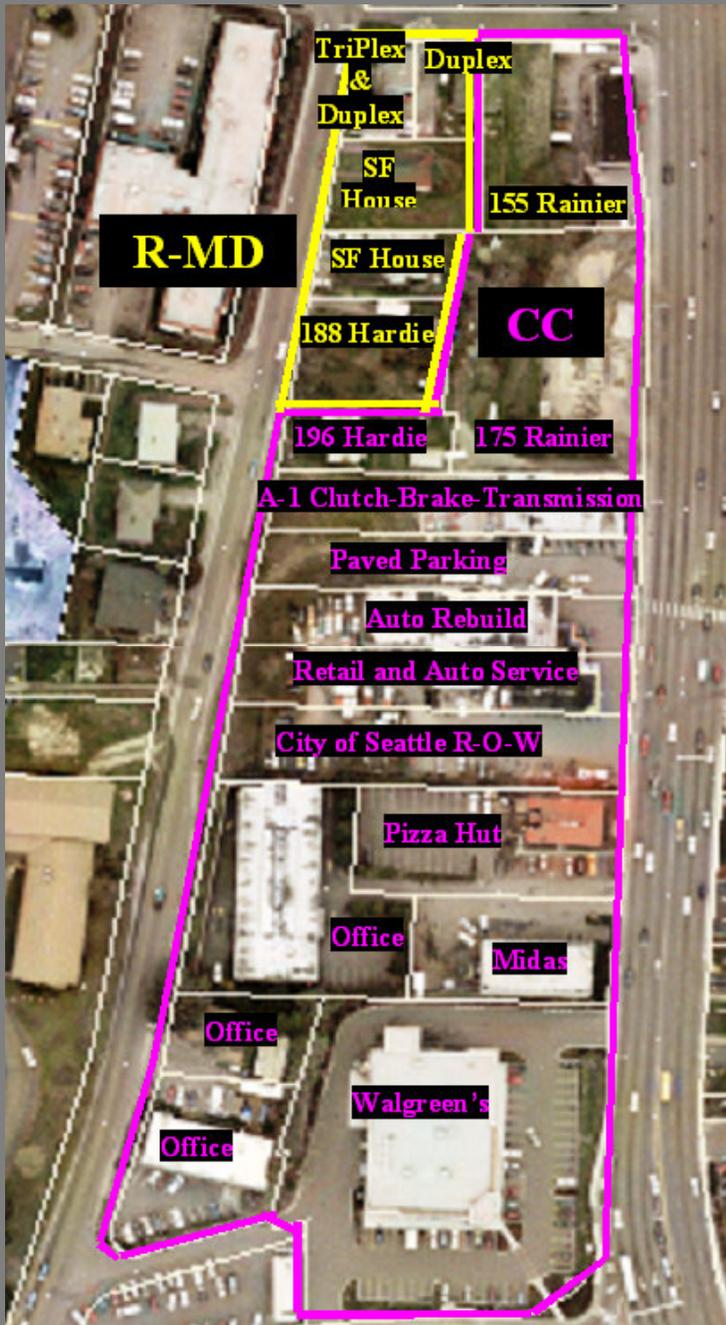
Rainier Avenue

The Request



- Applicant requested a Comprehensive Plan designation change to Commercial Corridor with concurrent rezone to Commercial Arterial. Also, requested extension of the Rainier Business District overlay and a text amendment to allow 60 du/acre.

Analysis



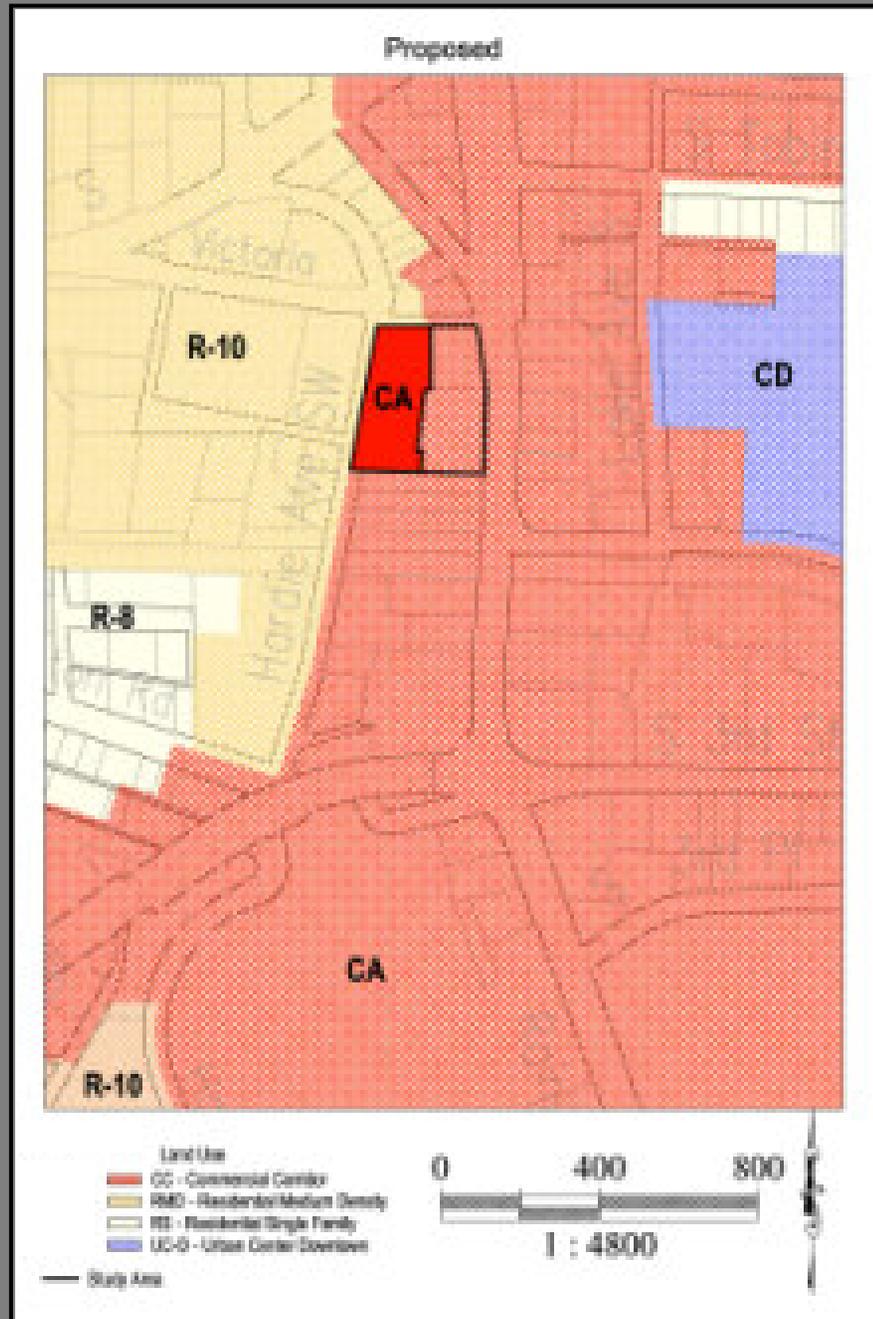
- The subject properties total approximately 1.6 acres, and have existing commercial and residential land uses.
- Surrounding area has significant amount of commercial development and multi-story multi-family development to the west.
- The area has no sensitive areas. Topographical issues would be addressed in site plan review process

Analysis

- Residential land use - less desirable as traffic volumes increase and intensity of surrounding land uses is higher than typical residential areas. Does not meet policies for R-14
- Commercial land use – meets the policies for Commercial Corridor designation with larger parcels and high traffic volumes
 - Presence of other Commercial Arterial zoning and City policies makes Commercial Corridor designation and Commercial Arterial zoning appropriate.

Recommendation

- The conditions that effect the subject parcels effect the entire block
 - Re-designate the block to Commercial Corridor designation with Commercial Arterial zoning, as shown to the left.



Analysis

- The area at Airport Way and Rainier Avenue creates an area that is perceived as a gateway to the City
- There are also several underutilized parcels that could be re-developed
- Mixed-use developments at this northern portion of Rainier Avenue would create focal points and visual interest

Analysis

- The Rainier Business District overlay is the only business district in the City that does not have a maximum density of 60 du/acre
- Allowing this higher density meets City policies and results in a more urban type development pattern that is appropriate for designated business areas. It also foster nodes of development

Recommendation

- Approve request to amend text to include Rainier Business District Overlay with other business districts that allow 60 du/acre
- Also, amend text so that only mixed-use buildings can build to a 60 du/acre density

Comprehensive Plan Compliance and Zoning Concurrency

- All three recommended changes comply with the Comprehensive Plan, as required in RMC 4-9-180, because it supports the Vision that Renton is a:
 - *“a community that is healthy and safe, that has cohesive, well-established neighborhoods and a growing diversity of housing to match the diversity of the population with its various needs and wants”*
- The proposal meets the rezone requirements in RMC 4-9-180 because the area has experienced significant and material change due to authorized public improvements downtown.



CPA 2007-M-3

Maple Valley Highway Corridor

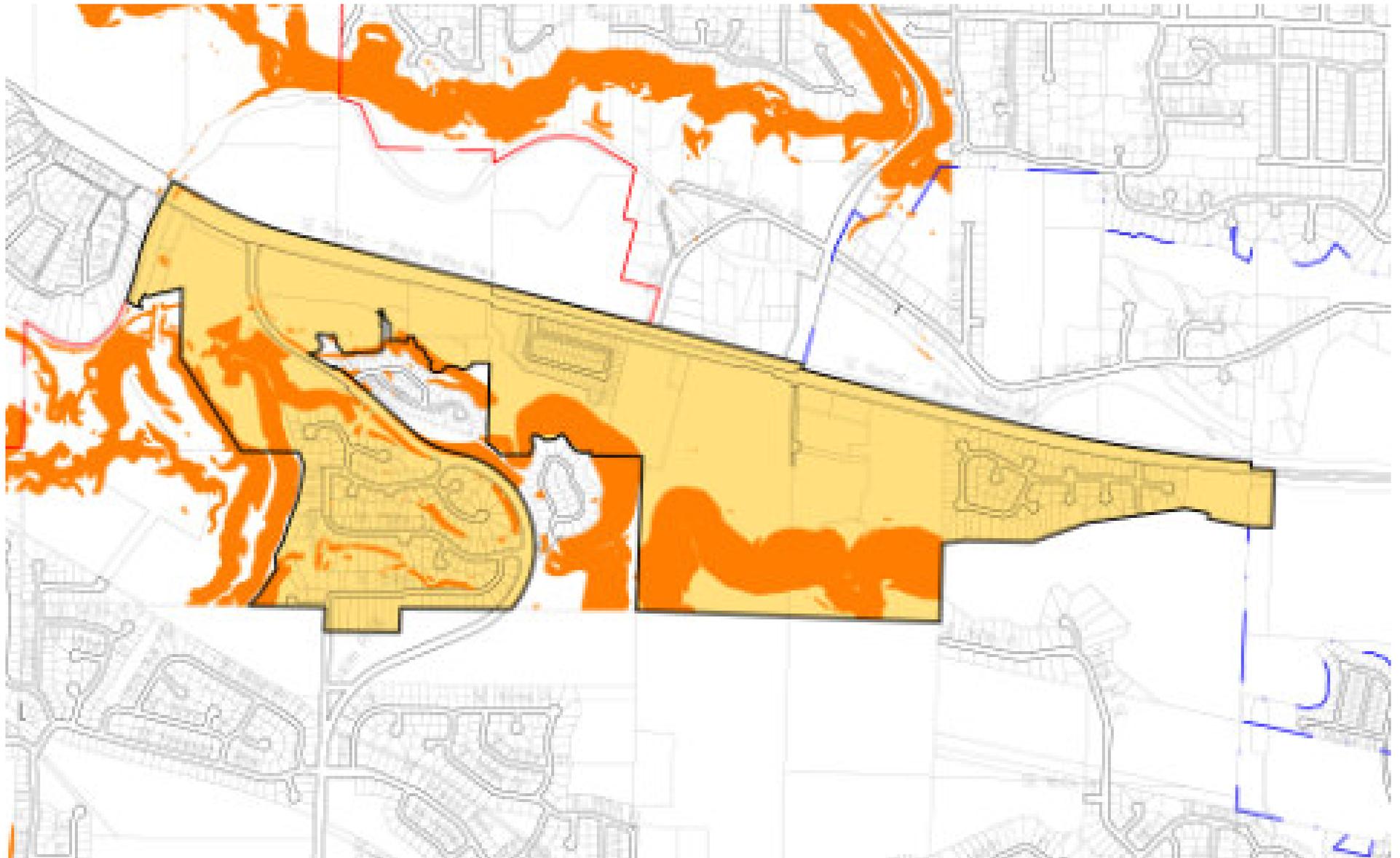
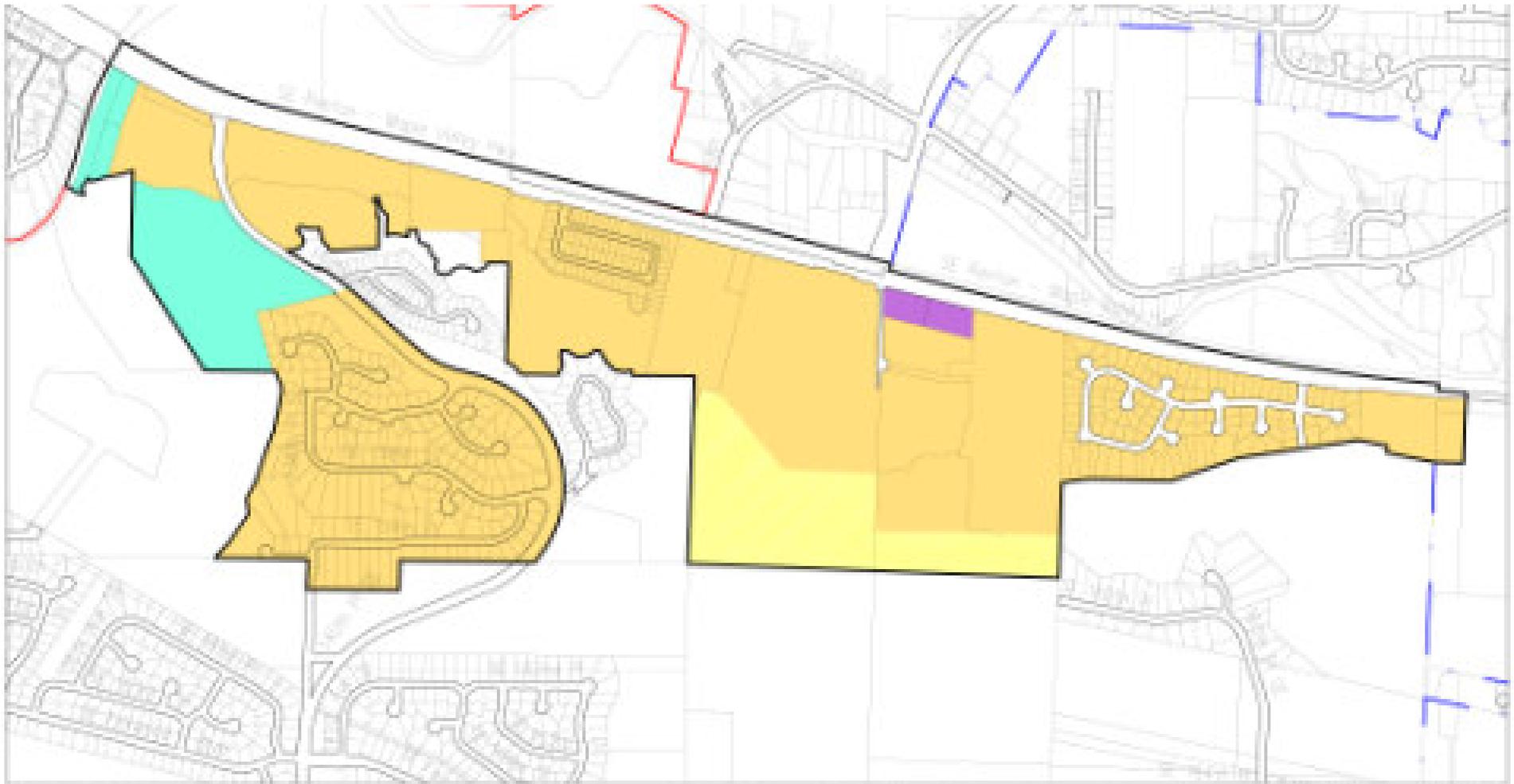


Exhibit 1. Vicinity Map

Background

- Site located east of the Maplewood Addition Annexation along the Renton – Maple Valley Highway
- Southern portion of area defined by steep slopes
- Area under consideration comprises approximately 285 acres
- County Comp Plan designates most of area along south side of highway Urban Residential, Medium, 4-12 du/ac



CPA # 2007-M-03 and Concurrent Rezoning - Maple Valley Hwy Corridor
Exhibit # 2 - King Co. Comp Plan



King County Comprehensive Plan Designation

- | | |
|---|---|
|  MC-Designated Open Space/Recreation |  Urban Residential, Low (1 DU/AC) |
|  Greenbelt / Urban Separator |  Urban Residential, Medium (4.5 DU/AC) |
|  Neighborhood Business Center |  City Limits |
| |  Urban Growth Boundary |

 Economic Development, Neighborhoods & Strategic Planning
 New Parks Administration
 1500 1st Avenue
 Seattle, WA 98101

Exhibit 2. King County Comp Plan

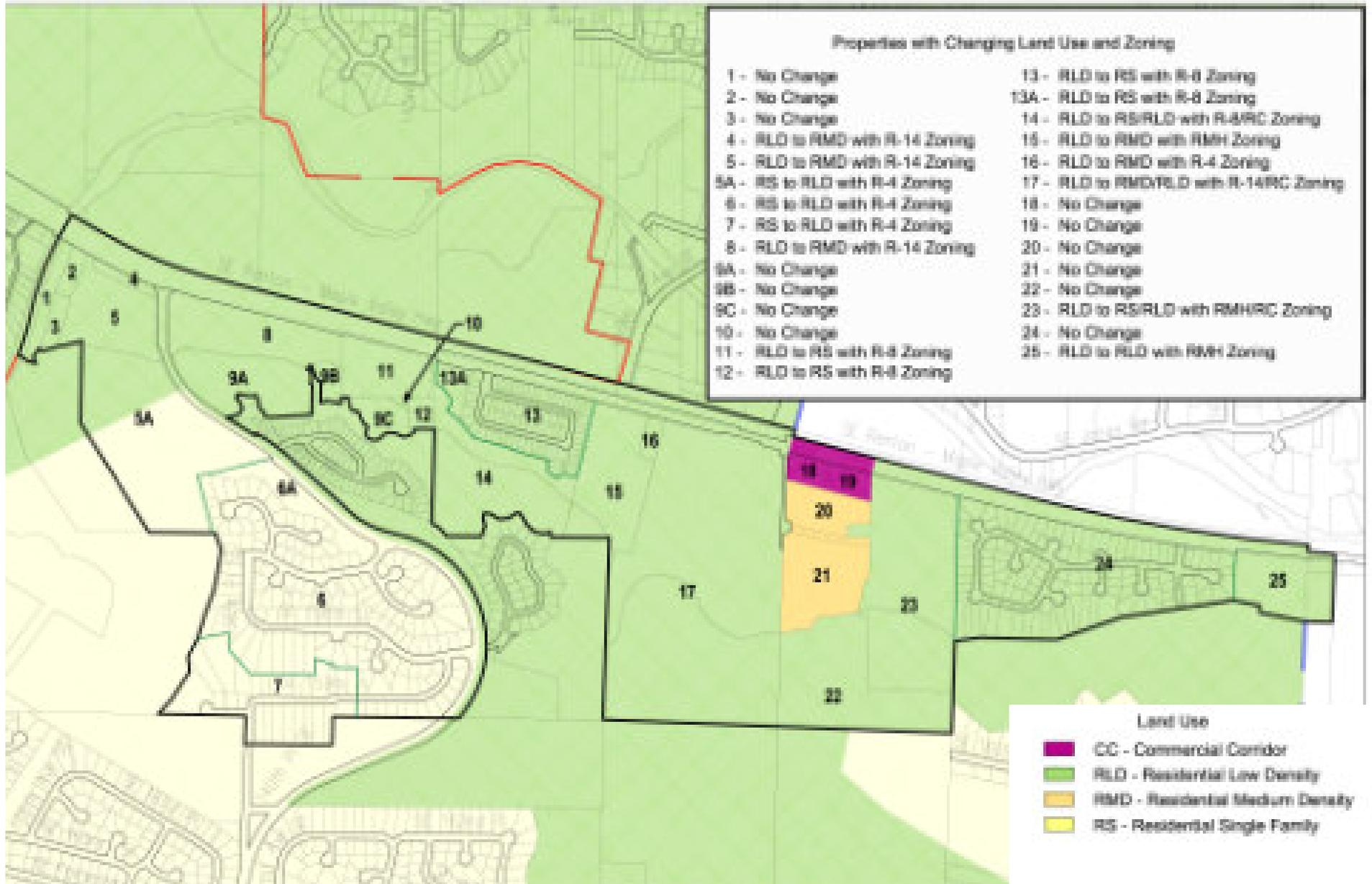


Exhibit 3. Renton Comprehensive Plan

Issues

- Should Renton change its existing RLD Comp Plan designation that covers most of area* to better reflect development that has occurred in area since this designation was first applied?
- Should Renton change its existing RS Comp Plan designation that includes Maple Ridge Estates to RLD to reflect existing densities
- Should individual parcels be rezoned consistent with new land use designations thereby facilitating future annexation?

** Approximately 30 acres were redesignated in 2006*

Existing Development Characteristics

- County Zoning:
 - County R-4 zoning predominates on south side of highway
 - Most of former Aqua Barn site zoned R-12 (12 du/gross acre)



King County Zoning Designation

- | | |
|---|---|
|  R-1 |  R-12 |
|  R-4 |  Neighborhood Business |
|  R-6 | |

Exhibit 4. King County Zoning

Existing Development Characteristics

Net Densities (as measured in Renton)

- Densest developments are the Molasses Creek Condominiums west of 144th Ave SE and the Valley Spring Apartments, which exceed 16 du/net acre
- Cedarwood Apartments east of 144th Ave SE is in the 14 to 16 du/net acre range followed by River View Condos and Wonderland Estates both in the 10 to 12 du/net acre range
- Pioneer Place, a new single-family subdivision has a net density in the 7-8 du/net acre range, and
- The condominium manufactured housing park east of the Aqua Barn site and Valley Faire No. 1 subdivision are in the 4-6 du/net acre range.

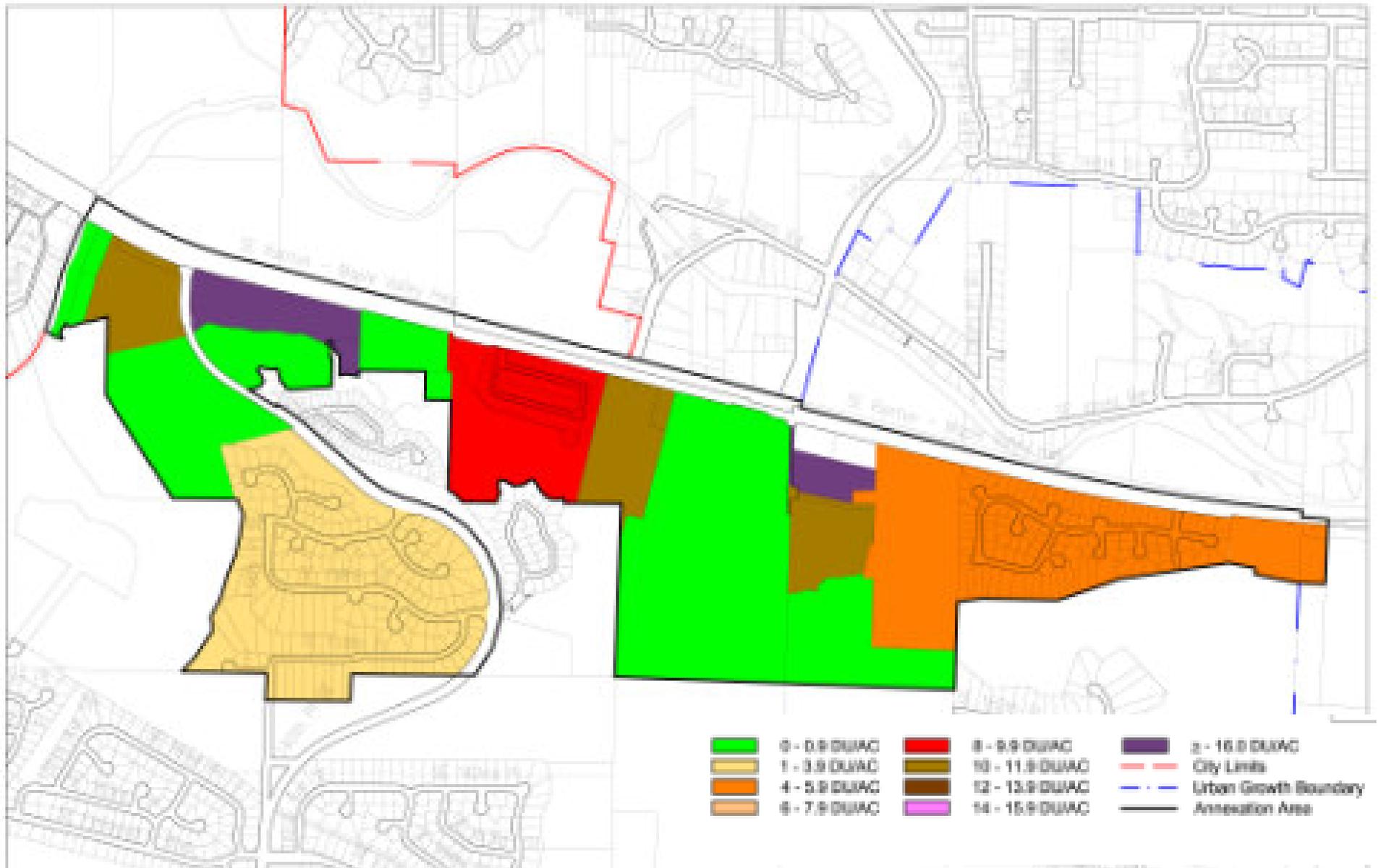


Exhibit 5. Net Densities

Analysis

- There is a significant difference in net densities if one deletes the steeply sloped areas to the south, a number of which have already been set aside in tracts or designated open space
- These steeply sloped critical areas should retain their existing RLD land use designation
- Areas with net densities less than 4 du/ac should retain their existing RLD land use designation
- Areas with net densities greater than 4 du/ac but less than 8 du/ac should be redesignated RS

Analysis, continued

- Areas with net densities greater than 8 du/ac should be redesignated RMD
- Non-residential institutions such as churches can be designated either RLD, RS or RMD
- For greater land use continuity staff are suggesting that the New Life Church property be designated RMD
- There appears no need to revisit the former Aqua Barn Site area that was redesignated in 2006
- Maple Ridge Estates and Viewpoint at Maple Ridge both have net densities less than 4 du/ac

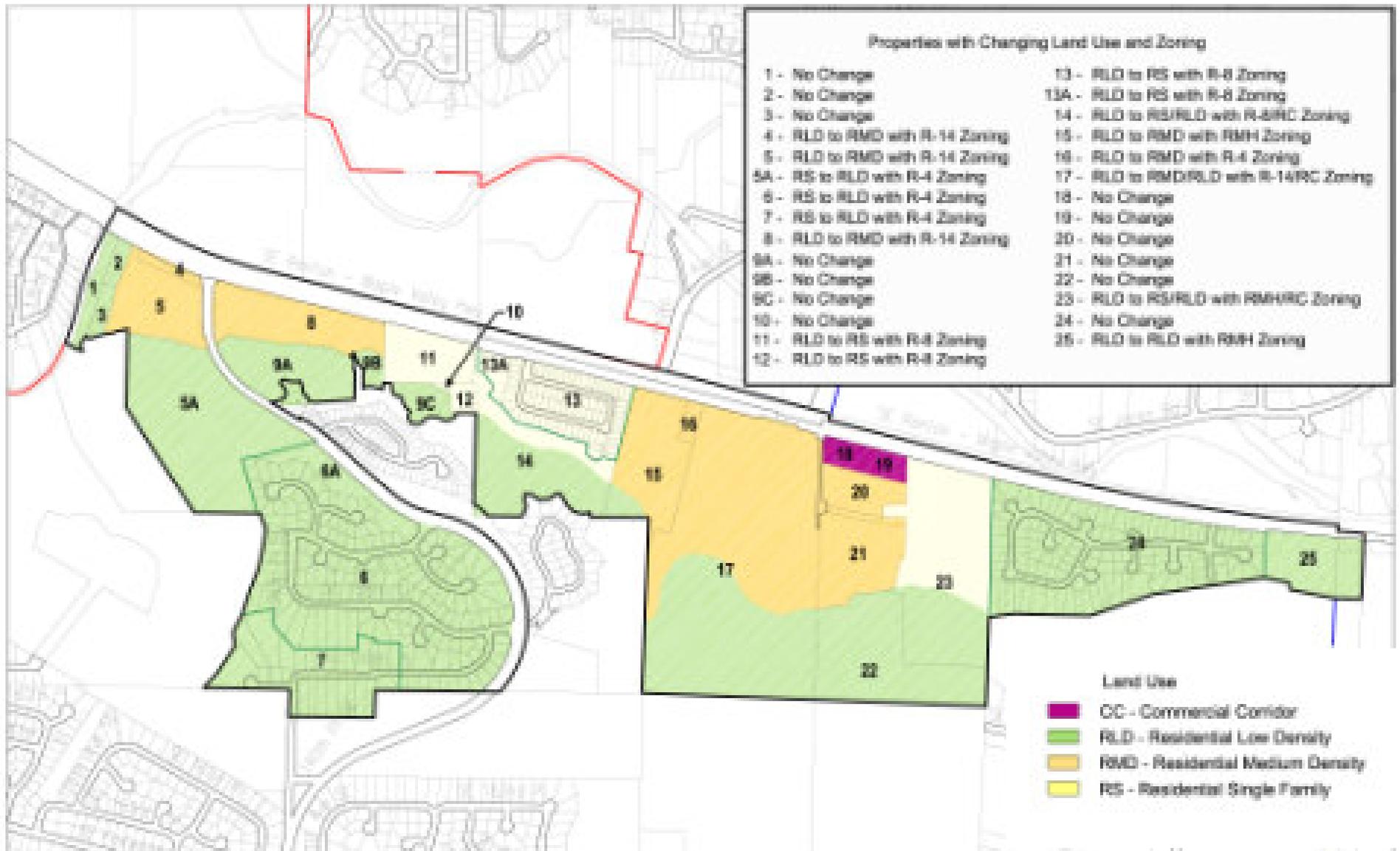


Exhibit 6. Proposed Comprehensive Plan Map with Zoning

Recommendations

- Renton's RLD Comp Plan land use designation should be applied to critical areas with slopes greater than 40% and areas with net densities less than 4 du/ac such as Maple Ridge Estates and View Point at Maple Ridge
- Areas with net densities greater than 4 du/ac but less than 8 du/ac should be designated RS
- Areas with net densities greater than 8 du/ac should be designated RMD
- The New Life Church property should be designated RMD for land use continuity with adjacent properties
- There is no need to change the recent (2006) designations for the the former Aqua Barn site

Compliance and Concurrency

- The recommendations support RMC 4-9-020.G in that they support the vision embodied in the Comp Plan of a community that is
 - *“healthy and safe, that has cohesive, well-established neighborhoods and a growing diversity of housing to match the diversity of the population with its various needs and wants.”*
- The zoning recommendations support RMC 4-9-180.F in that the proposed concurrent rezones comply with the proposed land use designations and reflect changes that have occurred since the last major update

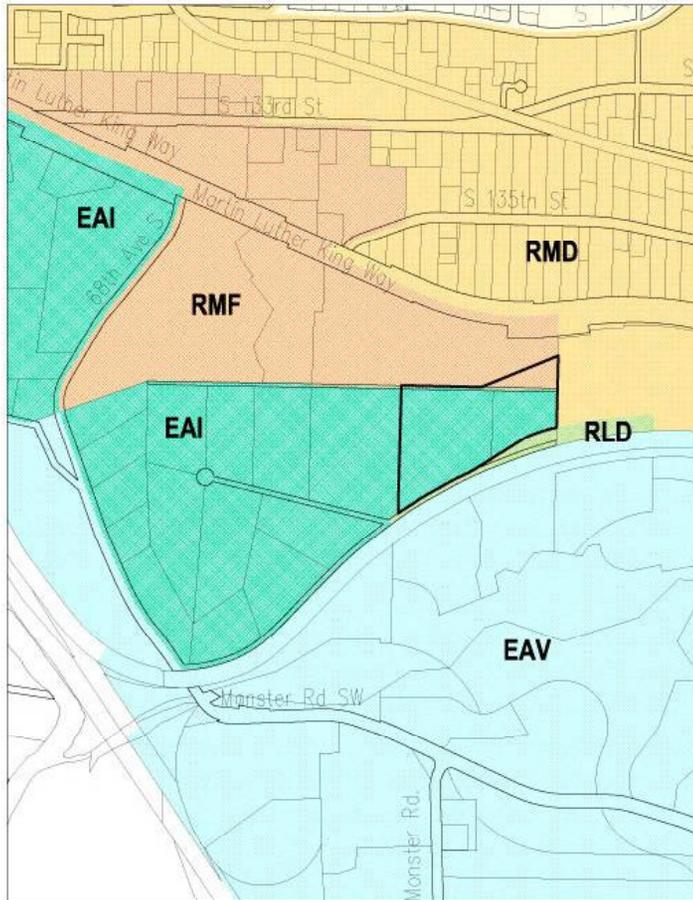


CPA 2007-M-05

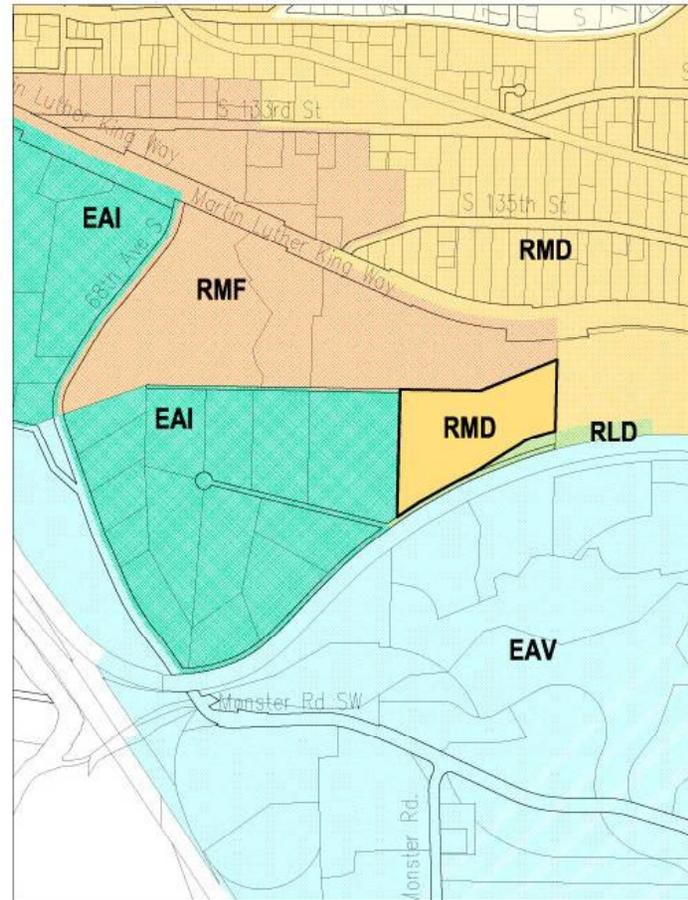
Sunset Boulevard Rezone

The Request

Existing



Proposed



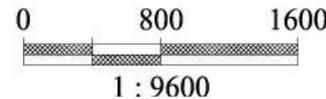
Rezone
9.61
acres
to RMD
land
use
and
R-10
zoning
to build
55-60
homes

Sunset Blvd (2007-M-05) Existing and Proposed Land Use



Economic Development, Neighborhoods & Strategic Planning
Alex Pietsch, Administrator
C.E. Feasel
15 March 2007

- Study Area
- RS - Residential Single Family
- RMF - Residential Multi Family
- RMD - Residential Medium Density
- RLD - Residential Low Density
- EAI - Employment Area Industrial
- EAV - Employment Area Valley



Critical Areas and Wildlife

- Mapped critical areas include: steep slopes and an unclassified landslide hazard
- Black River Riparian Forest is a public park and wildlife habitat for eagles, heron, and other species
- WDFW recommends consideration of the pattern of human activity (or lack of) with minimum disturbance as the ideal

Critical Areas and Wildlife

- WDFW recommends site development considerations such as: timing of construction, implementation of a habitat buffer, fencing, reduced glare lighting
- Herons Forever environmental analysis by Quailcroft Consulting supports residential rezone with adequate environmental controls and site considerations, similar to WDFW recommendations

Site Visit

- Topographically the site flows into Sunset Bluff
- Site also sits in the “backyard” of Sunset View Apartments
- A large berm separates the site from the industrial use
- Steep slopes separate the site from the railroad tracks and the Riparian Forest
- Future access could either come through Sunset Bluff development, or the industrial area, depending on the use

Industrial Lands

- Purpose of the EA-I designation is to preserve lands for employment and designate space for future industrial and manufacturing uses
- The QIP site represents approximately 5.4 net acres, or 6% of the City's stock
- Future employment potential is estimated about 127 jobs

There would be no significant loss of industrial land or employment with rezoning

Commercial Land Use

- Could provide space for future employment
- Access would have to come through the industrial property to the west
- Unlikely to develop for Commercial use due to location

Commercial land use would not be appropriate at this time

Residential Land Use Review

- Does not meet policies LU-183 or LU-184 for designation as RMF
- Does not meet policy LU-159 for designation as RMD with R-14 zoning
- Does not meet policy LU-135 for designation as RLD with RC or R-1 zoning

Does not currently meet policies in place for RMF, R-14, RC or R-1 zoning

Residential Medium Density, R-10

- Meets the purpose of the RMD designation to provide efficient urban services, opportunities for a variety of housing types and facilitate infill development
- Meets at least three of the R-10 zoning criteria in policy LU-158
- Consistent with the designation for Sunset Bluff
- Provides most flexibility in use and standards
- Buildable lands analysis shows this area would likely support capacity for 59 units at R-10

Residential Single Family, R-8

- Meets the purpose of the RS designation to provide quality single family infill development
- RS designation and R-8 zoning is the standard single family residential zone in the City
- Allows a 4,500 sf minimum lot size, consistent with Sunset Bluff
- Would require larger lot widths than in Sunset Bluff
- Buildable lands analysis shows this area would likely support capacity for 41 units at R-8

Residential Low Density, R-4

- Meets the purpose of the RLD zone to provide suburban, estate-style residences near constrained land
- Estate-style residences are an unlikely fit next to the apartments to the north
- Clustering provisions would allow development similar to the Sunset Bluff proposal
- Clustering would result in more open space, which would act as additional buffer
- Buildable lands analysis shows this area would likely support capacity for 22 units at R-4

Staff Recommendation

- Staff recommends that this property be put into residential use
- Public testimony is invited on the applicant's proposal to designate this land for RMD land use with R-10 zoning
- Public testimony is also invited on the appropriateness of RS land use with R-8 zoning
- Public testimony is also invited on the appropriateness of RLD land use with R-4 zoning

Compliance and Concurrency

- Rezoning this land for residential use complies with the Comprehensive Plan, as required in RMC 4-9-180, because it supports the policy in the Vision element that calls for increased single-family housing through infill development
- It also complies with similar Residential policies in the Land Use element, such as LU-123
- The proposal meets the rezone requirements in RMC 4-9-180 because the zoning of this property has not been considered since the update of the Comprehensive Plan in 2004



2007-M-07

Duvall Avenue Corridor

Background

- Site located north of NE Sunset Blvd and west of Duvall Avenue NE in an unincorporated King County – active annexation area
- Property owner at corner of 107th Place SE and Duvall Ave NE requested commercial zoning for properties primarily abutting west side of Duvall Ave NE
- The original proposal consisted of four non-contiguous parcels which were changed to contiguous Duvall Ave frontage when City agreed to sponsor amendment due to widening of Duvall Avenue

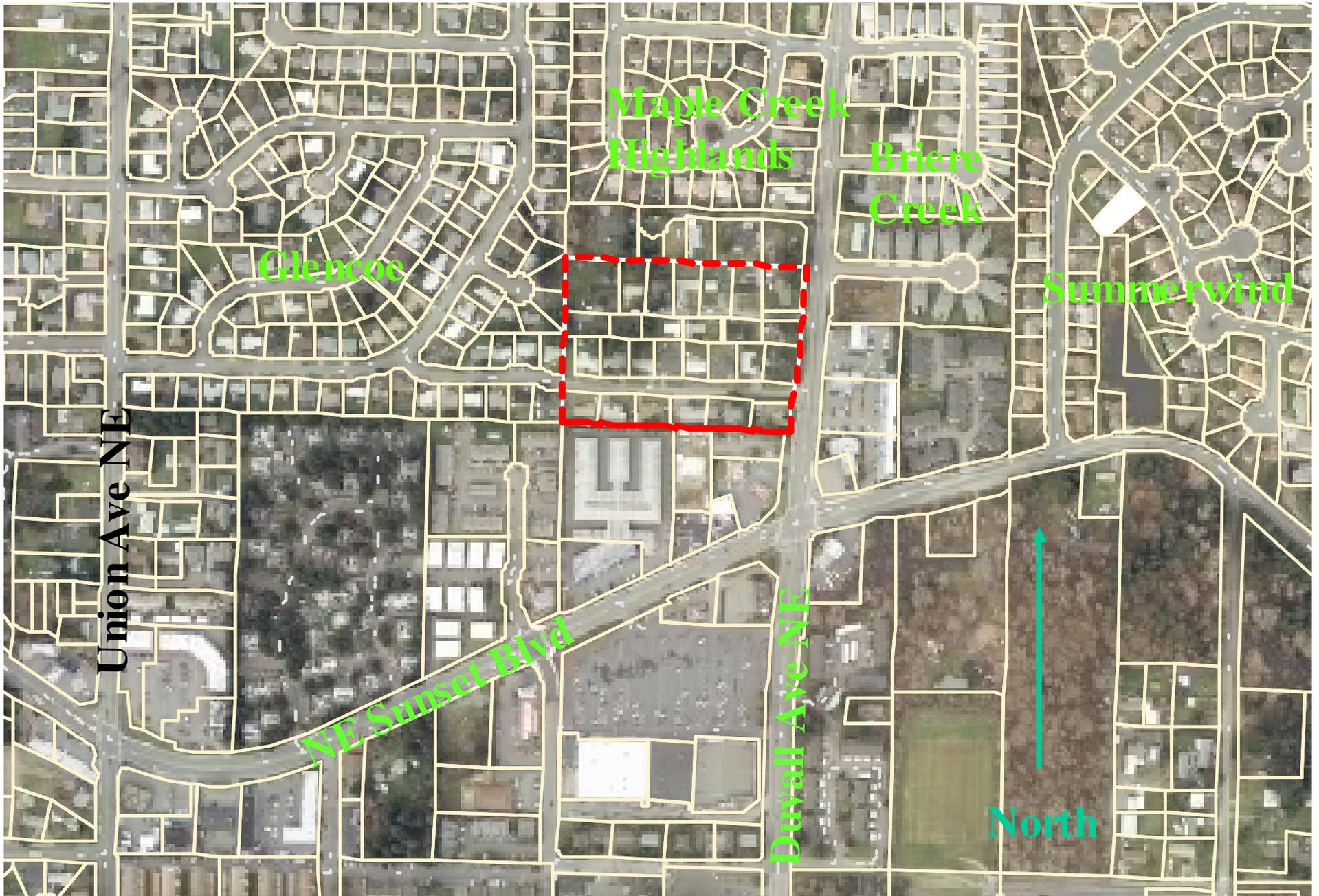


Exhibit 1. Vicinity Map



-xhibit # 5

Study Area

Exhibit 2. Originally proposed CPA parcels

Background, continued

- Designated Urban Residential, Medium, 4-12 du/ac on County Comp Plan and zoned R-4
- Renton shows this area as Residential Single Family (RS) on its Comp Plan Land Use Map
- The area immediately south is designated Commercial Corridor and located within Renton's NE Sunset Blvd District overlay
- Properties across Duvall Avenue NE are also designated Commercial Corridor and zoned Commercial Arterial

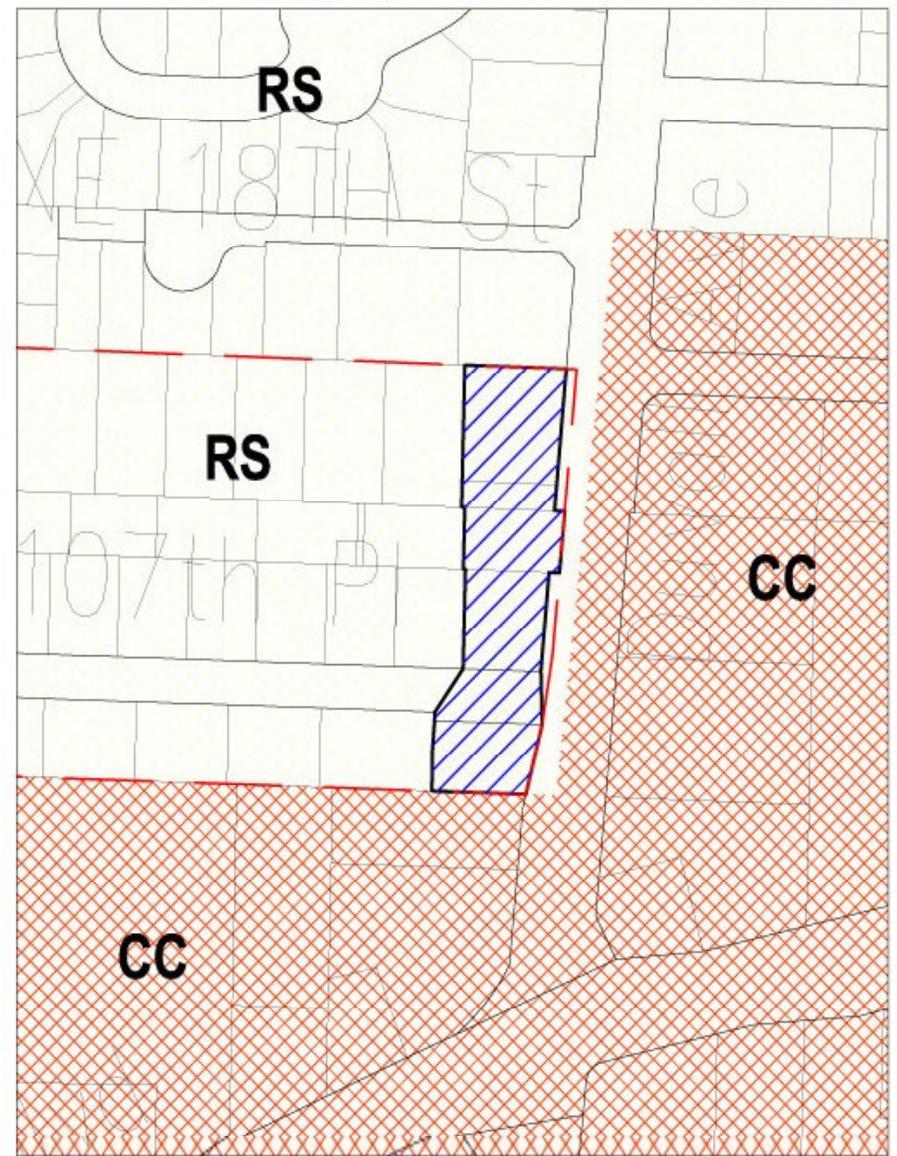
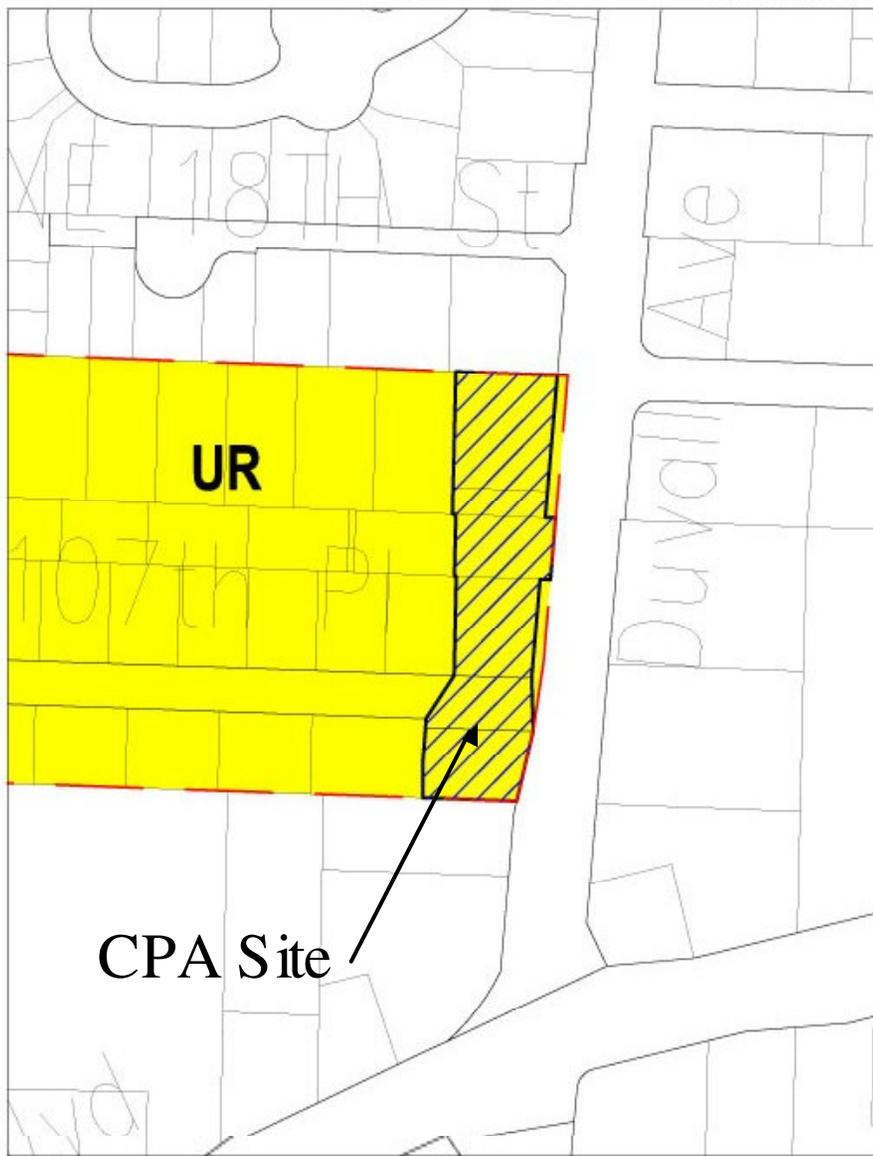


Exhibit 3. Comparison of King County and Renton Comp Plan Land Use Designations



Exhibit 4. Existing City Zoning

Issues for Planning Commission Consideration

- Whether conditions have changed sufficiently to justify a change of land use from residential to commercial?
- If conditions have changed, whether lots fronting on the west side of Duvall (immediately north of the NE Sunset Blvd District overlay area) should be redesignated CC or CN from RS?

Land Use Designation Mapping Criteria

- Commercial Neighborhood (CN)
 - Within ¼ mile of residential areas
 - Located outside trade areas of other small-scale commercial use offering similar goods
 - Contiguous to a collector or larger street
- Commercial Corridor (CC)
 - Located on or having access to a principal arterial
 - Land use pattern characterized by strip commercial development, shopping centers, office parks

Land Use Designation Mapping Criteria

• Commercial Corridor	Compliance
– Located on streets classified as principal arterials	– Located on street classified as minor arterial
– High traffic volumes, or	– Has traffic volumes comparable to NE 4 th St
– Land use pattern characterized by strip commercial development, shopping centers, or office parks	– Area is characterized by single-family residential although smaller shopping center located across street

Land Use Designation Mapping Criteria

• Commercial Neighborhood	Compliance
– Within ¼ mile of residential areas	– Adjacent to residential
– Located outside trade areas of other small-scale commercial use offering similar goods	– Is located outside of trade area with similar uses
– Contiguous to a collector or larger street	– Is contiguous to a minor arterial

Other Considerations

- Increased traffic on Duvall Avenue NE
 - 12,500 Bi-directional trips in 1987
 - 15,700 Bi-directional trips in 2004
- Planned transportation improvement projects that will add additional traffic to Duvall Avenue NE
 - 33,000 Bi-directional trips by 2022



Recommendation

- Denial - CPA is untimely for the following reasons:
 - Unknown consequences at this time from the widening of Duvall Ave NE
 - Undocumented demand for new retail or services in the commercially zoned NE Sunset Blvd District,
- However, with significant projected future traffic on Duvall Ave NE, it may be appropriate at a later date, to review the City's Comp Plan land use designations for the whole area including the parcels currently under consideration



CPA 2007-T-01

Capital Facilities Element and
Transportation Element Updates

Proposal

- Every two years the City updates the Comprehensive Plan to reflect changes made to the Capital Facilities Plan (CFP) and the six-year Transportation Improvement Plan (TIP)
- Changes to maps, figures, tables, and text have been proposed with the sole purpose of ensuring consistency between plans
- Proposed changes affect the Capital Facilities and Transportation Elements
- Staff recommends updating the Capital Facilities Element and the Transportation Element to reflect these “housekeeping” amendments
- This complies with RMC 4-9-020 for Comprehensive Plan Amendments because it eliminates conflicts and inconsistencies between adopted plans and policies



CPA 2006-T-05

Residential Mobile Home
Park Amendment

Proposal

- City initiated amendment to allow RMH zoning for existing mobile home parks in the Residential Low Density land use designation.
- Reviewed as part of the 2006 CompPlan Amendments, held over due to appeal
- Subject to a public hearing on September 20, 2006
- This complies with RMC 4-9-020 for Comp Plan Amendments because it supports Comp Plan Objectives LU-DD (*to provide a range of lifestyles and transition to rural uses*), H-E and H-H (*to allow low income housing*)

