

A. REPORT TO THE HEARING EXAMINER

HEARING DATE:	June 14, 2016
Project Name:	Renton 14 Preliminary Plat
Owner:	Irvin T. and Dorothy V. Leifer, 6207 NE 4 th Street, Renton, WA 98059 Randall D. & Rosemary M. Leifer, 6201 NE 4 th Street, Renton, WA 98059
Applicant:	Kevin Murray, Kendall Homes, 612 S Lucile Street, Seattle, WA 98108
Contact:	Darrell Offe, Offe Engineers, 13932 SE 159 th Place, Renton, WA 98058
File Number:	LUA16-000078, ECF, PP
Project Manager:	Jill Ding, Senior Planner
Project Summary:	The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of an existing 210,594 square foot (4.83 acre) project site into 15 lots and 3 tracts (Tract A is a stormwater detention tract, Tract B is a secondary emergency access tract, and Tract C contains a cellular tower and associated facilities). The project site is located within the Residential-4 (R-4) zoning designation. The proposed lots range in area from 8,228 square feet to 15,286 square feet. There are 3 existing single family residences on the project site, two are proposed for removal, one is proposed to remain on Lot 2. Access to the proposed lots is proposed via a new public street extension off of NE 3rd Court, which terminates in a hammerhead turnaround. A secondary emergency access road (Tract B) would provide secondary access to NE 4th Street in the event of an emergency. No critical areas are mapped on the project site.
Project Location:	6201 & 6207 NE 4 th Street
Site Area:	210,594 square feet (4.83 acres)



Project Location Map

B. EXHIBITS:

- Exhibits 1-9: As shown in the SEPA Environmental Review Report
- Exhibit 10: SEPA Determination of Non-Significance, dated May 2, 2016
- Exhibit 11: Building Height Code Interpretation (CI-73)
- Exhibit 12: Conceptual Landscape Plan
- Exhibit 13: Tree Retention Worksheet
- Exhibit 14: Arborist Report, prepared by Glenn Takagi, dated January 25, 2016
- Exhibit 15: Tree Retention Plan
- Exhibit 16: Critical Area Report, prepared by Sewell Wetland Consulting, Inc., dated January 3, 2016
- Exhibit 17: Hearing Examiner Staff Recommendation

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** Irvin T. and Dorothy V. Leifer
6207 NE 4th Street
Renton, WA 98059

Randall D. & Rosemary M. Leifer
6201 NE 4th Street
Renton, WA 98059
- 2. **Zoning Classification:** Residential-4 (R-4)
- 3. **Comprehensive Plan Land Use Designation:** Residential Low Density (LD)
- 4. **Existing Site Use:** There are three detached single family residences and detached accessory structures on the project site.
- 5. **Critical Areas:** None
- 6. **Neighborhood Characteristics:**
 - a. **North:** *Single family residential, R-4*
 - b. **East:** *Single family residential, R-4*
 - c. **South:** *Open Space, R-4*
 - d. **West:** *Single family residential, R-4*
- 6. **Site Area:** 4.83 acres

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Annexation	N/A	5064	03/24/2004

E. PUBLIC SERVICES:

- 1. **Existing Utilities**
 - a. Water: Water service is provided by the KC Water District 90.
 - b. Sewer: Wastewater service is provided by the City of Renton. The existing homes are not connected to the public sewer system. There is an 8-inch sanitary sewer main, which ends at a 48-inch manhole, in NE 3rd Ct and an 8-inch sanitary sewer main in an easement, which ends at a sewer cleanout approximately 120-feet north of the southwest corner of lot 6201.
 - c. Surface/Storm Water: The existing property does not contain stormwater facilities. There are stormwater mains located in NE 4th Street, including a drainage ditch fronting the subject property.
- 2. **Streets**: The proposed project fronts NE 4th Street, which is classified as a principal arterial.
- 3. **Fire Protection**: City of Renton Fire Department

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

- 1. Chapter 2 Land Use Districts**
 - a. Section 4-2-020: Purpose and Intent of Zoning Districts
 - b. Section 4-2-070: Zoning Use Table
 - c. Section 4-2-110: Residential Development Standards
 - d. Section 4-2-115: Residential Design and Open Space Standards
- 2. Chapter 4 Property Development Standards**
- 3. Chapter 6 Streets and Utility Standards**
 - a. Section 4-6-060: Street Standards
- 4. Chapter 7 Subdivision Regulations**
 - a. Section 4-7-080: Detailed Procedures for Subdivision
- 5. Chapter 11 Definitions**

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element

H. FINDINGS OF FACT (FOF):

1. The Planning Division of the City of Renton accepted the above master application for review on February 4, 2016 and determined the application complete on February 8, 2016. The project complies with the 120-day review period.
2. The project site is located at 6201 & 6207 NE 4th Street.
3. The project site is currently developed with three existing single family residences and detached accessory structures.
4. Access to the site would be provided via the extension of NE 3rd Court through the project site.
5. The property is located within the Residential Low Density Comprehensive Plan land use designation.
6. The site is located within the R-4 zoning classification.
7. There are approximately 36 trees located on site of which the applicant is proposing to remove all trees.
8. There are no critical areas mapped on the project site.
9. Approximately 1,900 cubic yards of material would be excavated for the stormwater facility and 2,800 cubic yards of material would be needed to backfill the stormwater vaults and surrounding lots to make final grades. The road excavation would generate 1,200 cubic yards of stripping to obtain subgrade.
10. The applicant is proposing to begin construction in summer of 2016 and end in winter of 2016.
11. Staff received two public comment letter(s) (Exhibit 8). To address public comments the following report contains analysis related to transportation and road connectivity.
12. Pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended), on May 2, 2016 the Environmental Review Committee issued a Determination of Non-Significance (DNS) for the Renton 14 Preliminary Plat(Exhibit 10). A 14-day appeal period commenced on May 6, 2016 and ended on May 20, 2016. No appeals of the threshold determination were filed.

13. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.
14. **Comprehensive Plan Compliance:** The site is designated Residential Low Density (LD) on the City’s Comprehensive Plan Map. The purpose of the LD designation is to provide transition to the rural area, and to provide for larger lot housing to allow for a range of lifestyles. The proposal is compliant with the following Comprehensive Plan land use policies if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	Policy L-3: Encourage infill development of single-family units as a means to meet growth targets and provide new housing.
✓	Goal L-I: Utilize multiple strategies to accommodate residential growth, including: <ul style="list-style-type: none"> • Development of new single-family neighborhoods on large tracts of land outside the City Center, • Development of new multi-family and mixed-use in the City Center and in the Residential High Density and Commercial Mixed Use designations, and • Infill development on vacant and underutilized land in established neighborhoods and multi-family areas.
✓	Goal L-BB: Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.
✓	Goal L-FF: Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.
✓	Policy L-49: Address privacy and quality of life for existing residents by considering scale and context in infill project design.

15. **Zoning Development Standard Compliance:** The site is classified Residential-4 (R-4) on the City’s Zoning Map. The R-4 designation serves as a transition between rural designation zones and higher density residential zones. It is intended as an intermediate lower density residential zone. Larger lot subdivisions are preferred; however, “cluster development” is allowed on sites where open space amenities are created. Resulting development is intended to be superior in design and siting than that which would normally occur otherwise. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	R-4 Zone Develop Standards and Analysis
✓	Density: There is no minimum density required in the R-4 zone. The maximum density permitted is 4.0 dwelling units per net acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements. <i>Staff Comment:</i> The project site has a gross site area of 210,594 square feet (4.83 acres). After the deduction of 40,740 square feet of public right-of-way and 3,131 square feet of a private access tract, the project site would have a net area of 166,723 square feet (3.83 acres). The proposal for 15 lots on the 3.83 net acre site results in a net density of 3.92 du/ac, which is less than the maximum density permitted in the R-4 zone.

Compliant if condition of approval is met	<p>Lot Dimensions: The minimum lot size permitted in the R-4 zone is 9,000 sq. ft. A minimum lot width of 70 feet is required (80 feet for corner lots) and a minimum lot depth of 100 feet is required.</p> <p>In order to meet the variation requirements of RMC 4-2-115, lot dimensions and setbacks are allowed to be decreased and/or increased; provided, that when averaged the applicable lot standards of the zone are met.</p> <p>The following table identifies the proposed approximate dimensions for Lots 1-15</p>			
	Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)
	Lot 1	14,834	108.19	139.21
	Lot 2	15,286	110.76	139.19
	Lot 3	9,744	70.00	139.19
	Lot 4	10,161	73.00	139.19
	Lot 5	9,008	91.83	99.57
	Lot 6	7,721	76.92	99.57
	Lot 7	7,720	77.60	99.46
	Lot 8	9,006	90.83	99.46
	Lot 9	9,689	64.07	135.93
	Lot 10	9,513	70.00	135.88
	Lot 11	9,566	70.00	135.88
	Lot 12	10,348	70.00	156.50
	Lot 13	13,686	89.02	156.46
	Lot 14	9,007	73.90	120.52
	Lot 15	9,001	74.70	120.52
	Tract A	11,346	N/A	N/A
	Tract B	3,131	N/A	N/A
	Tract C	1,078	N/A	N/A
Average	10,316	80.72	127.77	
<p><i>Staff Comment: Lots 6 (7,721 square feet) and 7 (7,720 square feet) had areas that were less than the minimum required lot area of 9,000 square feet, however in accordance with RMC 4-2-110D.31 the average of all lot areas is 10,316 square feet, which exceeds the minimum lot size required in the R-4 zone.</i></p> <p><i>All lots complied with the minimum lot width requirements, except for Lot 9, which has a minimum width of 64.07 feet, however the average of all lot widths is 80.72 feet, which exceeds the minimum required lot widths.</i></p> <p><i>Lots 5-8 provided 99-foot lot depths, which is less than the minimum requirement of 100 feet, however the average lot depth across the entire development would be 127.77 feet, which exceeds the minimum required lot depth.</i></p>				

	<p><i>The average of all lot sizes, widths, and depths exceeds the minimum requirements of the R-4 zone. To ensure that future lot owners are aware that lot area, width, and depth averaging was used to create the proposed lots, staff recommends, as a condition of approval, that a note be recorded on the face of the final plat stating that averaging of lot area, width, and depths as permitted in RMC 4-2-110D.31 was utilized to comply with the minimum lot size, width, and depth requirements of the R-4 zone.</i></p>
<p>Compliant if Conditions of Approval are met</p>	<p>Setbacks: The required setbacks in the R-4 zone are as follows: front yard is 30 feet, side yard is combined 20 feet with not less than 7.5 feet on either side, side yard along the street 30 feet, and the rear yard is 25 feet.</p> <p><i>Staff Comment: There is an existing single family residence proposed to remain on Lot 2. The residence complies with all the required setbacks. There are two additional single family residences that are proposed for removal and would not comply with the required setback areas from the new lot lines. Therefore, staff recommends, as a condition of approval, that demolition permits be obtained and all inspections completed for the residences to be removed prior to final plat approval.</i></p> <p><i>In addition, there is an existing 70-foot high Monopole II and associated equipment cabinet located on the project site. In accordance with the City's Wireless Communication Facility Regulations, RMC 4-4-140F.4, towers shall be set back from each property line by a distance equal to the tower height, unless an engineering analysis concludes that a reduced setback is safe for abutting properties and the Administrator determines that a reduced setback is appropriate for the site. Therefore, the existing tower would be required to maintain a 70-foot setback from the nearest property line, unless an engineering analysis is provided stating that a reduced setback would be safe for abutting properties. The current proposal includes a separate tract (Tract C) for the Monopole II and associated equipment cabinet. The Monopole II would maintain a minimum setback of 2 feet from the west property line of Tract C, a 5-foot setback from the north property line, a 16-foot setback from the east property line, and a 40-foot setback from the south property line. Staff recommends, as a condition of approval, that the Monopole II within Tract C maintain a minimum setback equal to the height of the tower from each property line or that an engineering analysis be submitted at the time of Utility Construction Permit Review stating that a reduced setback is safe for abutting properties.</i></p> <p><i>Tract C is a private tract to be maintained by the homeowners of the plat. Staff recommends, as a condition of approval, that the applicant be required to create a homeowner's association or maintenance agreement for the shared utilities, and maintenance and responsibilities for all shared improvements of this development. A draft of the document(s) shall be submitted to Current Planning Project Manager for the review and approval by the City Attorney and Property Services section prior to the recording of the final plat.</i></p> <p><i>Setbacks for the new single family residences would be verified at the time of Building Permit Review.</i></p>
<p>✓</p>	<p>Building Standards: The R-4 zone has a maximum building coverage of 35% and a maximum impervious surface coverage of 50%. A Code Interpretation (CI-73) (Exhibit 11) was adopted regarding building height requirements. In the R-4 zone, a maximum building height of 2 stories with a wall plate height of 24 feet is permitted. Roofs with a pitch equal to or greater than 4:12 may project an additional six (6) vertical feet from the maximum wall plate height; common rooftop features, such as chimneys, may project an additional four (4) vertical feet from the roof surface. Non-exempt vertical</p>

	<p>projections (e.g., decks, railings, etc.) shall not extend above the maximum wall plate height unless the projection is stepped back one-and-a-half (1.5) horizontal feet from each façade for each one (1) vertical foot above the maximum wall plate height. Reserved.</p> <p>Wall plates supporting a roof with only one (1) sloping plane (e.g., shed roof) may exceed the stated maximum if the average of wall plate heights is equal or less than the maximum wall plate height allowed.</p> <p><i>Staff Comment: Building height, building coverage, and impervious surface coverage for the new single family residences would be verified at the time of building permit review.</i></p> <p><i>The existing single family residence has a building footprint of approximately 2,282 square feet, which would result in a building coverage of 15 percent of the 15,286 square feet of Lot 2. The existing single family residence is proposed to have an impervious surface coverage of approximately 4,142 square feet, which would result in an impervious surface coverage of 27 percent on Lot 2. The existing single family residence to remain on Lot 2 would comply with the required building and impervious surface coverage requirements of the R-4 zone.</i></p>
<p>Compliant if condition of approval is met</p>	<p>Landscaping: The City’s landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard subject to approval of the Administrator. A minimum of two trees are to be located in the front yard prior to final inspection for the new Single Family Residence.</p> <p>The City’s wireless regulations (RMC 4-4-140) require that equipment shelters and cabinets be surrounded by a fifteen-foot (15') wide sight-obscuring landscape buffer along the outside perimeter of required security fencing with a minimum height that is no less than the height of the compound fence at any point; however, existing topography, vegetation and other site characteristics may provide relief from the screening requirement. The required landscaped areas shall include an automated irrigation system, unless the applicant is able to justify an exception to this requirement to the Administrator’s satisfaction.</p> <p><i>Staff Comment: A Conceptual Landscape Plan (Exhibit 12) was submitted with the project application. The submitted landscape plan included a 10-foot landscape strip along the frontage of all of the lots as well as an 8-foot planting strip between the curb and sidewalk, in addition three trees are proposed along the north and east sides of the equipment shelter associated with the Monopole II.</i></p> <p><i>Hedge maple trees, Japanese boxleaf holly, NCN, heavenly bamboo, Pacific wax myrtle, and creeping mahonia, kinnickinnick, or dwarf laurel are proposed along the site’s NE 4th Street frontage. Within the 8-foot planter strip between the curb and sidewalk on the new residential access street the applicant is proposing to install Pacific sunset maple and flowering pear or Korean dogwood trees and creeping mahonia, kinnickinnick, or dwarf laurel. Within the 10-foot wide landscape strip required along the street frontage</i></p>

	<p><i>of the proposed lots, the applicant is proposing to install flowering pear or Korean dogwood and incense cedar trees, lawn, and some areas include the following shrubs: hybrid boxwood, mugho pine, or rhododendron. Shrubs are not included within the 10-foot landscape strip of all lots; therefore staff recommends, as a condition of approval, that a detailed landscape plan be submitted at the time of Utility Construction Permit review. The detailed landscape plan shall include additional shrubs within the 10-foot landscape strip along the new interior residential access street to ensure that a mix of trees, shrubs, and ground cover are provided. The detailed landscape plan shall be submitted to the Current Planning Project Manager for review and approval at the time of Utility Construction Permit Review.</i></p> <p><i>In addition, staff recommends, as a condition of approval, that a 15-foot wide sight-obscuring landscape buffer be provided around the wireless communication facility equipment shelter, such landscaping shall be contained within Tract C. Tract C may need to be enlarged to accommodate the 15-foot wide landscape buffer on all sides.</i></p>
<p>Compliant if condition of approval is met</p>	<p>Tree Retention: The City’s adopted Tree Retention and Land Clearing Regulations require the retention of 30 percent of trees in a residential development.</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non- native trees.</p> <p>Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/ or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.</p> <p>A minimum tree density shall be maintained on each residentially zoned lot. For detached single family development, the minimum tree density is two (2) significant trees for every five thousand (5,000) square feet. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F1, Street Frontage Landscaping Required, or a combination.</p> <p><u>Staff Comment:</u> <i>The applicant submitted a Tree Retention Worksheet (Exhibit 13), Arborist Report (Exhibit 14) and a Tree Retention Plan (Exhibit 15) with the project application. According to the Tree Retention Plan (Exhibit 15), a total of 36 significant trees are located on the project site, of those 12 are identified as hazard trees, 10 are within the proposed right-of-way construction area, and 1 tree is located within the private access tract require for emergency access. Of the remaining 13 significant trees, the applicant is required to retain 30 percent or 4 trees. The applicant is not proposing to retain any trees and instead proposed to replant 18 2 inch caliper replacement trees. Staff has reviewed the proposed tree retention plan. Of the 13 significant trees available for retention, three are Alders in moderate condition (T-22, T-23, and T-24), two are pear trees (T-37 and T-40), one is a plum tree (T-34), one is a big leaf maple (T-16), 5 are Douglas firs (T-5, T-6, T-7, T-15, and T-17), and one is a western red cedar. Staff concurs that the Alder trees (T-22, T-23, and T-24) should be removed due to the condition of the trees. Staff also concurs that the fruit trees should be removed (T-34, T-37, and T-40)</i></p>

	<p>and that the Douglas firs should be removed due to topping (T-5) and location within the building envelop (T-6, T-7, T-15, and T-17). Staff does not concur with the proposed removal of the western red cedar (T-12), due to its location behind the existing single family residence proposed to remain, and the big leaf maple (T-16) due to its location within the rear yard setback of Lot 3. These trees were likely originally proposed for removal due to the location of a storm drainage pipe in the rear yard areas of Lot 1-4. However as discussed below in the Storm Drainage section under FOF 19, the storm drainage pipe is required to be relocated into the new internal public street; therefore it is now feasible to retain these two trees. The retention of two trees would result in the replacement of two trees with eight 2-inch caliper trees (or 6 feet in height for conifer). Staff recommends, as a condition of approval, that a final tree retention plan be submitted at the time of Utility Construction Permit review. The final tree retention plan shall include the retention of the western red cedar (T-12) and big leaf maple (T-16) and the planting of eight 2-inch caliper replacement trees. The final tree retention plan shall be submitted to the Current Planning Project Manager for review and approval. The replacement trees shall be installed prior to final plat approval.</p>
<p>✓</p>	<p>Parking: Parking regulations require that a minimum of two parking spaces be provided for each detached dwelling.</p> <p>Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 16 feet in width at the property line. Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.</p> <p><i>Staff Comment:</i> There is adequate area on Lot 2 to provide the required two parking spaces for the existing residence. Compliance with the parking and driveway requirements for the new single family residences would be verified at the time of building permit review.</p>
<p>✓</p>	<p>Fences and Retaining Walls: In any residential district, the maximum height of any fence, hedge or retaining wall shall be seventy two inches (72"). Except in the front yard and side yard along a street setback where the fence shall not exceed forty eight inches (48") in height.</p> <p>There shall be a minimum three-foot (3') landscaped setback at the base of retaining walls abutting public rights-of-way.</p> <p><i>Staff Comment:</i> There are no retaining walls or fences proposed.</p>

16. **Design Standards:** Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-8 zone. The Standards implement policies established in the Land Use Element of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of the building permit for the new single family homes. The proposal is consistent with the following design standards, unless noted otherwise:

<p>✓</p>	<p>Lot Configuration: One of the following is required:</p> <ol style="list-style-type: none"> 1. Lot width variation of 10 feet (10') minimum of one per four (4) abutting street-fronting lots, or
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	<p>2. Minimum of four (4) lot sizes (minimum of four hundred (400) gross square feet size difference), or</p> <p>3. A front yard setback variation of at least five feet (5') minimum for at least every four (4) abutting street fronting lots.</p> <p><i>Staff Comment: The proposed preliminary plat would comply with option 2 above.</i></p>
<p>Compliance not yet demonstrated</p>	<p>Garages: One of the following is required; the garage is:</p> <ol style="list-style-type: none"> 1. Recessed from the front of the house and/or front porch at least eight feet (8'), or 2. Located so that the roof extends at least five feet (5') (not including eaves) beyond the front of the garage for at least the width of the garage plus the porch/stoop area, or 3. Alley accessed, or 4. Located so that the entry does not face a public and/or private street or an access easement, or 5. Sized so that it represents no greater than fifty percent (50%) of the width of the front facade at ground level, or 6. Detached. <p>The portion of the garage wider than twenty six-feet (26') across the front shall be set back at least two feet (2').</p> <p><i>Staff Comment: Compliance for this standard would be verified at the time of building permit review.</i></p>
<p>Compliance not yet demonstrated</p>	<p>Primary Entry: One of the following is required:</p> <ol style="list-style-type: none"> 1. Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade, or 2. Porch: minimum size five feet (5') deep and minimum height twelve inches (12") above grade. <p>Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.</p> <p><i>Staff Comment: Compliance for this standard would be verified at the time of building permit review.</i></p>
<p>Compliance not yet demonstrated</p>	<p>Façade Modulation: One of the following is required:</p> <ol style="list-style-type: none"> 1. An offset of at least one story that is at least ten feet (10') wide and two feet (2') in depth on facades visible from the street, or 2. At least two feet (2') offset of second story from first story on one street facing facade. <p><i>Staff Comment: Compliance for this standard would be verified at the time of building permit review.</i></p>
<p>Compliance not yet demonstrated</p>	<p>Windows and Doors: Windows and doors shall constitute twenty-five percent (25%) of all facades facing street frontage or public spaces.</p> <p><i>Staff Comment: Compliance for this standard would be verified at the time of building permit review.</i></p>
<p>N/A</p>	<p>Scale, Bulk, and Character: N/A</p>

<p>Compliance not yet demonstrated</p>	<p>Roofs: One of the following is required for all development:</p> <ol style="list-style-type: none"> 1. Hip or gabled with at least a six to twelve (6:12) pitch for the prominent form of the roof (dormers, etc., may have lesser pitch), or 2. Shed roof. <p>Additionally, for subdivisions greater than nine (9) lots: A variety of roof forms appropriate to the style of the home shall be used.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<p>Compliance not yet demonstrated</p>	<p>Eaves: Both of the following are required:</p> <ol style="list-style-type: none"> 1. Eaves projecting from the roof of the entire building at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and 2. Rakes on gable ends must extend a minimum of two inches (2") from the surface of exterior siding materials. <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<p>Compliance not yet demonstrated</p>	<p>Architectural Detailing: If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least eight inches (8") is required between the first and second story.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. Three and one half inch (3 1/2") minimum trim surrounds all windows and details all doors, or 2. A combination of shutters and three and one half inches (3 1/2") minimum trim details all windows, and three and one half inches (3 1/2") minimum trim details all doors. <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<p>Compliance not yet demonstrated</p>	<p>Materials and Color: For subdivisions and short plats, abutting homes shall be of differing color. Color palettes for all new dwellings, coded to the home elevations, shall be submitted for approval.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. A minimum of two (2) colors is used on the home (body with different color trim is acceptable), or 2. A minimum of two (2) differing siding materials (horizontal siding and shingles, siding and masonry or masonry-like material, etc.) is used on the home. One alternative siding material must comprise a minimum of thirty percent (30%) of the street facing facade. If masonry siding is used, it shall wrap the corners no less than twenty four inches (24"). <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>

17. **Critical Areas:** Project sites which contain critical areas are required to comply with the Critical Areas Regulations (RMC 4-3-050). The proposal is consistent with the Critical Areas Regulations, if all conditions of approval are complied with:

✓	Wetlands: The following buffer requirements are applicable to wetlands in accordance with RMC 4-3-050G.2:					
	Wetland Category	Buffer Width				Structure Setback beyond buffer
		High Habitat Function (8-9 points)	Moderate Habitat Function (5-7 points)	Low Habitat Function (3-4 points)	All Scores	Other
	Category I – Bogs & Natural Heritage Wetlands	200 ft.				15 ft.
	Category I – All Others	200 ft.	150 ft.	115 ft.	115 ft.	
	Category II	175 ft.	150 ft.	100 ft.	n/a	
	Category III	125 ft.	100 ft.	75 ft.	n/a	
	Category IV	50 ft.			n/a	
<p><i>Staff Comment: A Critical Area Report (Exhibit 16), prepared by Sewall Wetland Consulting, Inc., was submitted with the project application. No wetlands, streams, or associated buffer areas were identified on the project site.</i></p>						

18. **Compliance with Subdivision Regulations:** RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

Compliance	Subdivision Regulations and Analysis
✓	<p>Access: Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.</p> <p>The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').</p> <p><i>Staff Comment: All lots would access off of the new internal access road. Access to Lot 13 would be provided via the secondary emergency access tract (Tract B) as required by the Fire Department. In accordance with the City's adopted Street Standards (RMC 4-6-060), shared driveways are not permitted in subdivisions of 10 or more lots. In this instance, Tract B is required by the Street Standards and Fire Department requirements to provide secondary emergency access, due to the length of the dead end street being over 200 feet. Therefore, the primary purpose of Tract B is to provide secondary emergency access and would not be considered a shared driveway. The proposal for driveway access over Tract B for Lot 13 is permitted.</i></p>
N/A	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p>

	<p><i>Staff Comment: Not applicable, no new blocks are proposed.</i></p>
<p>Compliant if condition of approval is met</p>	<p>Lots: The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the R-4 zone and allow for reasonable infill of developable land. All of the proposed lots meet the requirements for minimum lot size, depth, and width. Width between side lot lines at their foremost points (i.e., the points where the side lot lines intersect with the street right-of-way line) shall not be less than eighty percent (80%) of the required lot width except in the cases of (1) pipestem lots, which shall have a minimum width of twenty feet (20') and (2) lots on a street curve or the turning circle of cul-de-sac (radial lots), which shall be a minimum of thirty five feet (35').</p> <p><i>Staff Comment: The average lot size, width, and depth of the proposed lots comply with the requirements of the R-4 zone as previously discussed under FOF 15. The width of Lot 12 along the curve of the new public street frontage is 26.83 feet, which is less than the minimum requirement of 35 feet. Therefore, staff recommends, as a condition of approval, that the width of Lot 12 at the street frontage be increased to comply with the minimum width required for lots on a street curve of 35 feet. A revised lot layout shall be submitted to the Current Planning Project Manager for review and approval at the time of Utility Construction Permit Review.</i></p>
<p>✓</p>	<p>Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.</p> <p><i>Staff Comment: The proposed project fronts NE 4th Street, which is classified as a principal arterial road. Minimum right of way width for this street classification with 4 travel lanes is 94 feet, which would require approximately 6 feet of right of way dedication. However, the City has an approved transportation plan for the NE 3rd – 4th Street Corridor, which requires a minimum right of way width of 86 feet. The project will be required to dedicate 1 foot of right of way along the frontage of NE 4th Street.</i></p> <p><i>To meet the City’s approved transportation plan for the NE 3rd – 4th Street corridor, the developer will be required to install frontage improvements in accordance with the City’s approved transportation plan for the NE 3rd – 4th Street corridor. The full street section, per the approved transportation plan, at this segment of NE 4th Street includes:</i></p> <ul style="list-style-type: none"> • (2) 11 foot travel lanes (both directions) • (2) 5 foot bike lanes (both directions) • 10 foot sidewalks with street trees (both directions) • 12 foot landscaped median. <p><i>The developer shall install 33 feet of paving from the centerline, 0.5 foot curb and gutter, and 10 foot sidewalk with street trees. The landscaped median will be installed by the City when the corridor improvements are completed.</i></p> <p><i>Vehicle access to the site will be provided by extension of the existing NE 3rd Court to the west, which provides direct access to the intersection of NE 4th Street and Rosario Ave NE. The extension of NE 3rd Court includes 53 feet of right of way as required by City of Renton design standards for residential streets. The proposed street section includes 20 feet of paved roadway width, 0.5 foot curb and gutter, 8 foot landscape strips and 5 foot sidewalks on both sides.</i></p> <p><i>Two new public roads and an emergency access road (Tract B), as required by the City’s Fire Prevention, have been proposed as the primary access for all lots of the development. Tract B will provide emergency access with a north south connection to NE 4th Street as well as access to Lot 13. The proposed Road ‘A’ is a residential access road and will</i></p>

	<p>connect to NE 3rd Court at a 90 degree curve at the corner of Lot 1. Road 'A' will expand the existing street section for NE 3rd Court, including 20 feet of paved roadway width, 0.5 foot curb and gutter, 8 foot landscape strips and 5 foot sidewalks on both sides.</p> <p>The alignment of Road 'A' shall align with Shadow Ave NE, which was installed as part of the Maplewood Park East project, for future connection through the property to the south of the project site. The proposed Road 'B' is a limited residential access road and will connect to Road 'A' at a hammerhead at the corner of Lots 5 and 8. Road 'B' will provide 47 feet of right of way, including 20 feet of paved roadway width, 0.5 foot curb and gutter, 8 foot landscape strips and 5-foot sidewalks on both sides. Road 'B' will end at the east property line for future extension if/when the lots to the east of the project site develop.</p> <p>The hammerhead turnaround shall be designed in accordance with City of Renton Fire Department standards. Emergency services access within 150 feet of all homes via a 20-foot paved roadway is required. As such, parking is not allowed along the internal access road proposed for the project.</p> <p>Street lighting and street trees are required to meet current city standards. Lighting plans will be reviewed during the Utility Construction Permit review.</p> <p>A traffic analysis dated March 23, 2016, was provided by Transportation Engineering Northwest (TENW) (Exhibit 4). The site generated traffic volumes were calculated using data from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, (2009). Based on the calculations provided, the proposed development would average 124 new daily vehicle trips. Weekday peak hour AM trips would generate 9 new vehicle trips, with 6 vehicles exiting and 3 vehicles entering the site. Weekday peak hour PM trips would generate 13 new vehicle trips, with 8 vehicles entering and 5 vehicles exiting the site. As detailed in the report the proposed project is not expected to lower the levels of service of the surrounding intersections included in the traffic study. Increased traffic created by the development will be mitigated by payment of transportation impact fees. As the proposal would generate less than 20 peak hour trips, a transportation concurrency test is not required.</p> <p>Payment of the transportation impact fee is applicable on the construction of the single family houses at the time of application for the building permit. The current rate of transportation impact fee is \$2,951.17 per new single family house. The project proposes the addition of 13 new residences (14 new single family homes, 1 existing home to be removed and 1 existing home to be retained). Traffic impact fees will be owed at the time of building permit issuance. Based on the City's current fee schedule, estimated traffic impact fees for the proposed development will be \$38,365.21. Fees are subject to change. The transportation impact fee that is current at the time of building permit application will be levied.</p>
<p>✓</p>	<p>Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses.</p> <p><u>Staff Comment:</u> The project site is currently zoned for single family residential development at a density of 4 dwelling units per acre (R-4). All lots are rectangular in shape and have access to a public right-of-way. The proposed lots would be compatible with the existing and surrounding uses in the neighborhood.</p>

19. Availability and Impact on Public Services:

<p>Compliance</p>	<p>Availability and Impact on Public Services Analysis</p>
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✓	<p>Police and Fire: Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. Fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit issuance.</p>
✓	<p>Schools: It is anticipated that the Issaquah School District can accommodate any additional students generated by this proposal at the following schools: Briarwood Elementary, Maywood Middle School and Liberty High School. Any new students from the proposed development would be bussed to their schools. The current stop is located on NE 4th Street abutting the portion of the project site currently addressed as 6210 NE 4th Street. The proposed project includes the installation of frontage improvements along the NE 4th Street frontage, abutting the project site which would provide a safe walking condition to the bus stop.</p> <p>A School Impact Fee, based on new single-family lots, will be required in order to mitigate the proposal’s potential impacts to the Issaquah School District. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$4,635.00 per single family residence.</p>
✓	<p>Parks: A Park Impact Fee would be required for the future houses. The current Park Impact Fee is \$1,887.94. The fee in effect at the time of building permit application is applicable to this project and is payable at the time of building permit issuance.</p>
✓	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><i>Staff Comment: A surface water development fee of \$1,485.00 per new dwelling unit will apply. The project proposes the connection of (15) new single family residences to the storm system. The total fee is \$22,275.00. This is payable prior to issuance of the utility construction permit.</i></p> <p><i>A drainage report (Exhibit 3), dated January 25, 2016, was submitted by Offe Engineers, PLLC with the site plan application. Based on the City of Renton’s flow control map, this site falls within the Peak Rate Flow Control Duration Standard for Forested Conditions. The development is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the City of Renton Amendments to the KCSWDM. All core and special requirements have been discussed in the provided drainage report.</i></p> <p><i>A geotechnical report (Exhibit 2), dated November 23, 2015, completed by Terra Associates, Inc. for the site has been provided. The report discusses the soil and groundwater characteristics of the site and provides recommendations for project design and construction. Geotechnical recommendations presented in this report discount the use of infiltration due to the low permeability of the silty sandy gravel present on site.</i></p> <p><i>Runoff from the existing site includes two single family residences and one mobile home where no stormwater conveyance system exists. Runoff from the site sheet flows southwest into an undeveloped and heavily vegetated property. Stormwater improvements to the development will consist of a public stormwater detention and water quality vault to mitigate the added impervious areas of the development. The vault shall be designed in accordance with the KCSWDM and the City of Renton Amendments to the manual that is current at the time of utility construction permit application. Separate structural plans will be required to be submitted for review and approval under a separate building permit for the detention and/or water quality vault. Special inspection from the Building Department is required.</i></p>

	<p><i>The public storm drain shown on the drainage plans running behind lots 1-4 shall be moved into the public right of way. It is unclear on the drainage plans submitted with the Preliminary Plat how stormwater will be discharged from the stormwater vault. As outlined in the drainage report, the proposal intends to discharge stormwater from the vault to the natural discharge location, at the southwest corner of the property, in accordance with Core Requirement #1 of the 2009 KCSWDM. Applicant shall demonstrate the discharge meets all discharge requirements as outlined in the manual.</i></p> <p><i>The drainage report shall be prepared in accordance with Section 2 of the City Amendments to the 2009 KCSWDM.</i></p> <p><i>No downstream flooding or erosion issues were identified in the drainage report.</i></p>
<p>✓</p>	<p>Water: Water service is provided by King County Water District 90. The applicant has provided a water availability certificate from Water District 90. A copy of the approved water plan from Water District 90 shall be provided to the City prior to approval of the Utility Construction Permit.</p>
<p>✓</p>	<p>Sanitary Sewer: Wastewater service is provided by the City of Renton. The existing homes are not connected to the public sewer system. There is an 8 inch sanitary sewer main, which ends at a 48 inch manhole, in NE 3rd Ct and an 8 inch sanitary sewer main in an easement, which ends at a sewer cleanout approximately 120 feet north of the southwest corner of the lot currently addressed as 6201. The applicant has proposed an 8 inch extension from the sanitary sewer main into the development, connecting to the existing 8 inch main in NE 3rd Ct and the 8 inch main located in the easement stated above. An easement is required for the sewer main proposed within the rear yard of Lot 4.</p> <p>The applicant will be required to abandon the existing septic systems in accordance the King County Department of Health (KCDOH). Wastewater system development charges (SDC) are applicable to each lot. The SDC fee for sewer is based on the size of the new domestic water meters to serve the project. The SDC fee for up to a 1 inch meter is \$2,242.00/meter.</p> <p>The East Renton Sewer Interceptor Special Assessment District (SAD) fee is applicable to the proposed development. The SAD fee is \$316.80 per lot.</p> <p>The development is proposing connection of (15) new homes to the public sewer system: the total SDC fee is \$33,630.00 and the total SAD fee is \$4,752.00. These are payable prior to issuance of the utility construction permit.</p>

I. CONCLUSIONS:

1. The subject site is located in the Residential Low Density (LD) Comprehensive Plan designation and complies with the goals and policies established with this designation, see FOF 14.
2. The subject site is located in the Residential – 4 (R-4) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 15.
3. The proposed plat complies with the Residential Design and Open Space Standards provided the applicant complies with City Code and conditions of approval, see FOF 16.
4. There are no critical areas mapped on the project site, see FOF 17.

5. The proposed plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with, see FOF 18.
6. The proposed plat complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 18.
7. There are safe walking routes to the school bus stop, see FOF 19.
8. There are adequate public services and facilities to accommodate the proposed plat, see FOF 19.

J. RECOMMENDATION:

Staff recommends approval of the Renton 14 Preliminary Plat, File No. LUA16-000078, as depicted in Exhibit 5, subject to the following conditions:

1. The applicant shall comply with the mitigation measures issued as part of the Determination of Non-Significance Mitigated, dated May 2, 2016.
2. Demolition permits shall be obtained and all inspections shall be completed for the residences to be removed prior to final plat approval.
3. The Monopole II within Tract C shall maintain a minimum setback equal to the height of the tower from each property line or an engineering analysis shall be submitted at the time of Utility Construction Permit Review stating that a reduced setback is safe for abutting properties.
4. The applicant shall be required to create a homeowner's association of maintenance agreement for the shared utilities, stormwater facilities, and maintenance and responsibilities for all shared improvements of this development. A draft of the document(s) shall be submitted to Current Planning Project Manager for the review and approval by the City Attorney and Property Services section prior to the recording of the final plat.
5. A detailed landscape plan be submitted at the time of Utility Construction Permit review, showing:
 - a. additional shrubs within the 10-foot landscape strip along the new interior residential access street to ensure that a mix of trees, shrubs, and ground cover are provided; and
 - b. a 15-foot wide sight-obscuring landscape buffer be provided around the wireless communication facility equipment shelter *such landscaping shall be contained within Tract C.*

The detailed landscape plan shall be submitted to the Current Planning Project Manager for review and approval at the time of Utility Construction Permit Review.

6. A final tree retention plan shall be submitted at the time of Utility Construction Permit review. The final tree retention plan shall include the retention of the western red cedar (T-12) and big leaf maple (T-16) and the planting of eight 2-inch caliper replacement trees. The final tree retention plan shall be submitted to the Current Planning Project Manager for review and approval. The replacement trees shall be installed prior to final plat approval.
7. The width of Lot 12 at the street frontage shall be increased to comply with the minimum width required for lots on a street curve of 35 feet. A revised lot layout shall be submitted to the Current Planning Project Manager for review and approval at the time of Utility Construction Permit Review.
8. A note shall be recorded on the face of the final plat stating that averaging of lot area, width, and depths as permitted in RMC 4-2-110D.31 was utilized to comply with the minimum lot size, width, and depth requirements of the R-4 zone.