

CPA #M-01 VANTAGE GLEN

Initiated by: King County Housing Authority
Applicant: City of Renton Planning Division

General Description

This Comprehensive Plan Amendment (CPA) is to consider the re-designating of a vacant tax parcel (322305-9362, approximately 3.30 acres in size) from Residential Medium Density (RMD) land use designation and Residential Mobile Home Park zoning to the Residential Multi-Family (RMF) land use designation and Residential Multi-Family (RM-F) zoning designation.

The property is owned by the King County Housing Authority (KCHA) and recently was part of a Short Plat (LUA08-137) in which the subject parcel was subdivided from the Vantage Glen Mobile Park. The application for short plat was made to the King County Department of Development and Environmental Services (DDES) prior to annexation into the City and is vested the County's R-12 zoning designation standards. KCHA has disclosed to the City their intent to redevelop the site with a multi-family project with a potential of 48 dwelling units as they are vested to the standards of the King County Code. The proposed amendment would create the option for KCHA to comply with the development standards of the City while retaining the right to develop the site with a density which is compatible with the vested density allowed by the King County Code. Additionally, the comprehensive plan amendment and rezone would offer a transition from the adjacent commercial uses, north of the site, to the single family/mobile home park uses abutting the parcel to the west and south.

The subject site is located to the west of 108th Avenue SE, a principal arterial also known as State Route 515, and south/southwest of SE 180th Street/105th Place SE, an urban neighborhood collector. Benson Plaza, with large anchor tenant Fred Meyer, is adjacent to the property to the north.

There are no critical areas located on the subject site. The parcel abutting the subject property to the south is occupied by the Vantage Glen Mobile Home Park, which contains a Class 2 stream (Panther Creek) located within a ravine of steep slopes.

Impact Analysis

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

Under the current RMD Comprehensive Plan designation and RMH zoning, KCHA's property would only be eligible for a maximum of 33 residential manufactured homes. Under the proposed changes to the RMF Comprehensive Plan designation and RM-F zoning, the same property could potentially be eligible for up to 60 attached units. This assessment only represents the theoretical maximum development potential of the property under the proposed Comprehensive Plan amendment and rezone. The eligibility of this property to develop at the maximum densities would need to be assessed through a formal application for Site Plan Review.

The RMF land use designation is "intended to encourage a range of multi-family living environments that provide shelter for a wide variety of people in differing living situations, from all income levels, and in all stages of life." The proposed designation and zoning

(RMF/RM-F) are consistent with the rate of growth, development, and conversion of land as envisioned in the Plan.

Effect on the City's capacity to provide adequate public facilities

This area is already served by water and sewer infrastructure, as well as, roads, parks, and transit. City services including police, fire, emergency response, and refuse collection are already in place. The increase in development potential under the proposal would not affect the ability of the City to provide adequate public facilities. For any future development, on the subject site, the applicant would be required to provide adequate infrastructure to support the development.

Effect on the rate of population and employment growth

This proposal has no effect on employment growth. The effect on population growth, at most, would be 27 additional housing units. Currently, growth projections in the Comprehensive Plan Capital Facilities element show that the City's growth target for 2022 is 6,198 units with capacity established through buildable lands analysis of 11,261 units. Updates to this element are also proposed which increase the growth targets therefore the 27 additional housing units would be used to accommodate growth.

Whether Plan objectives are being met as specified or remain valid and desirable

See section on "Consistency with GMA, the Plan, and Countywide Planning Policies" (below) for further discussion.

Effect on general land values or housing costs

The City is not anticipating an effect on general land values or housing costs as a result of the proposed map amendment.

Whether capital improvements or expenditures are being made or completed as expected

The City is not anticipating capital improvements or expenditures as a result of the proposed map amendment.

Consistency with GMA, the Plan, and Countywide Planning Policies

Policy LU-182. Residential Multi-family designations should be in areas of the City where projects would be compatible with existing uses and where infrastructure is adequate to handle impacts from higher density uses.

The proposed amendment is consistent with Policy LU-182. The subject site is located to the west of 108th Avenue SE, a principal arterial also known as State Route 515, and south/southwest of SE 180th Street/105th Place SE, an urban neighborhood collector. Additionally, the property is served by the Soos Creek Water and Sewer District and a water and sewer availability certificate has been provided to the city indicating the district's capability to serve the subject site. Therefore, the proposal is consistent with Policy LU-182.

As part of the proposed map amendment staff is recommending amendments to Policy LU-184.1, which addresses properties which have been annexed with established multi-family developments. However, the policy does not address those properties which have been

annexed to the City with vested rights to develop multi-family units. Therefore, the proposed amendment to the Policy LU-184.1 is as follows:

Policy LU-184.1. Properties ~~that~~ which are a part of annexations into the City and have existing or vested multi-family land uses, but do not meet the criteria as stated in Policy LU-184, may be designated Residential Multi-Family when properties meet the following criteria:

- 1) There is a pre-existing and long term use of multi-family development or there is multi-family development use vested prior to annexation; and
- 2) The property is 43,560 square feet or less in size; and
- 3) ~~The designation shall not be used as justification for expanding Residential Multi-Family zone to other properties.~~ Offers a transition between land use designations which have a higher intensity to less intense land use designation areas.

The subject property was zoned R-12 under King County prior to its annexation to the City of Renton. The R-12 zone has allowances for multi-family development. A pending short plat, vesting the parcel to King County standards, had not been recorded at the time of pre-zoning and annexation in March of 2008. Due to the mobile home park use, at that time on one parcel, the property was zoned RMH.

While multi-family development patterns are not established within the vicinity of the subject site, the RM-F land use and zoning designations would offer a balanced transition from the more intense Commercial Arterial (CA) zone, north of the subject site, to the less intense RMH zoning designation south of the subject site.

As such, the proposal meets the criteria of Policy LU-184.1.

Effect on critical areas and natural resource lands

There is no anticipated effect on critical areas for this site as there are no critical areas on site.

Effect on other considerations

The applicant has an approved short plat recorded which allows for redevelopment of the site with a multi-family development project. This proposal is vested to King County Code and would result in a higher density on site than would be allowed by the existing City of Renton zoning of RM-H.

Review Criteria

RMC 4-9-020G states that the proposal shall demonstrate that the requested amendment is timely and meets at least one of the following criteria:

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.

The Vantage Glen amendment meets Criteria #3. Approval of this application would result in the appropriate designation for the vacant Vantage Glen lot. The new Comprehensive Plan designation and zoning would correctly reflect the vested density and use for the subject site and provide a transition from the intense commercial uses, north of the site, to the less intense residential character of the Vantage Glen Mobile Home Park to the west and south.

Staff Recommendation

Staff recommends approval of the request for the RMF land use designation and RM-F zoning and amendments to the policies of the RMF land use designation. The amendment would provide consistency with vested land uses for the subject parcel as well as create a transition between the adjacent CA zoning designation to the abutting RMH zoning designation.

Implementation Requirements

Amend the Comprehensive Plan Policy LU-184.1 to allow the redesignation/zoning to RMF for those properties where projects are vested multi-development uses at the time of annexation. Additionally, amendments to the policy would require the redesignation of those parcels to RMF, which do not comply with the criteria of Policy LU-184, to create a transition between land use designations which have a higher intensity to less intense land use designation areas.

Amend the Comprehensive Plan Map to change the land use designation to RMF from RMD for Parcel No. 322305-9362. Concurrently amend the Zoning Map to change the zoning of the same parcel to RM-F from RMH.