

D# 85 OVERLAY MAPPING

General Description

The City of Renton Planning Division requested this docket item.

The docket item as proposed would eliminate overlapping and thus conflicting zoning overlay districts. The overlay districts at issue are defined in Title IV, Development Regulation, Chapter 2 Zoning Districts – Uses and Standards, Section 080 B. Employment Area Valley and F. Automall which is mapped differently in Chapter 3 Environmental Regulations and Overlay Districts, Section 040, G. Automall, Section 100 Urban Design Districts B. 3. Urban Design Districts Map and Chapter 4 City-Wide Property Development Standards, Section 100 Sign Regulations, H. 3. Map of City Center Sign Regulation Boundaries, which overlaps portions of G. 3. Map of Urban Design Sign Regulation Area.

There are a few areas where the Employment Area Valley overlaps Urban Design District D. The majority of the Automall Areas A and B overlap Urban Design District D as well. There is also a minor single parcel overlap between the Employment Area Valley and Automall overlays.

Impact Analysis

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

As this proposal does effect the development regulations on commercial properties within the City, it should make it easier for developers and business owners to interpret what is required for a particular development proposal. This in turn could spur development.

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

This proposal only proposes to change the various overlay maps and doesn't change established administrative procedures or the City's capacity to provide adequate public facilities.

Effect on the rate of population and employment growth

This proposal makes it easier for developers and business owners to interpret what is required for a particular development project. This in turn may make Renton a better choice for those looking to locate, develop, and/or expand an existing business with attendant positive effects on employment and population growth.

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

Zoning is the implementation of the Comprehensive Land Use Plan. Therefore, it is incumbent on the City to identify and eliminate or refine conflicts between the City's zoning overlay districts making the code itself easier to understand and reduce the number and complexity of administrative code interpretations.

Effect on general land values or housing costs

Not applicable. There are no anticipated effects on general land values or housing costs created by the proposed map changes.

Whether capital improvements or expenditures are being made or completed as expected
Not applicable.

Consistency with GMA and Countywide Planning Policies

The proposed map changes are consistent with the statewide Growth Management Act and City Comprehensive Plan which call for sound planning including effective administration of current and future residential and non-residential uses in Urban Growth Areas.

Effect on critical areas and natural resource lands

The map changes described herein will not have any effect on how critical areas and natural resource lands are managed.

Effect on other considerations

Not applicable.

Staff Recommendation

- Delete the Employment Area Valley map at RMC Figure 4-2-080 B. This will require text change to RMC 4-2-080 A. 68. which also needs to change to cite 4-3-040 B. Automall Areas as shown on 4-3-040 G. Automall Map rather than 4-2-080 F. Automall Map.
- Delete RMC Figure 4-2-080 F Automall as it conflicts with the defining code in RMC 4-3-040.
- Update the Automall Map (RMC Figure 4-3-040 G.)
- Change RMC 4-3-040 B. Applicability to refer to the Automall Map (RMC Figure 4-3-040 G.) rather than the existing erroneous and conflicting description.
- Redefine Urban Design District 'D' (RMC 4-3-100 B. 1. b. iv.) to exclude those portions that are also included in the Automall Areas in RMC 4-3-040 B. & G.
- Delete RMC Figure RMC 4-3-100 B. 3. Urban Design Districts Map.
- Change RMC 4-4-100 G. 1. SIGNS WITHIN URBAN DESIGN AREA, Applicability to reference Urban Design Districts 'C' & 'D' as defined in RMC 4-3-100 B. 1. b. iii. & iv. rather than the map shown in RMC Figure 4-4-100 G. 3. Map of Urban Design Regulation Area
- Delete RMC Figure 4-4-100 G. 3. Map of Urban Design Regulation Area.
- Change Figure 4-4-100 H. 3. Map of City Center Sign Regulation Boundaries to eliminate the areas of overlap with the Automall (RMC 4-3-040 B. & G.) and the Urban Design Sign Regulation Area (RMC 4-4-100 G. 1.)